

LEAVENWORTH COUNTY PLANNING COMMISSION

Agenda for the Regular Meeting of 5:30 P.M., Wednesday, October 13, 2021
County Courthouse - 300 Walnut Street - Leavenworth, Kansas 66048
www.leavenworthcounty.gov

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Minutes**

5. **Secretary's Report**

6. **Administrative Business**

A. **Case DEV-21-167 Amendment to the Bylaws**

7. **Declarations: (if necessary)**

- A. Declarations of receipt of communications by Planning Commissioners
- B. Disclosure of ex-parte communications for each hearing item
- C. Declarations of abstention from specific agenda items by a Commissioner

8. **Approval of Agenda**

9. **Consent Agenda**

A. **Case DEV-21-134/135 Johnson's Corner**

Consideration of a Preliminary and Final Plat – Johnson's Corner on the following described property: A tract of land in the Southeast Quarter of the Southeast Quarter of Section 21, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as 16443 166th Street (PID 185-21-0-00-00-007.00)

B. **Case DEV-21-136/137 Haines Corner Farm 1963**

Consideration of a Preliminary and Final Plat – Haines Corner Farm 1963 on the following described property: A tract of land in the Southwest Quarter of the Southeast Quarter of Section 35, Township 10 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as 19678 199th Street (PID 147-35-0-00-00-018.00)

C. **Case DEV-21-140/141 Kitty Hawk Estates**

Consideration of a Preliminary and Final Plat – Kitty Hawk Estates on the following described property: A tract of land in the North Fifty (50) acres of the Fractional NW ¼ of Section 6, Township 12 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as 16985 Evans Rd & 00000 Evans Rd (PID 233-06-0-00-00-003.01 & 233-06-0-00-00-003.00)

10. Regular Agenda

A. Case DEV-21-093 Dusselier Boat Storage

Re-consideration of an application for a Special Use Permit for a Boat Storage Facility. The Special Use Permit request is for the following described property: A tract of land in the Southwest Quarter of Section 29, Township 11 South, Range 22 East of the 6th P.M. in Leavenworth County, Kansas.

Also known as 15829 174th Street (PID: 189-29-0-00-00-010.01)

B. Case DEV-21-144/145 Redford Addition

Consideration of a Preliminary and Final Plat – Redford Addition on the following described property: A tract of land in the Southwest Quarter of Section 16, Township 8 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as 16669 Santa Fe Trail (PID: 075-16-0-00-03-003.00)

C. Case DEV-21-131 Kraemer & Sons

Consideration of an application for a Special Use Permit for a Contractor's Yard. The Special Use Permit request is for the following described property: The South half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 24, Township 10 South, Range 21 East of the 6th P.M. in Leavenworth County, Kansas.

Also known as 21655 187th Street (PID: 146-24-0-00-00-013.02)

*****Public Hearing Required*****

*****Public Comment limited to three minutes per person*****

D. Case DEV-21-133 Seymour Rezoning

Consideration of an application for a rezoning request from the RR-2.5 zoning district to the B-3 zoning district of the following described property: A tract of land in the North ½ of the East ½ of the NE ¼ of Section 13, Township 10 South, Range 22 East of the 6th PM, Leavenworth County.

Also known as 00000 139th Street (PID: 156-13-0-00-00-001.00)

*****Public Hearing Required*****

*****Public Comment limited to three minutes per person*****

Adjournment of Planning Commission

11. Board of Zoning Appeals

1. Roll Call

A. Case DEV-21-123 Wessel Variance Request

Consideration of a request for a Variance from the Leavenworth County Zoning and Subdivision Regulations under Article 5, Section 4.6 which requires a maximum allowed lot coverage of 2.5% for accessory building and structures.

Also known as 25013 164th Street (PID: 108-33-0-00-00-006.09)

*****Public Hearing Required*****

*****Public Comment limited to three minutes per person*****

Next meeting date:

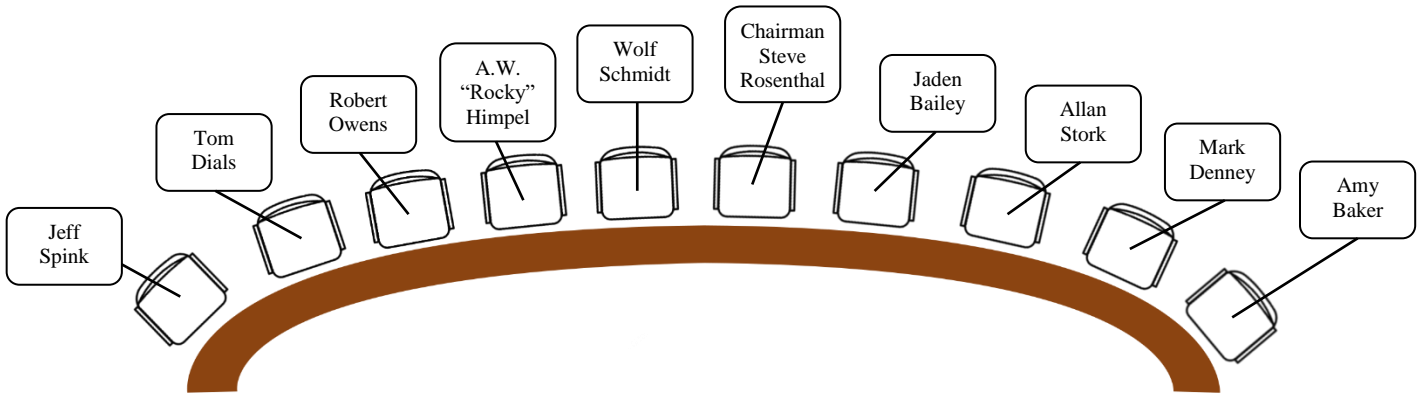
Wednesday, November 10, 2021 5:30 PM – Regularly Scheduled Meeting

For More Information

If you have any questions or need to make special arrangements for a meeting,
please call or stop by the Planning and Zoning Department.

Contact Stephanie Sloop – 913-684-0465

Planning Commission Seating Chart 2021



**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
September 8, 2021**

The full recorded meeting can be found on the County's YouTube channel.

Meeting called to order at 5:30 pm

Pledge of Allegiance

Oath of Office New Members

Members present: Steve Rosenthal, Mark Denney, A.W. Himpel, Jeff Spink, Amy Baker, Allan Stork, and Wolf Schmidt, Tom Dials, Robert Owens, and Jaden Bailey

Members absent: none

Staff present: Amy Allison-Deputy Director, Stephanie Sloop-Planning Coordinator, Joshua Gentzler-Planner, David Van Parys-Senior County Counselor

Minutes:

Commissioner Schmidt made a motion to approve the August Minutes. Commissioner Baker seconded that motion.

ROLL CALL VOTE - Motion to approve passed, 6/0 (2 abstentions, Commissioner Dials arrived after motion was over)

Secretary's Report:

Amy Allison gave the secretary's report, letting the Commission know that the approval of by-laws was being continued to October. Ms. Allison asked the Commission to make a motion when approving the agenda that it be noted that the next meeting would start at 5:30 since we were not approving our new by-laws. Ms. Allison also welcomed the new planning commissioners and went over the consent agenda and regular agenda.

A motion was made by Commissioner Schmidt to move future meeting start times to 5:30 pm and to approve the agenda. Commissioner Stork seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 9/0

Case DEV-21-107

Consideration of an application for a rezoning request from the RR-5 zoning district to the RR-2.5 zoning district of the following described property: A tract of land in the Fractional Southwest Quarter of Section 7 and the Fractional Northwest Quarter of Section 18, Township 11 South, Range 21 East of the 6th P.M. in Leavenworth County, Kansas.

Also known as 00000 Sandusky Road

Amy Allison presented the facts and findings for the above request. Ms. Allison brought attention to the Commission that the parcels included in this request were next to an active rock quarry and shooting range. She also let the Commission know that the Planning and Zoning Office had received written opposition to this request and it has been included in the agenda packet.

The Planning Commission had some questions for staff about the operation of the quarry and future plans. Commissioner Himpel asked about KDOT input.

Chairman Rosenthal asked if the applicant if they wanted to come forward. Joe Herring, Herring Surveying, came forward to answer questions about this request.

Chairman Rosenthal asked if there was anyone that wished to speak in support of the request. Chairman Rosenthal asked if there was anyone wishing to speak in opposition. Several residents came forward to speak in opposition of the request. Chairman Rosenthal closed the public portion of the hearing and asked if there was further discussion.

The Planning Commission discussed the adopted Comprehensive Plan and their policy they have been using on following the future land use plan, while understanding that the Comprehensive Plan was also just a guideline. Chairman Rosenthal said if there was no further discussion he would accept a motion.

Commissioner Himpel made a motion to approve Case DEV-21-107, the motion was seconded by Commissioner Spink.

ROLL CALL VOTE Motion to approve passed, 8/0 (1 abstain)

(Commissioner Bailey abstained, feeling he did not have enough information as he was just appointed to the commission.)

The Board of County Commissioners will consider this item **September 29, 2021 at 9:00 A.M** in the Leavenworth County Courthouse.

Any person wishing to file a protest petition must contact the Planning & Zoning Office. Protest petitions must be filed with Leavenworth County within two weeks of this meeting.

Case DEV-21-118

Consideration of an application for a rezoning request from the RR-5 zoning districts to the RR-2.5 zoning district of the following described property: A tract of land in the Fractional Southeast Quarter of Section 6, Township 10 South, Range 21 East of the 6th P.M. Leavenworth County. Also known as 22852 Dempsey Road

Joshua Gentzler presented the facts and findings for the above request.

Chairman Rosenthal asked Chairman Rosenthal asked the applicant if they wished to speak. Mr. Joe Herring, Herring Surveying came forward to answer questions about the request.

Chairman Rosenthal asked if there was anyone that wished to speak in support of the request. Chairman Rosenthal asked if there was anyone wishing to speak in opposition. Several residents came forward to speak in opposition of the request. Chairman Rosenthal closed the public portion of the hearing and asked if there was further discussion.

Discussion was had amongst the Commission about the Comprehensive Plan and the Future Land Use Map.

Chairman Rosenthal said if there was no further discussion he would accept a motion.

Commissioner Himpel made a motion to approve DEV-21-118 a request to rezone property from RR-5 to RR-2.5. Commissioner Schmidt seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 9/0

The Board of County Commissioners will consider this item **September 29, 2021 at 9:00 A.M** in the Leavenworth County Courthouse.

Any person wishing to file a protest petition must contact the Planning & Zoning Office. Protest petitions must be filed with Leavenworth County within two weeks of this meeting.

Case DEV-21-119

Consideration of an application for a rezoning request from the RR-5 to the RR-2.5 zoning district of the following described property: A tract of land in the Southeast Quarter of Section 13, Township 11 South, Range 20 East of the 6th PM, Leavenworth County. Also known as 17326 242nd Street

Joshua Gentzler presented the facts and findings for the above request.

Chairman Rosenthal asked Chairman Rosenthal asked the applicant if they wished to speak. Mr. Joe Herring, Herring Surveying came forward to answer questions about the request.

Chairman Rosenthal asked if there was anyone that wished to speak in support of the request. Chairman Rosenthal asked if there was anyone wishing to speak in opposition. Several residents came forward to speak in opposition of the request. Chairman Rosenthal closed the public portion of the hearing and asked if there was further discussion.

Chairman Rosenthal said if there was no further discussion he would accept a motion.

Commissioner Himpel made a motion to approve DEV-21-093, going through the golden factors and stating that it met the Comprehensive Plan. Commissioner Dials seconded the motion.

ROLL CALL VOTE - Motion to deny passed, 9/0

The Board of County Commissioners will consider this item on **September 29, 2021 at 9:00 A.M** in the Leavenworth County Courthouse.

Any person wishing to file a protest petition must contact the Planning & Zoning Office. Protest petitions must be filed with Leavenworth County within two weeks of this meeting.

Case DEV-21-121

Consideration of an application for a rezoning request from the RR-5 zoning district to the RR-2.5 zoning district of the following described property: A tract of land in the South Half of the Northwest Quarter of Section 17, Township 12 South, Range 21 East of the 6th PM, Leavenworth County. Also known as 00000 230th Street

Amy Allison presented the facts and findings for the above request.

Chairman Rosenthal asked Chairman Rosenthal asked the applicant if they wished to speak. Mr. Joe Herring, Herring Surveying came forward to answer questions about the request.

Chairman Rosenthal asked if there was anyone that wished to speak in support of the request. Chairman Rosenthal asked if there was anyone wishing to speak in opposition. Several residents came forward to speak in opposition of the request. Chairman Rosenthal closed the public portion of the hearing and asked if there was further discussion.

Chairman Rosenthal said if there was no further discussion he would accept a motion.

Commissioner Stork made a motion to approve DEV-21-121. Commissioner Denney seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 9/0

The Board of County Commissioners will consider this item on **September 29, 2021 at 9:00 A.M** in the Leavenworth County Courthouse.

Any person wishing to file a protest petition must contact the Planning & Zoning Office. Protest petitions must be filed with Leavenworth County within two weeks of this meeting.

Case DEV-21-127

**Consideration of an application for amendments to the 2006 Leavenworth County Zoning and Subdivision Regulations:
Article 32 – Recreation vehicles**

Joshua Gentzler presented the facts and findings for the above changes to the Zoning Regulations.

Members of the Planning Commission asked for clarification on parts of the amendment. Discussion was had amongst Staff, County Counselor, and the Commission regarding the amendment and enforcement of the amendment.

Chairman Rosenthal opened the public hearing portion of the hearing and asked if there was anyone that wished to speak in support of the request. Chairman Rosenthal asked if there was anyone wishing to speak in opposition. Chairman Rosenthal closed the public portion of the hearing and asked if there was further discussion.

Commissioner Himpel made a motion to approve DEV-21-116, Commissioner Dials seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 9/0

The Board of County Commissioners will consider this item on **September 29, 2021 at 9:00 A.M** in the Leavenworth County Courthouse.

Planning Commission adjourned at 7:42 PM

Leavenworth County Planning Commission

October 13th, 2021

Legend

- RR-2.5
- RR-5
- B-1; B-2; B-3
- I-1; I-2; I-3
- PUD; R-1; R-1(15); R-1(43); R-2

DEV-21-144 & 145
Prelim & Final Plat
Redford Addition

DEV-21-123
Variance
Wessel

DEV-21-131
Special Use Permit
Kraemer & Sons

DEV-21-136 & 137
Prelim & Final Plats
Haines Corner Farm 1963

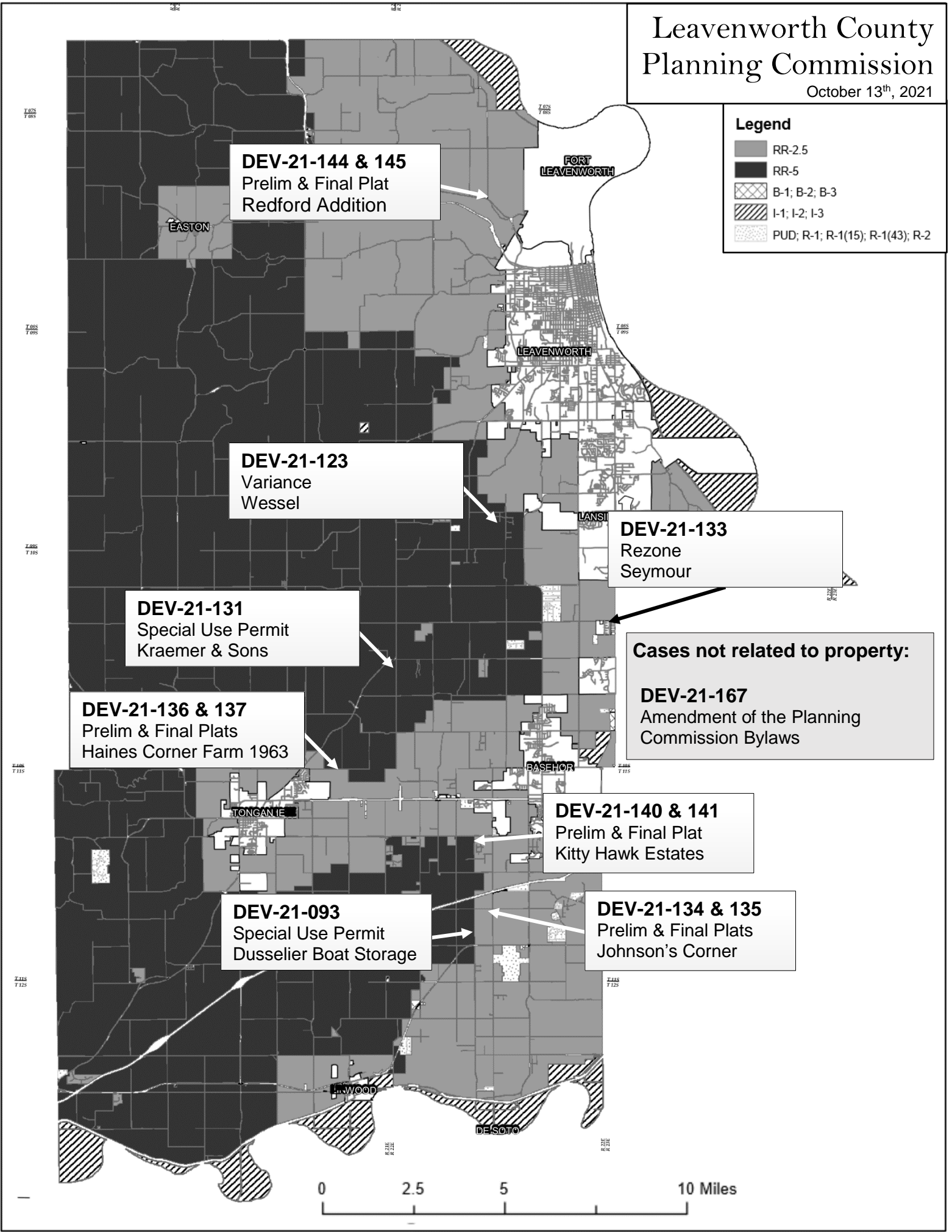
DEV-21-133
Rezone
Seymour

Cases not related to property:
DEV-21-167
Amendment of the Planning
Commission Bylaws

DEV-21-140 & 141
Prelim & Final Plat
Kitty Hawk Estates

DEV-21-093
Special Use Permit
Dusselier Boat Storage

DEV-21-134 & 135
Prelim & Final Plats
Johnson's Corner



Case No. DEV-21-167
Proposed Amendment to the Planning Commission By-Laws

Staff Report – Planning Commission

October 13, 2021

GENERAL INFORMATION:

Applicant: Leavenworth County Planning and Zoning Department

Planner: Amy Allison

REQUEST:

This is a request to consider a proposed amendment to the Planning Commission By-Laws. Proposed amendment is for the following Article I, II, III, IV, V & VI:

ARTICLE I – NAME AND MEMBERSHIP

- 1.1 NAME - The name of this organization, created pursuant to statute and constituted pursuant to Resolution No. 2021-25, adopted the 8th day of July, 2021, shall be the Leavenworth County Planning Commission (“Planning Commission”).
- 1.2 A subsidiary organization, named the Board of Zoning Appeals of Leavenworth County, Kansas, (“Board of Zoning Appeals”) created pursuant to statute and constituted pursuant to Resolution No.2015-10, adopted the 9th day of April, 2015, shall also be governed by and subject to the By-Laws set forth herein. When used herein, and unless otherwise stated, “Planning Commission” shall refer to and apply to both the Planning Commission and the Board of Zoning Appeals
- 1.3 DEFINITIONS - All terms used in this set of by-laws are defined in a separate document termed “The Planning and Zoning Terminology of Leavenworth County, Kansas” effective upon the date of the adoption of these By-Laws and as may be amended.
- 1.4 MEMBERSHIP - Membership of the Planning Commission, and the Board of Zoning Appeals, shall be as established by Resolutions 2015-10 and 2021-25 of Leavenworth County, Kansas, respectively, which specifies the number of members, method of appointment and term of office. Subsequent amendments of said Resolutions shall not invalidate the By-Laws stated herein.

ARTICLE II – PURPOSE

- 2.1 BY-LAWS - The purpose of these by-laws is to establish rules for the internal organization of the Planning Commission and for procedures of operation and the conduct of business.
- 2.2 PLANNING COMMISSION - The function, powers, and duties of the Planning Commission are as authorized by state law and by Resolution establishing the Planning Commission. With some exceptions, actions of the Planning Commission are recommendatory only and subject to approval by the BOARD OF COUNTY COMMISSIONERS. The Planning Commission drafts its own rules and policies for procedure, consistent with its powers, and forwards them to the BOARD OF COUNTY COMMISSIONERS for final approval and adoption via resolution. The By-Laws adopted and set forth herein are subordinate to state statute and the terms of applicable resolutions adopted by the BOARD OF COUNTY COMMISSIONERS.

ARTICLE III – ORGANIZATION

- 3.1 OFFICERS - The officers of the Planning Commission shall be a Chairperson, a vice-Chairperson, and a Secretary. The Planning Commission at its regular meeting in July of every other year shall elect the Chairperson and vice-Chairperson. The Director of Planning and Zoning or their selected representative shall serve as Secretary to the Planning Commission.

- 3.5 OFFICER SUCCESSION - In the event the office of Chairperson becomes vacant, the vice-Chairperson shall succeed to that office for the unexpired term, and the Planning Commission shall select a new vice Chairperson for the unexpired term at its next regular meeting.
- 3.6 SECRETARY - The Secretary shall prepare the agenda and the order of business for each regular meeting in consultation with the Chairperson. The Secretary shall keep the Planning Commission informed on all communications the secretary finds relevant to the business of the Commission. The Secretary shall record the minutes of all meetings and shall provide copies to all members of the Planning Commission, the BOARD OF COUNTY COMMISSIONERS and the County Clerk.
- 3.6.1 The Secretary shall advise the Chairperson directly, and the Planning Commission as a whole, on matters regarding annual requirements for document reviews, i.e. the Leavenworth County Comprehensive Plan, or its successor, and deadlines and content requirements for submission of various reports and documents to local governing bodies, the State of Kansas, and Federal offices.
- 3.6.2 The Secretary shall act on behalf of the Planning Commission in the following matters, provided that matters shall first be presented to the Planning Commission if there appears to be a serious conflict of interest, public controversy, or the like:
- 3.6.2.1 Represent the Planning Commission on planning matters at all meetings of the BOARD OF COUNTY COMMISSIONERS.
- 3.6.2.2 Prepare or present plans, policies, or procedures established by the Planning Commission.
- 3.6.2.3 Accept and prepare all routine communications on planning matters.
- 3.6.2.4 To give or serve all notices required by law, these by-laws or adopted procedures.
- 3.6.2.5 To represent the Planning Commission in all matters involving the news media.
- 3.7 STUDY SESSIONS - The Planning Commission shall meet as required to consider informally issues as determined by the Planning Commission in a regular meeting. These meetings shall be called "Study Sessions." The Vice Chair shall preside at these meetings and shall work with the Chair and Secretary to set agendas, meeting times, and locations. No official business may be conducted at these meetings. Such study sessions shall be called by the Chairperson or by the request of any three or more members of the Planning Commission.
- 3.8 SUB-COMMITTEES - The Planning Commission Chair may appoint other sub-committees, as necessary, to study, facilitate, and/or make recommendations on specific issues. Such appointments will include a public statement by the Chair of the purpose, members, and presiding officer. Planning Commission members shall be appointed solely by the Chairperson to serve on the sub-committees. No sub-committee shall have more than four (4) planning commissioners appointed to it. Sub-Committees are expected to produce written reports for the Chair at the conclusion of their business. No sub-committee shall be formed without an affirming majority vote of the entire Planning Commission membership. All such sub-committees shall expire unless reaffirmed by a majority vote of the entire Planning Commission membership every year at the July regular meeting of the Planning Commission.

ARTICLE IV – MEETINGS

- 4.1 REGULAR MEETINGS - Regular meetings of the Planning Commission shall be held on the second Wednesday of each month, at 5:30 p.m. unless otherwise specified and proper notice provided.

- 4.2 MEETING ADJOURNMENT DUE TO THE LATENESS OF THE HOUR - A regular meeting shall adjourn at 11:00 p.m. without a vote, unless the Planning Commission votes by a simple majority to extend the meeting for a designated period not to exceed one hour.
 - 4.2.1 Additional extensions shall require additional motion(s) and approval by a simple majority. If Planning Commission business is unfinished at 11:00 p.m. and no vote is taken to extend the meeting or a vote fails, the meeting shall be adjourned to the next following evening at 5:30 p.m., or an otherwise designated time.
- 4.3 SPECIAL MEETINGS - The Chairperson, the BOARD OF COUNTY COMMISSIONERS, or the Secretary of the Planning Commission may call special meetings. The Secretary may call special meetings, if a valid written request, signed by at least six (6) members of the Planning Commission, is received. Notice of special meetings shall be made to the entire Committee, the BOARD OF COUNTY COMMISSIONERS, and legal notification shall be made in the County Newspaper of Record by the Secretary not less than five (5) days prior to the meeting. Published notice shall state the purpose, time and location of the meeting.
- 4.4 AGENDA - Paper copies of the Agenda for all regular meetings shall be available at the planning office at least four working days prior to the meetings.
- 4.5 QUORUM - A quorum for the Planning Commission shall consist of six (6) members present. A quorum for the Board of Zoning Appeals shall consist of 5 members present. In the absence of a quorum, the members present shall reschedule the meeting to such a time that is convenient and pursuant to statutory notice, and absent members shall be notified by the Secretary by telephone, email, and wherever possible by personal notification.
- 4.6 FAILURE TO REACH A QUORUM - If two consecutive meetings fail to reach a quorum the County Commission may at its discretion replace Planning Commissioners it determines to have contributed to the failure to reach a quorum.
- 4.7 RECOMMENDATION WITHOUT HEARING - Failure to reach a quorum two meetings in a row shall be considered an automatic affirmative recommendation to the BOARD OF COUNTY COMMISSIONERS for each agenda item requiring such a Planning Commission recommendation.

ARTICLE V -- CONDUCT OF MEETINGS

- 5.3 ORDER OF BUSINESS - The order of business shall be as follows:
 - 5.3.1 Call to Order
 - 5.3.2 Pledge of Allegiance
 - 5.3.3 Roll Call
 - 5.3.4 Approval of Minutes
 - 5.3.5 Secretary's Report
 - 5.3.6 Administrative Business
 - 5.3.7 Declarations of the receipt of communications by Commissioners
 - 5.3.8 Approval of Agenda
 - 5.3.9 Consideration of any continuation requests
 - 5.3.10 Non-public hearing portion of meeting* (see 5.3.18)
 - 5.3.10.1 Plats

- 5.3.10.2 Final development plans
- 5.3.11 Public hearing portion of meeting:
 - 5.3.11.1 Disclosure of ex-parte communications for each hearing item
 - 5.3.11.2 Declarations of abstention from specific agenda items by a Planning Commissioner
 - 5.3.11.3 Rezoning requests
 - 5.3.11.4 Text amendments
 - 5.3.11.5 Preliminary development plan
 - 5.3.11.6 Comprehensive plan amendments
 - 5.3.11.7 Other plans or study public hearings
 - 5.3.11.8 Referrals from other governing bodies
- 5.3.12 Items referred for review
- 5.3.13 Miscellaneous items
- 5.3.14 Adjournment
- 5.3.15 * (From 5.3.7) Related public and non-public hearing items shall be placed together under the public hearing portion of the meeting. Public comment shall be taken only on the public hearing items. Any matter or subject not appearing on the agenda shall be considered under miscellaneous items if a majority of the Planning Commission members vote consideration. Approval of consideration shall be based on a finding that a review or presentation would be in the best interest of the general public and not contrary to the provisions of public notice.
- 5.10 CONTINUATIONS/TABLING INITIATED BY THE PLANNING COMMISSION - The Planning Commission may table or defer any item, including after the public hearing has been closed, when it is determined by the Planning Commission that such action would be advantageous to the Planning Commission for responding to issues raised and for gathering adequate information to make a well-informed recommendation. ANY SUCH CONTINUATION OR TABLING SHALL BE TO A SPECIFIED DATE, TIME AND LOCATION.
- 5.14 WRITTEN COMMENTS FROM THE PUBLIC - Public comment on non-public hearing items will be accepted in written form up until noon on the Tuesday prior to a regularly scheduled Planning Commission meeting.
- 5.15 PLANNING COMMISSION ACTION - The Planning Commission shall take act upon on each item presented at the conclusion of discussion of that item.

ARTICLE VI -- CODE OF CONDUCT

- 6.1 PURPOSE – Members of the Planning Commission shall conduct themselves as a public official functioning in a “quasi-judicial” manner when reviewing matters that affect a specific party’s land use rights. Quasi-judicial conduct is that which above reproach and within the law. Quasi-judicial conduct demands that Planning Commissioners make decisions based on procedural due process. Procedural due process includes the following:
 - 6.1.1 Appearance of fairness of the Planning Commissioner;
 - 6.1.2 Proper notice of the hearing;

- 6.1.3 A proper hearing process;
- 6.1.4 A complete record; and
- 6.1.5 A decision that meets legal requirements and is based on the record.

The proposed amendments have been reviewed by Planning & Zoning Staff and the County Counselor for conformance with State Statutes.

STAFF RECOMMENDATION:

The staff recommends approval of Case No.DEV-21-167, proposed amendment to the Planning Commission By-Laws.

ACTION OPTIONS:

- 1. Approval of Case No. DEV-21-167, proposed amendment to the Planning Commission By-Laws; or
- 2. Denial of Case No. DEV-21-167, proposed amendment to the Planning Commission By-Laws; or
- 3. Continue the Review to another date, time, and place.

ATTACHMENTS:

Final Draft of Proposed Amendments
Redline of Planning Commission By-Laws

**BY-LAWS OF THE LEAVENWORTH COUNTY PLANNING COMMISSION
& BOARD OF ZONING APPEALS
ADOPTED December 1, 2005
Amended October 13, 2021**

ARTICLE I – NAME AND MEMBERSHIP

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- 1.2 A subsidiary organization, named the Board of Zoning Appeals of Leavenworth County, Kansas, (“Board of Zoning Appeals”) created pursuant to statute and constituted pursuant to Resolution No.2015-10, adopted the 9th day of April, 2015, shall also be governed by and subject to the By-Laws set forth herein. When used herein, and unless otherwise stated, “Planning Commission” shall refer to and apply to both the Planning Commission and the Board of Zoning Appeals
- 1.3 DEFINITIONS - All terms used in this set of by-laws are defined in a separate document termed “The Planning and Zoning Terminology of Leavenworth County, Kansas” effective upon the date of the adoption of these By-Laws and as may be amended.
- 1.4 MEMBERSHIP - Membership of the Planning Commission, and the Board of Zoning Appeals, shall be as established by Resolutions 2015-10 and 2021-25 of Leavenworth County, Kansas, respectively, which specifies the number of members, method of appointment and term of office. Subsequent amendments of said Resolutions shall not invalidate the By-Laws stated herein.

ARTICLE II – PURPOSE

- 2.1 BY-LAWS - The purpose of these by-laws is to establish rules for the internal organization of the Planning Commission and for procedures of operation and the conduct of business.
- 2.2 PLANNING COMMISSION - The function, powers, and duties of the Planning Commission are as authorized by state law and by Resolution establishing the Planning Commission. With some exceptions, actions of the Planning Commission are recommendatory only and subject to approval by the BOARD OF COUNTY COMMISSIONERS. The Planning Commission drafts its own rules and policies for procedure, consistent with its powers, and forwards them to the BOARD OF COUNTY COMMISSIONERS for final approval and adoption via resolution. The By-Laws adopted and set forth herein are subordinate to state statute and the terms of applicable resolutions adopted by the BOARD OF COUNTY COMMISSIONERS.

ARTICLE III – ORGANIZATION

- 3.1 OFFICERS - The officers of the Planning Commission shall be a Chairperson, a vice-Chairperson, and a Secretary. The Planning Commission at its regular meeting in July of every other year shall elect the Chairperson and vice-Chairperson. The Director of Planning and Zoning or their selected representative shall serve as Secretary to the Planning Commission.
- 3.2 CHAIRPERSON - The Chairperson shall preside at all meetings of the Planning Commission. The Chairperson shall appoint all committees. The Chairperson shall perform all the duties assigned to his/her office by law and by BOARD OF COUNTY COMMISSIONERS, and shall have such usual powers of supervision and management as pertains to the office of Chairperson.
- 3.3 VICE-CHAIRPERSON/ACTING CHAIRPERSON - The vice-Chairperson shall act as Chairperson in the absence or abstention of the Chairperson. In the absence of both the Chairperson and the Vice-Chairperson the Planning Commission shall elect an Acting Chairperson to preside over the Planning Commission until either office rejoins the meeting.
- 3.4 SECRETARY - The Director of Planning and Zoning or their selected representative shall serve as Secretary to the Planning Commission.
- 3.5 OFFICER SUCCESSION - In the event the office of Chairperson becomes vacant, the vice-Chairperson shall succeed to that office for the unexpired term, and the Planning Commission shall select a new vice Chairperson for the unexpired term at its next regular meeting.
- 3.6 SECRETARY - The Secretary shall prepare the agenda and the order of business for each regular meeting in consultation with the Chairperson. The Secretary shall keep the Planning Commission informed on all communications the secretary finds relevant to the business of the Commission. The Secretary shall record the minutes of all meetings and shall provide copies to all members of the Planning Commission, the BOARD OF COUNTY COMMISSIONERS and the County Clerk.
 - 3.6.1 The Secretary shall advise the Chairperson directly, and the Planning Commission as a whole, on matters regarding annual requirements for document reviews, i.e. the Leavenworth County Comprehensive Plan, or its successor, and deadlines and content requirements for submission of various reports and documents to local governing bodies, the State of Kansas, and Federal offices.
 - 3.6.2 The Secretary shall act on behalf of the Planning Commission in the following matters, provided that matters shall first be presented to the Planning Commission if there appears to be a serious conflict of interest, public controversy, or the like:

- 3.6.2.1 Represent the Planning Commission on planning matters at all meetings of the BOARD OF COUNTY COMMISSIONERS.
- 3.6.2.2 Prepare or present plans, policies, or procedures established by the Planning Commission.
- 3.6.2.3 Accept and prepare all routine communications on planning matters.
- 3.6.2.4 To give or serve all notices required by law, these by-laws or adopted procedures.
- 3.6.2.5 To represent the Planning Commission in all matters involving the news media.

3.7 STUDY SESSIONS - The Planning Commission shall meet as required to informally consider issues as determined by the Planning Commission in a regular meeting. These meetings shall be called "Study Sessions." The Vice Chair shall preside at these meetings and shall work with the Chair and Secretary to set agendas, meeting times, and locations. No official business may be conducted at these meetings. Such study sessions shall be called by the Chairperson or by the request of any three or more members of the Planning Commission.

3.8 SUB-COMMITTEES - The Planning Commission Chair may appoint other sub-committees, as necessary, to study, facilitate, and/or make recommendations on specific issues. Such appointments will include a public statement by the Chair of the purpose, members, and presiding officer. Planning Commission members shall be appointed solely by the Chairperson to serve on the sub-committees. No sub-committee shall have more than four (4) planning commissioners appointed to it. Sub-Committees are expected to produce written reports for the Chair at the conclusion of their business. No sub-committee shall be formed without an affirming majority vote of the entire Planning Commission membership. All such sub-committees shall expire unless reaffirmed by a majority vote of the entire Planning Commission membership every year at the July regular meeting of the Planning Commission.

3.8 ATTENDANCE - Any member who is absent from three (3) consecutive regular meetings shall have such absence reported in writing by the Secretary to the BOARD OF COUNTY COMMISSIONERS at its next regularly scheduled meeting. Reporting to the Board of County Commissioners is mandatory, and is not at the discretion of the Planning Commission or the Secretary. Members who accrue absences beyond a total of four (4) in any Planning Commission year (July to June) shall be considered to have resigned their Planning Commission appointments. Notice shall be given to the BOARD OF COUNTY COMMISSIONERS at the next regularly scheduled meeting so that the BOARD OF COUNTY COMMISSIONERS may make a replacement appointment as soon as possible.

- 3.9 PLANNING OFFICE - The Planning office shall provide professional and technical assistance to the Planning Commission. The Secretary shall direct the staff planners to present recommendations of the Planning Commission to the BOARD OF COUNTY COMMISSIONERS after appropriate protest periods have elapsed. Recommendations of the professional staff, minutes of the Planning Commission meeting, and other relevant material shall be presented to the BOARD OF COUNTY COMMISSIONERS with the recommendations of the Planning Commission.
- 3.10 CUSTODIAN OF THE PLANNING RECORDS - The Planning office shall be the official custodial agency for minutes, records, files, and materials relating to Planning Commission business.

ARTICLE IV – MEETINGS

- 4.1 REGULAR MEETINGS - Regular meetings of the Planning Commission shall be held on the second Wednesday of each month, at 5:30 p.m. unless otherwise specified and proper notice provided.
- 4.2 MEETING ADJOURNMENT DUE TO THE LATENESS OF THE HOUR - A regular meeting shall adjourn at 11:00 p.m. without a vote, unless the Planning Commission votes by a simple majority to extend the meeting for a designated period not to exceed one hour.
- 4.2.1 Additional extensions shall require additional motion(s) and approval by a simple majority. If Planning Commission business is unfinished at 11:00 p.m. and no vote is taken to extend the meeting or a vote fails, the meeting shall be adjourned to the next following evening at 5:30 p.m., or an otherwise designated time.
- 4.2.2 Continuation meetings shall be held at such a place as designated by a majority of the entire Planning Commission and shall be announced in the meeting before adjournment. It shall be the duty of the Secretary to remind the Planning Commission of this rule at 10:00 pm, and at the top of the hour, for each successive hour the Planning Commission is in session.
- 4.3 SPECIAL MEETINGS - The Chairperson, the BOARD OF COUNTY COMMISSIONERS, or the Secretary of the Planning Commission may call special meetings. The Secretary may call special meetings, if a valid written request, signed by at least six (6) members of the Planning Commission, is received. Notice of special meetings shall be made to the entire Committee, the BOARD OF COUNTY COMMISSIONERS, and legal notification shall be made in the County Newspaper of Record by the Secretary not less than five (5) days prior to the meeting. Published notice shall state the purpose, time and location of the meeting.

- 4.4 AGENDA - Paper copies of the Agenda for all regular meetings shall be available at the planning office at least four working days prior to the meetings.
- 4.5 QUORUM - A quorum for the Planning Commission shall consist of six (6) members present. A quorum for the Board of Zoning Appeals shall consist of 5 members present. In the absence of a quorum, the members present shall reschedule the meeting to such a time that is convenient and pursuant to statutory notice, and absent members shall be notified by the Secretary by telephone, email, and wherever possible by personal notification.
- 4.6 FAILURE TO REACH A QUORUM - If two consecutive meetings fail to reach a quorum the County Commission may at its discretion replace Planning Commissioners it determines to have contributed to the failure to reach a quorum.
- 4.7 RECOMMENDATION WITHOUT HEARING - Failure to reach a quorum two meetings in a row shall be considered an automatic affirmative recommendation to the BOARD OF COUNTY COMMISSIONERS for each agenda item requiring such a Planning Commission recommendation.

ARTICLE V -- CONDUCT OF MEETINGS

- 5.1 PARLIAMENTARY AUTHORITY - Meetings shall be conducted according to these by-laws and generally accepted parliamentary procedure practices.
- 5.2 ADOPTED RULES OF PROCEDURE - The most recent set of rules adopted by the Mid America Regional Council (MARC) shall govern the parliamentary procedures in all cases if there is a question of procedure.
- 5.3 ORDER OF BUSINESS - The order of business shall be as follows:
 - 5.3.1 Call to Order
 - 5.3.2 Pledge of Allegiance
 - 5.3.3 Roll Call
 - 5.3.4 Approval of Minutes
 - 5.3.5 Secretary's Report
 - 5.3.6 Administrative Business
 - 5.3.7 Declarations of the receipt of communications by Commissioners
 - 5.3.8 Approval of Agenda
 - 5.3.9 Consideration of any continuation requests

5.3.10 Non-public hearing portion of meeting* (see 5.3.18)

5.3.10.1 Plats

5.3.10.2 Final development plans

5.3.11 Public hearing portion of meeting:

5.3.11.1 Disclosure of ex-parte communications for each hearing item

5.3.11.2 Declarations of abstention from specific agenda items by a
Planning Commissioner

5.3.11.3 Rezoning requests

5.3.11.4 Text amendments

5.3.11.5 Preliminary development plan

5.3.11.6 Comprehensive plan amendments

5.3.11.7 Other plans or study public hearings

5.3.11.8 Referrals from other governing bodies

5.3.12 Items referred for review

5.3.13 Miscellaneous items

5.3.14 Adjournment

5.3.15 * (From 5.3.7) Related public and non-public hearing items shall be placed together under the public hearing portion of the meeting. Public comment shall be taken only on the public hearing items. Any matter or subject not appearing on the agenda shall be considered under miscellaneous items if a majority of the Planning Commission members vote consideration. Approval of consideration shall be based on a finding that a review or presentation would be in the best interest of the general public and not contrary to the provisions of public notice.

5.4 AGENDA MANAGEMENT BY SECRETARY - Items on the regular agenda shall be ordered according to Secretary's estimation of their potential amount of controversy, with less contentious issues at the beginning. This shall apply to all items, except according to specific direction from the Planning Commission Chair. The Chairperson may entertain motions from the Planning Commission to rearrange the agenda as they see fit.

- 5.5 CONTINUATION REQUESTS BY THE APPLICANT - An Applicant may make a continuation request before the regular meeting begins. No such requests will be considered after the hearing comes to order.
- 5.6 CONTINUATION REQUEST FORMAT - Continuation requests must be made in writing and must be submitted to Secretary no later than 5:00 p.m. on the day of the regular meeting. The request must provide a detailed description and proof of need for the continuation. The Planning Commission has the authority to deny the continuation request on the grounds that such request was not made in a timely fashion, or if they perceive the Applicant is attempting to diminish the public's opportunity to be heard on the agenda item. If the continuation request is for more than one month the continuation requests must be accompanied by a check payable to Leavenworth County sufficient to cover the cost of re-notification of all previously notified parties, including the cost of publishing an additional public notification in the newspaper of record.
- 5.7 REPRESENTATION BY THE APPLICANT REQUIRED - Applicants or their agents must appear to answer to the Planning Commission for their proposed agenda item. An Agent, as authorized in writing and witnessed by a Notary, may represent the Applicant. Failure of the Applicant or an authorized Agent to appear or request a continuation shall result in the agenda item being removed from the agenda and it shall be considered withdrawn. The Planning Commission cannot waive the requirement that an Agent for the Applicant submit written authorization to appear for the Applicant no later than 5:00 p.m. on the day of the regular meeting.
- 5.8 WITHDRAWAL OF AN AGENDA ITEM DUE TO A NON-APPEARING APPLICANT - Unless the Applicant can show that a staff error, an Act of God, extreme weather conditions, or a general state of emergency fully caused their non-appearance for a regular meeting of the Planning Commission in which an item of theirs was to be heard, the application shall be considered voluntarily withdrawn, and all claims to a refund of fee's waived.
- 5.9 WAIVER OF NON-APPEARANCE RESUBMITTAL FEES - An Applicant wishing to have a previously scheduled agenda item which was removed from the agenda due to a non-appearing Applicant heard by the Planning Commission shall resubmit the required documentation to the Secretary along with all applicable fees as if they were starting anew. If the previously non-appearing Applicant wishes to request a waiver of the appropriate fees they must address the Planning Commission in the public comments portion of the next regular meeting. They also must present a request for a waiver in writing stating the reason for their prior absence 15 days prior to that meeting. The Planning Commission will decide if a resubmission is merited.
- 5.10 CONTINUATIONS/TABLING INITIATED BY THE PLANNING COMMISSION - The Planning Commission may table or defer any item, including after the public hearing has been closed, when it is determined by the Planning Commission that such action would be advantageous to the Planning Commission for responding

to issues raised and for gathering adequate information to make a well-informed recommendation. ANY SUCH CONTINUATION OR TABLING SHALL BE TO A SPECIFIED DATE, TIME AND LOCATION.

- 5.11 STAFF REPORTS - Staff reports on all agenda items shall be prepared and transmitted to the Planning Commission members five (5) days prior to the time of the meeting.
- 5.12 APPEARANCE BEFORE THE PLANNING COMMISSION - Petitioners or their representatives, members of the community at large, or individuals or their representatives who feel that they will be affected by any action may appear before the Planning Commission to present views and statements either for or against agenda items. The public may address their comments or concerns to the Planning Commission in person or in writing. The Chairperson may at his/her discretion limit the length of presentation or discussion to ensure the orderly conduct of Planning Commission business provided that the decision of the Chairperson may be overridden by a majority vote of those Planning Commissioners present. After a motion to close the public record has been approved on a public hearing item, additional public testimony will not be taken with the exception that a Planning Commissioner, after recognition by the Chairperson, may ask a speaker for clarification on a point raised. Such action shall be noted in the minutes and the returning speaker shall be instructed to reply only to the question raised.
- 5.13 INTRODUCTION OF UN-REVIEWED INFORMATION - The Applicant may present new information at the regular meeting under three circumstances:
 - 5.13.1 The information has been reviewed by Staff and Staff is prepared to respond;
 - 5.13.2 The information is in direct response to recommendations in the Staff Report;
 - 5.13.3 The information is requested by a Planning Commissioner in the course of the regular meeting.
 - 5.13.4 In all other cases in which the Applicant wishes to introduce new information, the Applicant should make a timely request for continuation of the Item. If the Item stays on the agenda, Staff should notify the Planning Commission if any attempt is made to introduce new information not complying with (5.12.1 through 5.12.3) as described above. In such a case, the Chair shall bar introduction of the new information and the Planning Commission shall consider the Item without consideration of the new information.
- 5.14 WRITTEN COMMENTS FROM THE PUBLIC - Public comment on non-public hearing items will be accepted in written form up until noon on the Tuesday prior to a regularly scheduled Planning Commission meeting.

- 5.15 PLANNING COMMISSION ACTION - The Planning Commission shall take act upon on each item presented at the conclusion of discussion of that item.
- 5.16 MOTIONS - The Chairperson shall restate motions in their entirety before a vote is taken.
- 5.17 VOTING - Voting on all hearing items shall be by voice ballot, or by a show of hands if required by the Chairperson. Each member's vote shall be recorded by the Secretary or his or her designee on the official voting sheet. After a vote is taken the Chairperson or the Secretary shall announce the votes cast in favor of the motion, in opposition to the motion, the number abstaining, and whether the motion passed or failed. For non-unanimous votes, the minutes shall note the members voting in favor of a motion, in opposition to a motion, and those abstaining from voting on the motion as well as the vote tally. For example, an 8-1-1 vote would be recorded as Commissioners a, b, c, d, e, f, g, & h voted in the affirmative, Commissioner x voted in opposition to the motion and Commissioner y abstained from voting.
- 5.18 ABSTENTION - It is the duty of each member to vote on each issue, but that member may abstain under the following circumstances.
- 5.18.1 No member may vote on an issue when he or she lives or owns property within the notification zone or has a parent, child, or spouse who owns property within the notification zone.
- 5.18.2 No member should vote on an issue in which he or she has a conflict of interest.
- 5.18.3 No member may vote on an issue when they feel they cannot offer the applicant a fair and impartial vote.
- 5.19 PHYSICAL PRESENCE - A member abstaining from a hearing must leave the room unless they are participating as a private citizen in opposition to a proposal. In no case may a Planning Commissioner participate in support of a proposal after abstaining from the hearing on that proposal. Planning Commissioners are encouraged to announce which agenda items they plan to abstain from hearing at the beginning of the meeting.
- 5.20 RECORD OF PROCEEDINGS - The Secretary shall record the minutes of each meeting as a matter of public record and shall present such minutes to the Planning Commission for approval. A written voting log shall be kept for each motion. Included in this log shall be: the Planning Commissioner who made the motion; the Planning Commissioner seconding the motion; any Planning Commissioners abstaining from voting on the motion; the Planning Commissioners voting in favor of the motion; and the Planning Commissioners voting in opposition to the motion. Draft minutes will be stamped as DRAFT and will be forwarded to the Planning Commission. The Planning Commission will be given no less than 48 hours to return comments and requested revisions to staff. Revisions may be made to the minutes at any time prior to approval of said

minutes at the next regular meeting. Due to timing of the meetings, draft minutes are distributed to the BOARD OF COUNTY COMMISSIONERS prior to approval by the Planning Commission.

ARTICLE VI -- CODE OF CONDUCT

- 6.1 **PURPOSE** – Members of the Planning Commission shall conduct themselves as a public official functioning in a “quasi-judicial” manner when reviewing matters that affect a specific party’s land use rights. Quasi-judicial conduct is that which above reproach and within the law. Quasi-judicial conduct demands that Planning Commissioners make decisions based on procedural due process. Procedural due process includes the following:
- 6.1.1 Appearance of fairness of the Planning Commissioner;
 - 6.1.2 Proper notice of the hearing;
 - 6.1.3 A proper hearing process;
 - 6.1.4 A complete record; and
 - 6.1.5 A decision that meets legal requirements and is based on the record.
- 6.2 **EX-PARTE COMMUNICATIONS RESTRICTED** - Private communications to individual or groups of planning commissioners that are not subject to the public review and the hearing process are ex-parte communications. Ex-parte communications are contrary to quasi-judicial conduct. The rules restricting ex-parte communications relate only to those items that require procedural due process by the Planning Commission in their quasi-judicial function.
- 6.3 **EX-PARTE COMMUNICATIONS DEFINED** - The ex-parte restriction shall apply to Items for which the Planning Commission’s decision will impact specific parties’ land use rights. For any item that meets this definition the Planning Commissioner shall not engage in ex-parte communications including, but not limited to, the receiving of additional materials, presentations, or solicitations from anyone other than the Planning Commission staff. Planning Commissioners who receive information in violation of this rule shall disclose the communication to the planning staff and the Planning Commission at the regular meeting.
- 6.4 **DUTY TO AVOID EX-PARTE COMMUNICATIONS** - Planning Commissioners shall make all reasonable efforts to terminate ex-parte communications and shall encourage individuals attempting to engage in ex-parte communications to submit information through the staff or during the public hearing process.
- 6.5 **EX PARTE COMMUNICATIONS ALLOWED** - Communications are not in violation of the ex-parte restriction if they do not pertain to specific sites or properties, and/or if they involve general planning, procedural, or policy issues.

- 6.6 **DUTY TO DISCLOSE EX PARTE COMMUNICATIONS** - Any ex-parte communications shall be disclosed at the regular meeting as part of the Communications section of the agenda. The Planning Commissioner receiving the communication shall disclose the full nature of the ex-parte communication including the identity of the individual making the communication.
- 6.7 **REQUEST FOR ADDITIONAL INFORMATION BY PLANNING COMMISSIONERS** - The ex-parte restriction shall not preclude any member of the Planning Commission from requesting additional information from any (Applicant, Staff or third party) source to assist in deliberations. However, requests for information from anyone other than staff shall be made in writing and a copy of the request and the response will be forwarded to staff and made part of the public record for that Item.
- 6.8 **EXEMPTION FROM EX-PARTE RESTRICTIONS** - Ex-parte communications and the restrictions on this form of communication are not applicable to communications between two planning commissioners. Limitations on Planning Commissioner-to-Planning Commissioner communications are covered under the Kansas Open Meetings Act.

ARTICLE VII – ETHICS

- 7.1 **PLANNING COMMISSIONER’S DUTY** - Leavenworth County Planning Commissioners are charged by the Board of County Commissioners to operate as a quasi-judicial commission to make land use decisions that are in the best interest of all the current and future inhabitants of Leavenworth County, Kansas.
- 7.2 **PLANNING COMMISSIONER’S CHARGE** -As Planning Commissioners, all of us share in the goal of building better, safe, inclusive, clean, healthy, exciting, and efficient communities. We want the public to be aware of the principles by which we practice our decision-making authority in the quest of that goal. We sincerely hope that the public will respect the commitments we make to our fellow citizens and all other persons whose interests we affect. An ethical judgment often requires a conscientious balancing, based on the facts and context of a particular situation and on the precepts of a well-crafted code of ethics.
- 7.3 **PLANNING COMMISSIONER’S PROMISE** - Our primary obligation is to serve the public interest and we, therefore, owe our allegiance to a conscientiously attained concept of the public interest that is formulated through continuous and open debate. We shall achieve high standards of personal and professional integrity, proficiency, and knowledge. To comply with our obligation to the public, we aspire to the following principles:
- 7.3.1 We shall always be conscious of the State and Federal Constitutional rights of others.
- 7.3.2 We shall have special concern for the long-range consequences of present actions.

- 7.3.3 We shall pay special attention to the interrelatedness of decisions.
- 7.3.4 We shall require timely, adequate, clear, and accurate information on planning issues from all affected persons and provide the same to all governmental decision makers.
- 7.3.4 We shall give people the opportunity to have a meaningful impact on the development of plans and programs that may affect them. Participation should be broad enough to include those who lack formal organization, education or political influence.
- 7.3.6 We shall avoid a conflict of interest or even the appearance of a conflict of interest in all of our encounters with the public.
- 7.3.7 We shall educate the public about planning issues and their relevance to our everyday lives.
- 7.3.8 We shall not, as public officials accept from anyone other than Leavenworth County any compensation, commission, rebate, or other advantage that may be perceived as related to our public office.
- 7.3.9 We shall not use to our position to personal advantage, nor that of a subsequent client or employer.
- 7.3.10 We shall not disclose such confidential information obtained in the performance of our public duties except when (1) required by process of law, or (2) required to prevent a clear violation of law, or (3) required to prevent a substantial injury to the public.
- 7.3.11 We shall not fail to disclose our own personal interests or the interests of a client, or our employer when participating in the planning process.

ARTICLE IIX -- AMENDMENTS

- 8.1 AMENDMENTS - These by-laws may be amended by a two-thirds vote of the Planning Commission at any regular meeting, provided the members have been notified one (1) month in advance and the proposed amendment has been placed on the agenda.
- 8.2 Amendments are then forwarded to the BOARD OF COUNTY COMMISSIONERS for adoption by resolution.

**BY-LAWS OF THE LEAVENWORTH COUNTY PLANNING COMMISSION
& BOARD OF ZONING APPEALS
ADOPTED December 1, 2005
Amended ~~April 3, 2018~~ August 11, 2021**

ARTICLE I – NAME AND MEMBERSHIP

1.1 NAME - The name of this organization, created pursuant to statute and constituted pursuant to Resolution No. 2021-25, adopted the 8th day of July, 2021, established by a Board of County Commissioner motion December 4, 2005 shall be the Leavenworth County Planning Commission (“Planning Commission”).-

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1.2 A subsidiary organization, named the Board of Zoning Appeals of Leavenworth County, Kansas, (“Board of Zoning Appeals”) created pursuant to statute and constituted pursuant to Resolution No. 2015-10, adopted the 9th day of April, 2015, shall also be governed by and subject to the By-Laws set forth herein. When used herein, and unless otherwise stated, “Planning Commission” shall refer to and apply to both the Planning Commission and the Board of Zoning Appeals

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1.1

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~~4.21.3~~ DEFINITIONS - All terms used in this set of by-laws are defined in a separate document termed “The Planning and Zoning Terminology of Leavenworth County, Kansas” effective upon the date of the adoption of these By-Laws and as may be amended.

~~4.31.4~~ MEMBERSHIP - Membership of the Planning Commission, and the Board of Zoning Appeals, shall be as established by Resolutions 2015-10 and 2021-25 No. 2005-25 (see attached) of Leavenworth County, Kansas, respectively, which specifies the number of members, method of appointment, and term of office. Subsequent amendments of said Resolutions shall not invalidate the By-Laws stated herein.

ARTICLE II – PURPOSE

2.1 BY-LAWS - The purpose of these by-laws is to establish rules for the internal organization of the Planning Commission and for procedures of operation and the conduct of business.

2.2 PLANNING COMMISSION - The function, powers, and duties of the Planning Commission are as authorized by state law and by Resolution establishing the Planning Commission. With some exceptions, actions of the Planning Commission are recommendatory only and subject to approval by the BOARD OF COUNTY COMMISSIONERS. The Planning Commission drafts its own rules and policies for procedure, consistent with its powers, and forwards them to the BOARD OF COUNTY COMMISSIONERS for final approval and adoption via resolution. The By-Laws adopted and set forth herein are subordinate to state statute and the terms of applicable resolutions adopted by the BOARD OF COUNTY COMMISSIONERS.

ARTICLE III – ORGANIZATION

- 3.1 OFFICERS - The officers of the Planning Commission shall be a Chairperson, a vice-Chairperson, and a Secretary. The Planning Commission at its regular meeting in ~~June~~ July of each year shall elect the Chairperson and vice-Chairperson. The Director of Planning and Zoning or their selected representative shall serve as Secretary to the Planning Commission.
- 3.2 CHAIRPERSON - The Chairperson shall preside at all meetings of the Planning Commission. The Chairperson shall appoint all committees. The Chairperson shall perform all the duties assigned to his/her office by law and by BOARD OF COUNTY COMMISSIONERS, and shall have such usual powers of supervision and management as pertains to the office of Chairperson.
- 3.3 VICE-CHAIRPERSON/ACTING CHAIRPERSON - The vice-Chairperson shall act as Chairperson in the absence or abstention of the Chairperson. In the absence of both the Chairperson and the Vice-Chairperson the Planning Commission shall elect an Acting Chairperson to preside over the Planning Commission until either office rejoins the meeting.
- 3.4 SECRETARY - The Director of Planning and Zoning or their selected representative shall serve as Secretary to the Planning Commission.
- 3.5 OFFICER SUCCESSION - In the event the office of Chairperson becomes vacant, the vice-Chairperson shall succeed to that office for the unexpired term, and the Planning Commission shall select a new vice Chairperson for the unexpired term at ~~its~~the next regular meeting.
- 3.6 SECRETARY - The Secretary shall prepare the agenda and the order of business for each regular meeting in consultation with the Chairperson. The Secretary shall keep the Planning Commission informed on all communications the secretary finds relevant to the business of the board. The Secretary shall record the minutes of all meetings and shall provide copies to all members of the Planning Commission, the BOARD OF COUNTY COMMISSIONERS and ~~the County Clerk~~other public agencies involved.
- 3.6.1 ~~Further, T~~he Secretary shall ~~be responsible to~~ advise the Chairperson directly, and the Planning Commission as a whole, on matters regarding annual requirements for document reviews, i.e. the Leavenworth County Comprehensive Plan, or its successor, and deadlines and content requirements for submission of various reports and documents to local governing bodies, the State of Kansas, and Federal offices.
- 3.6.2 The Secretary shall act on behalf of the Planning Commission in the following matters, provided that matters shall first be presented to the Planning Commission if there appears to be a serious conflict of interest, public controversy, or the like:

3.6.2.1 Represent the Planning Commission on planning matters at all meetings of the BOARD OF COUNTY COMMISSIONERS.

3.6.2.2 Prepare or present plans, policies, or procedures established by the Planning Commission.

~~3.6.2.3~~

3.6.2.3 Accept and prepare all routine communications on planning matters.

3.6.2.4 To give or serve all notices required by law, these by-laws or adopted procedures.

3.6.2.5 To represent the Planning Commission in all matters involving the news media.

~~3.6.2.6 Perform such other menial and degrading tasks as requested.~~

Commented [VK1]: Definitely

3.6 STUDY SESSIONS - The Planning Commission shall meet as required to consider informally issues as determined by the Planning Commission in a regular meeting. These meetings shall be called "Study Sessions." The Vice Chair shall preside at these meetings and shall work with the Chair and Secretary to set agendas, meeting times, and locations. No official business may be conducted at these meetings. Such study sessions shall be called by the Chairperson or by the request of any three or more members of the Planning Commission.

3.7 SUB-COMMITTEES - The Planning Commission Chair may appoint other sub-committees, as necessary, to study, facilitate, and/or make recommendations on specific issues. Such appointments will include a public statement by the Chair of the purpose, members, and presiding officer. Planning Commission members shall be appointed solely by the Chairperson to serve on the sub-committees. No sub-committee shall have more than four (4) planning commissioners appointed to it. Sub-Committees are expected to produce written reports for the Chair at the conclusion of their business. No sub-committee shall be formed without an affirming majority vote of the entire Planning Commission membership. All such sub-committees shall expire unless be reaffirmed by a majority vote of the entire Planning Commission membership every year at the July regular meeting of the Planning Commission in July.

3.8 ATTENDANCE - Any member who is absent from three (3) consecutive regular meetings shall have such absence reported in writing by the Secretary to the BOARD OF COUNTY COMMISSIONERS at its next regularly scheduled meeting. Reporting to the Board of County Commissioners is mandatory, and is not at the discretion of the Planning Commission or the Secretary. Members who accrue absences beyond a total of four (4) in any Planning Commission year (July to June) shall be considered to have resigned their Planning Commission appointments. Notice shall be given to the BOARD OF COUNTY

COMMISSIONERS at the next regularly scheduled meeting so that the BOARD OF COUNTY COMMISSIONERS may make a replacement appointment as soon as possible.

- 3.9 PLANNING OFFICE - The Planning office shall provide professional and technical assistance to the Planning Commission. The Secretary shall direct the staff planners to present recommendations of the Planning Commission to the BOARD OF COUNTY COMMISSIONERS after appropriate protest periods have elapsed. Recommendations of the professional staff, minutes of the Planning Commission meeting, and other relevant material shall be presented to the BOARD OF COUNTY COMMISSIONERS with the recommendations of the Planning Commission.
- 3.10 CUSTODIAN OF THE PLANNING RECORDS - The Planning office shall be the official custodial agency for minutes, records, files, and materials relating to Planning Commission business.

ARTICLE IV – MEETINGS

- 4.1 REGULAR MEETINGS - Regular meetings of the Planning Commission shall be held on the second Wednesday of each month, at 6:00 p.m. unless otherwise specified and proper ~~notice provided~~ published in the County Newspaper of Record.
- 4.2 MEETING ADJOURNMENT DUE TO THE LATENESS OF THE HOUR - A regular meeting shall adjourn at 11:00 p.m. without a vote, unless the Planning Commission votes by a simple majority to extend the meeting for a designated period not to exceed one hour.
- 4.2.1 Additional extensions shall require additional motion(s) and approval by a simple majority. If Planning Commission business is unfinished at 11:00 p.m. and no vote is taken to extend the meeting or a vote fails, the meeting ~~shall be adjourned~~ will be continued to the next following evening at 6:00 p.m., or an otherwise designated time.
- 4.2.2 Continuation meetings shall be held at such a place as designated by a majority of the entire Planning Commission and shall be announced in the meeting before adjournment. It shall be the duty of the Secretary to remind the Planning Commission of this rule at 10:00 pm, and at the top of the hour, for each successive hour the Planning Commission is in session.
- 4.3 SPECIAL MEETINGS - The Chairperson, the BOARD OF COUNTY COMMISSIONERS, or the Secretary of the Planning Commission may call special meetings. The Secretary may call special meetings, if a valid written request, signed by at least six (6) members of the Planning Commission, is received. Notice of special meetings shall be made to the entire Committee, the BOARD OF COUNTY COMMISSIONERS, and legal notification shall be made in

the County Newspaper of Record by the Secretary not less than five (5) days prior to the meeting. Published notice shall state the purpose, time and location of the meeting.

Commented [VK2]: Is this in line with state statute?

4.4 AGENDA - Paper copies of the Agenda for all regular meetings shall be available at the planning office at least five working days prior to the meetings.

Commented [VK3]: Can we change this to four working days? We typically get packets out first thing Friday morning.

4.5 QUORUM - A quorum for the Planning Commission shall consist of ~~six~~ five (5) members present. A quorum for the Board of Zoning Appeals shall consist of 5 members present. In the absence of a quorum, the members present shall reschedule the meeting for the following evening, or another date certain, and absent members shall be notified by the Secretary by telephone, email, and wherever possible by personal notification.

Commented [VK4]: Our BZA is 7 members... so if we use the same logic as the PC I think we come up with 5 here?

4.6 FAILURE TO REACH A QUORUM - If two consecutive meetings fail to reach a quorum the County Commission may at its discretion replace Planning Commissioners it determines to feel have contributed to the failure to reach a quorum.

4.7 RECOMMENDATION WITHOUT HEARING - Failure to reach a quorum two evenings in a row shall be considered an automatic affirmative recommendation to the BOARD OF COUNTY COMMISSIONERS for each agenda item requiring such a Planning Commission recommendation.

Commented [VK5]: In line with statute?

ARTICLE V -- CONDUCT OF MEETINGS

5.1 PARLIAMENTARY AUTHORITY - Meetings shall be conducted according to these by-laws and generally accepted parliamentary procedure practices.

5.2 ADOPTED RULES OF PROCEDURE - The most recent set of rules adopted by the Mid America Regional Council (MARC) shall govern the parliamentary procedures in all cases if there is a question of procedure.

5.3 ORDER OF BUSINESS - The order of business shall be as follows:

5.3.1 Call to Order

5.3.2 Pledge of Allegiance

5.3.3 Roll Call

5.3.4 Approval of Minutes

5.3.5 Secretary's Report

5.3.6 Administrative Business

5.3.7 Declarations of the receipt of communications by Commissioners

5.3.~~86~~ Approval of Agenda

~~5.3.7~~ ~~Declarations of the receipt of communications by Commissioners~~

5.3.~~98~~ Consideration of any continuation requests

5.3.~~109~~ Non-public hearing portion of meeting* (see 5.3.18)

5.3.~~109.1~~ Plats

5.3.~~109.2~~ Final development plans

5.3.~~110~~ Public hearing portion of meeting:

5.3.~~110.1~~ Disclosure of ex-parte communications for each hearing item

5.3.~~110.2~~ Declarations of abstention from specific agenda items by a Planning Commissioner

5.3.~~110.3~~ Rezoning requests

5.3.~~110.4~~ Text amendments

5.3.~~110.5~~ Preliminary development plan

5.3.~~110.6~~ Comprehensive plan amendments

5.3.~~110.7~~ Other plans or study public hearings

5.3.~~110.8~~ Referrals from other governing bodies

5.3.~~129~~ Items referred for review

5.3.~~130~~ Miscellaneous items

5.3.~~144~~ Adjournment

5.3.~~158~~ * (From 5.3.7) Related public and non-public hearing items shall be placed together under the public hearing portion of the meeting. Public comment shall be taken only on the public hearing items. Any matter or subject not appearing on the agenda shall be considered under miscellaneous items if a majority of the Planning Commission members vote consideration. Approval of consideration shall be based on a finding that a review or presentation would be in the best interest of the general public and not contrary to the provisions of public notice.

- 5.4 **AGENDA MANAGEMENT BY SECRETARY** - Items on the regular agenda shall be ordered according to Secretary's estimation of their potential amount of controversy, with less contentious issues at the beginning. This shall apply to all items, except according to specific direction from the Planning Commission Chair. The Chairperson may entertain motions from the Planning Commission to rearrange the agenda as they see fit.
- 5.5 **CONTINUATION REQUESTS BY THE APPLICANT** - An Applicant may make a continuation request before the regular meeting begins. No such requests will be considered after the hearing comes to order.
- 5.6 **CONTINUATION REQUEST FORMAT** - Continuation requests must be made in writing and must be submitted to Secretary no later than 5:30p.m. on the day of the regular meeting. The request must provide a detailed description and proof of need for the continuation. The Planning Commission has the authority to deny the continuation request on the grounds that such request was not made in a timely fashion, or if they perceive the Applicant is attempting to diminish the public's opportunity to be heard on the agenda item. If the continuation request is for more than one month the continuation requests must be accompanied by a check payable to Leavenworth County sufficient to cover the cost of re-notification of all previously notified parties, including the cost of publishing an additional public notification in the newspaper of record.
- 5.7 **REPRESENTATION BY THE APPLICANT REQUIRED** - Applicants or their agents must appear to answer to the Planning Commission for their proposed agenda item. An Agent, as authorized in writing and witnessed by a Notary, may represent the Applicant. Failure of the Applicant or an authorized Agent to appear or request a continuation shall result in the agenda item being removed from the agenda and it shall be considered withdrawn. The Planning Commission cannot waive the requirement that an Agent for the Applicant submit written authorization to appear for the Applicant no later than 5:30p.m. on the day of the regular meeting.
- 5.8 **WITHDRAWAL OF AN AGENDA ITEM DUE TO A NON-APPEARING APPLICANT** - Unless the Applicant can show that a staff error, an Act of God, extreme weather conditions, or a general state of emergency fully caused their non-appearance for a regular meeting of the Planning Commission in which an item of theirs was to be heard, the application shall be considered voluntarily withdrawn, and all claims to a refund of fee's waived.
- 5.9 **WAIVER OF NON-APPEARANCE RESUBMITTAL FEES** - An Applicant wishing to have a previously scheduled agenda item which was removed from the agenda due to a non-appearing Applicant heard by the Planning Commission shall resubmit the required documentation to the Secretary along with all applicable fees as if they were starting anew. If the previously non-appearing Applicant wishes to request a waiver of the appropriate fees they must address the Planning Commission in the public comments portion of the next regular

meeting. They also must present a request for a waiver in writing stating the reason for their prior absence 15 days prior to that meeting. The Planning Commission will decide if a resubmission is merited.

- 5.10 CONTINUATIONS/TABLING INITIATED BY THE PLANNING COMMISSION - The Planning Commission may table or defer any item, including after the public hearing has been closed, when it is determined by the Planning Commission that such action would be advantageous to the Planning Commission for responding to issues raised and for gathering adequate information to make a well-informed recommendation. ANY SUCH CONTINUATION OR TABLING SHALL BE TO A SPECIFIED DATE, TIME AND LOCATION.
- 5.11 STAFF REPORTS - Staff reports on all agenda items shall be prepared and transmitted to the Planning Commission members five (5) days prior to the time of the meeting.
- 5.12 APPEARANCE BEFORE THE PLANNING COMMISSION - Petitioners or their representatives, members of the community at large, or individuals or their representatives who feel that they will be affected by any action may appear before the Planning Commission to present views and statements either for or against agenda items. The public may address their comments or concerns to the Planning Commission in person or in writing. The Chairperson may at his/her discretion limit the length of presentation or discussion to ensure the orderly conduct of Planning Commission business provided that the decision of the Chairperson may be overridden by a majority vote of those Planning Commissioners present. After a motion to close the public record has been approved on a public hearing item, additional public testimony will not be taken with the exception that a Planning Commissioner, after recognition by the Chairperson, may ask a speaker for clarification on a point raised. Such action shall be noted in the minutes and the returning speaker shall be instructed to reply only to the question raised.
- 5.13 INTRODUCTION OF UN-REVIEWED INFORMATION - The Applicant may present new information at the regular meeting under three circumstances:
- 5.13.1 The information has been reviewed by Staff and Staff is prepared to respond;
 - 5.13.2 The information is in direct response to recommendations in the Staff Report;
 - 5.13.3 The information is requested by a Planning Commissioner in the course of the regular meeting.
 - 5.13.4 In all other cases in which the Applicant wishes to introduce new information, the Applicant should make a timely request for continuation of the Item. If the Item stays on the agenda, Staff should notify the Planning Commission if any attempt is made to introduce new information not complying with (5.12.1 through 5.12.3) as described

above. In such a case, the Chair shall bar introduction of the new information and the Planning Commission shall consider the Item without consideration of the new information.

- 5.14 WRITTEN COMMENTS FROM THE PUBLIC - Public comment on non-public hearing items will be accepted in written form up until noon on the **Monday Tuesday** prior to a regularly scheduled Planning Commission meeting. In the event the Monday preceding is a County Holiday, public comments will be accepted until noon on the Thursday preceding a regularly scheduled Planning Commission meeting.
- 5.15 PLANNING COMMISSION ACTION - The Planning Commission shall take act upon action on each item presented at the conclusion of discussion of that item.
- 5.16 MOTIONS - The Chairperson shall restate motions in their entirety before a vote is taken.
- 5.17 VOTING - Voting on all hearing items shall be by voice ballot, or by a show of hands if required by the Chairperson. Each member's vote shall be recorded by the Secretary or his or her designee on the official voting sheet. After a vote is taken the Chairperson or the Secretary shall announce the votes cast in favor of the motion, in opposition to the motion, the number abstaining, and whether the motion passed or failed. For non-unanimous votes, the minutes shall note the members voting in favor of a motion, in opposition to a motion, and those abstaining from voting on the motion as well as the vote tally. For example, an 8-1-1 vote would be recorded as Commissioners a, b, c, d, e, f, g, & h voted in the affirmative, Commissioner x voted in opposition to the motion and Commissioner y abstained from voting.
- 5.18 ABSTENTION - It is the duty of each member to vote on each issue, but that member may abstain under the following circumstances.
 - 5.18.1 No member may vote on an issue when he or she lives or owns property within the notification zone or has a parent, child, or spouse who owns property within the notification zone.
 - 5.18.2 No member should vote on an issue in which he or she has a conflict of interest.
 - 5.18.3 No member may vote on an issue when they feel they cannot offer the applicant a fair and impartial vote.
- 5.19 PHYSICAL PRESENCE - A member abstaining from a hearing must leave the room unless they are participating as a private citizen in opposition to a proposal. In no case may a Planning Commissioner participate in support of a proposal after abstaining from the hearing on that proposal. Planning Commissioners are encouraged to announce which agenda items they plan to abstain from hearing at the beginning of the meeting.

5.20 RECORD OF PROCEEDINGS - The Secretary shall record the minutes of each meeting as a matter of public record and shall present such minutes to the Planning Commission for approval. A written voting log shall be kept for each motion. Included in this log shall be: the Planning Commissioner who made the motion; the Planning Commissioner seconding the motion; any Planning Commissioners abstaining from voting on the motion; the Planning Commissioners voting in favor of the motion; and the Planning Commissioners voting in opposition to the motion. Draft minutes will be stamped as DRAFT and will be forwarded to the Planning Commission. The Planning Commission will be given no less than 48 hours to return comments and requested revisions to staff. Revisions may be made to the minutes at any time prior to approval of said minutes at the next regular meeting. Due to timing of the meetings, draft minutes are distributed to the BOARD OF COUNTY COMMISSIONERS prior to approval by the Planning Commission.

ARTICLE VI -- CODE OF CONDUCT

- 6.1 PURPOSE -- ~~Members of the~~A Planning Commission ~~shall is expected to~~ conduct themselves as a ~~public official~~~~judicial officer or~~ functioning in a "quasi-judicial" manner when reviewing matters that affect a specific party's land use rights. Quasi-judicial conduct is ~~that which~~ above reproach and within the law. Quasi-judicial conduct demands that Planning Commissioners make decisions based on "procedural due process." Procedural due process includes the following:
- 6.1.1 Appearance of fairness of the Planning Commissioner;
 - 6.1.2 Proper notice of the hearing;
 - 6.1.3 A proper hearing process;
 - 6.1.4 A complete record; and
 - 6.1.5 A decision that meets legal requirements and is based on the record.
- 6.2 EX-PARTE COMMUNICATIONS RESTRICTED - Private communications to individual or groups of planning commissioners that are not subject to the public review and the hearing process are ex-parte communications. Ex-parte communications are contrary to quasi-judicial conduct. The rules restricting ex-parte communications relate only to those items that require procedural due process by the Planning Commission in their quasi-judicial function.
- 6.3 EX-PARTE COMMUNICATIONS DEFINED - The ex-parte restriction shall apply to Items for which the Planning Commission's decision will impact specific parties' land use rights. For any item that meets this definition the Planning Commissioner shall not engage in ex-parte communications including, but not limited to, the receiving of additional materials, presentations, or solicitations from anyone other than the Planning Commission staff. Planning Commissioners who

receive information in violation of this rule shall disclose the communication to the planning staff and the Planning Commission at the regular meeting.

- 6.4 DUTY TO AVOID EX-PARTE COMMUNICATIONS - Planning Commissioners shall make all reasonable efforts to terminate ex-parte communications and shall encourage individuals attempting to engage in ex-parte communications to submit information through the staff or during the public hearing process.
- 6.5 EX PARTE COMMUNICATIONS ALLOWED - Communications are not in violation of the ex-parte restriction if they do not pertain to specific sites or properties, and/or if they involve general planning, procedural, or policy issues.
- 6.6 DUTY TO DISCLOSE EX PARTE COMMUNICATIONS - Any ex-parte communications shall be disclosed at the regular meeting as part of the Communications section of the agenda. The Planning Commissioner receiving the communication shall disclose the full nature of the ex-parte communication including the identity of the individual making the communication.
- 6.7 REQUEST FOR ADDITIONAL INFORMATION BY PLANNING COMMISSIONERS - The ex-parte restriction shall not preclude any member of the Planning Commission from requesting additional information from any (Applicant, Staff or third party) source to assist in deliberations. However, requests for information from anyone other than staff shall be made in writing and a copy of the request and the response will be forwarded to staff and made part of the public record for that Item.
- 6.8 EXEMPTION FROM EX-PARTE RESTRICTIONS - Ex-parte communications and the restrictions on this form of communication are not applicable to communications between two planning commissioners. Limitations on Planning Commissioner-to-Planning Commissioner communications are covered under the Kansas Open Meetings Act.

ARTICLE VII – ETHICS

- 7.1 PLANNING COMMISSIONER'S DUTY - Leavenworth County Planning Commissioners are charged by the Board of County Commissioners to operate as a quasi-judicial commission to make land use decisions that are in the best interest of all the current and future inhabitants of Leavenworth County, Kansas.
- 7.2 PLANNING COMMISSIONER'S CHARGE -As Planning Commissioners, all of us share in the goal of building better, safe, inclusive, clean, healthy, exciting, and efficient communities. We want the public to be aware of the principles by which we practice our decision-making authority in the quest of that goal. We sincerely hope that the public will respect the commitments we make to our fellow citizens and all other persons whose interests we affect. An ethical judgment often requires a conscientious balancing, based on the facts and context of a particular situation and on the precepts of a well-crafted code of ethics.

7.3 PLANNING COMMISSIONER'S PROMISE - Our primary obligation is to serve the public interest and we, therefore, owe our allegiance to a conscientiously attained concept of the public interest that is formulated through continuous and open debate. We shall achieve high standards of personal and professional integrity, proficiency, and knowledge. To comply with our obligation to the public, we aspire to the following principles:

- 7.3.1 We shall always be conscious of the State and Federal Constitutional rights of others.
- 7.3.2 We shall have special concern for the long-range consequences of present actions.
- 7.3.3 We shall pay special attention to the interrelatedness of decisions.
- 7.3.4 We shall require timely, adequate, clear, and accurate information on planning issues from all affected persons and provide the same to all governmental decision makers.
- 7.3.4 We shall give people the opportunity to have a meaningful impact on the development of plans and programs that may affect them. Participation should be broad enough to include those who lack formal organization, education or political influence.
- 7.3.6 We shall avoid a conflict of interest or even the appearance of a conflict of interest in all of our encounters with the public.
- 7.3.7 We shall educate the public about planning issues and their relevance to our everyday lives.
- 7.3.8 We shall not, as public officials accept from anyone other than Leavenworth County any compensation, commission, rebate, or other advantage that may be perceived as related to our public office.
- 7.3.9 We shall not use to our position to personal advantage, nor that of a subsequent client or employer.
- 7.3.10 We shall not disclose such confidential information obtained in the performance of our public duties except when (1) required by process of law, or (2) required to prevent a clear violation of law, or (3) required to prevent a substantial injury to the public.
- 7.3.11 We shall not fail to disclose our own personal interests or the interests of a client, or our employer when participating in the planning process.

ARTICLE IIX -- AMENDMENTS

8.1 AMENDMENTS - These by-laws may be amended by a two-thirds vote of the Planning Commission at any regular meeting, provided the members have been

notified one (1) month in advance and the proposed amendment has been placed on the agenda.

- 8.2 Amendments are then forwarded to the BOARD OF COUNTY COMMISSIONERS for adoption by resolution.

*****Consent Agenda*****
Case No. DEV-21-134 & 135
Johnson's Corner
Preliminary and Final Plat

Staff Report – Planning Commission

October 13, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Kenneth & Rhonda Johnson
16443 166th Street
Bonner Springs, KS 66012

Agent: Herring Surveying Company
315 N. 5th Street
Leavenworth, KS 66048

Legal Description: A tract of land in the Southeast Quarter of the Southeast Quarter of Section 21, Township 11 South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 11 acres

Zoning/Land Use: RR-2.5, Rural Residential 2.5-acre minimum size parcels

Comprehensive Plan: This parcel is within the Residential land use category.

Parcel ID No.: 185-21-0-00-00-007.00

Planner: Joshua Gentzler

REPORT:

Request

The applicant is requesting a Preliminary and Final Plat for a three (3) lot subdivision.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 9 acres to 270 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0350G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Fairmount
Water: RWD 7
Electric: Evergy

Access/Streets

The property is accessed by Metro Ave and 166th Street. 166th Street is a County Collector road with a paved surface ± 28' wide. Metro Ave is a Local County road with a paved surface ± 22' wide.

Agency Comments

See attached comments – Email – Mitch Pleak – Public Works, October 4, 2021
See attached comments – Email – David Rinaldi – Rural Water District 7, August 31, 2021
See attached comments – Email – Travis Shockey – Evergy, August 31, 2021

Findings

1. The proposed subdivision is consistent with the zoning district of RR 2.5; Rural Residential Zoning 2.5-acre minimum size parcels and meets the lot-depth to lot-width ratio of 3.5:1, have the minimum frontage of 200', Minimum lot size of 2.5 acres.
2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.
3. At time of development, fire hydrants shall be required if necessary infrastructure is available.
4. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

This is classified as a Class "C" Subdivision. According to the Leavenworth County Zoning & Subdivision regulations, a Class "C" Subdivision is any subdivision in which all the lots lie within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision. (See condition 4.)

Staff Comments

This is a three-lot subdivision located on the Northwest corner of the 166th Street and Metro Avenue intersection. The proposal is consistent with the Zoning and Subdivision Regulations (ZSR), as well with the Comprehensive Plan. Lots 1, 2, and 3 are 5.9, 2.5, and 3.3 acres in size, respectively. Lots 1 and 2 are irregularly shaped due to the existence of a pond on the property. Because this is an existing natural feature, Planning Staff is generally supportive of the irregular shape of both lots.

Lot 2 is 2.5 acres in size, and is eligible for one (1) entrance, as per ZSR 41.6.B.b.III. Lot 3 has frontage on both 166th Street and Metro Ave. Lot 3 may be granted a secondary entrance, but due to the access management policy that entrance must be granted on Metro Avenue (ZSR 41.6.B.b.II).

STAFF RECOMMENDATION:

The staff recommends approval of Case No. DEV-21-134 & 135, Preliminary and Final Plat for Johnson's Corner, with the following conditions:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. The applicant shall adhere to the following memorandums:
 - a. David Rinaldi – Rural Water District 7, August 31, 2021
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required if necessary infrastructure is available.
6. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

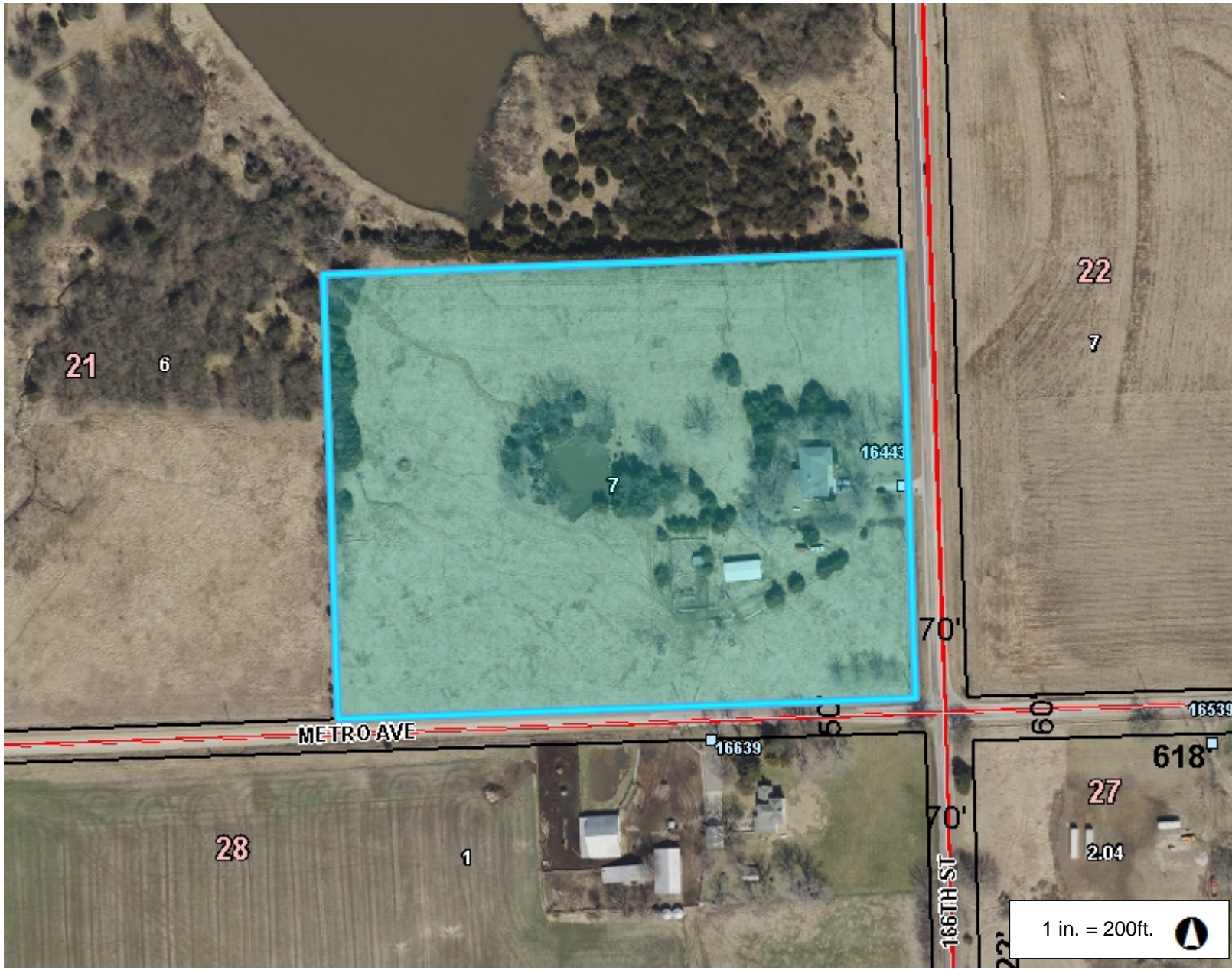
ACTION OPTIONS:

1. Recommend approval of Case No. DEV-21-134 & 135, Preliminary and Final Plat for Johnson's Corner, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-21-134 & 135, Preliminary and Final Plat for Johnson's Corner, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

ATTACHMENTS:

Aerial Map
Drainage Report
Memorandums
Preliminary and Final Plat

DEV-21-134 & 135 Johnson's Corner



Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⋮ City Limit Line
- Major Road
- <all other values>
- 70
- Road
- + Railroad
- Section
- Section Boundaries
- County Boundary

Notes

1 in. = 200ft.

400.0 0 200.00 400.0 Feet

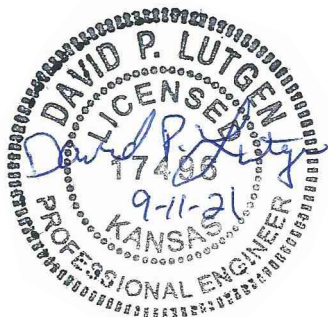
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Johnson's Corner
Leavenworth County Kansas
Drainage Report

August 4, 2021

Revised September 11, 2021



Parcel Information - The 11.75-acre (+/-) parcel is located at the north west corner of 166th Street & Metro Avenue in Leavenworth County KS. The property is zoned RR 2.5.

Existing Conditions – There is a home and several outbuildings on the parcel. The remainder of the parcel is used as a pasture. The majority of the site, all except a small area in the south east corner, drains to the north west as shown on exhibit #1. There is a small existing pond on the parcel.

A composite c value was calculated for the drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and existing land use, see Exhibits #2 and #3. The existing pond was not included in the c value calculation.

$$\text{composite c} = \frac{(\text{Impervious Acres} * 0.90 + \text{Pasture Acres} * 0.36)}{\text{Total Acres}}$$

| Existing | c value | Acres in each Drainage Area | | | |
|-------------|---------|-----------------------------|--|--|--|
| | | DA #1 | | | |
| Pasture | 0.36 | 9.74 | | | |
| Impervious | 0.90 | 0.11 | | | |
| Composite c | | 0.37 | | | |

Developed Conditions – The proposed development will create two residential building lots. The new homes are assumed to be located as shown on exhibit #1. The existing home and barn will remain on Lot #3 with no additional improvements to the lot. It is assumed that the small pond on Lot #1 will remain. A composite c value was calculated for the drainage areas as shown in the table below. The composite c value is based on the soil type, slopes, and land use, see Exhibits #2 and #3. The developed storm water runoff calculations include 10,000 sq ft of impervious area for the new building lots. This impervious area will account for the driveway, house footprint, and outbuilding. It is assumed that areas cleared of trees for the construction of the homes and installation of the septic systems will be maintained as a grass lawn. The existing pond was not included in the c value calculation. A composite c value for the drainage area was calculated as shown below.

$$\text{composite c} = \frac{(\text{Impervious Acres} * 0.90 + \text{Pasture Acres} * 0.36 + \text{Grass Acres} * 0.20)}{\text{Total Acres}}$$

| Developed | | Acres in each Drainage Area | | |
|-------------|---------|-----------------------------|--|--|
| | c value | DA #1 | | |
| Pasture | 0.36 | 7.78 | | |
| Impervious | 0.90 | 0.57 | | |
| Grass | 0.20 | 1.50 | | |
| Composite c | | 0.37 | | |

The storm water runoff for existing and developed conditions is summarized in the following table. Calculations for the storm water runoff are included with the report.

DA #1

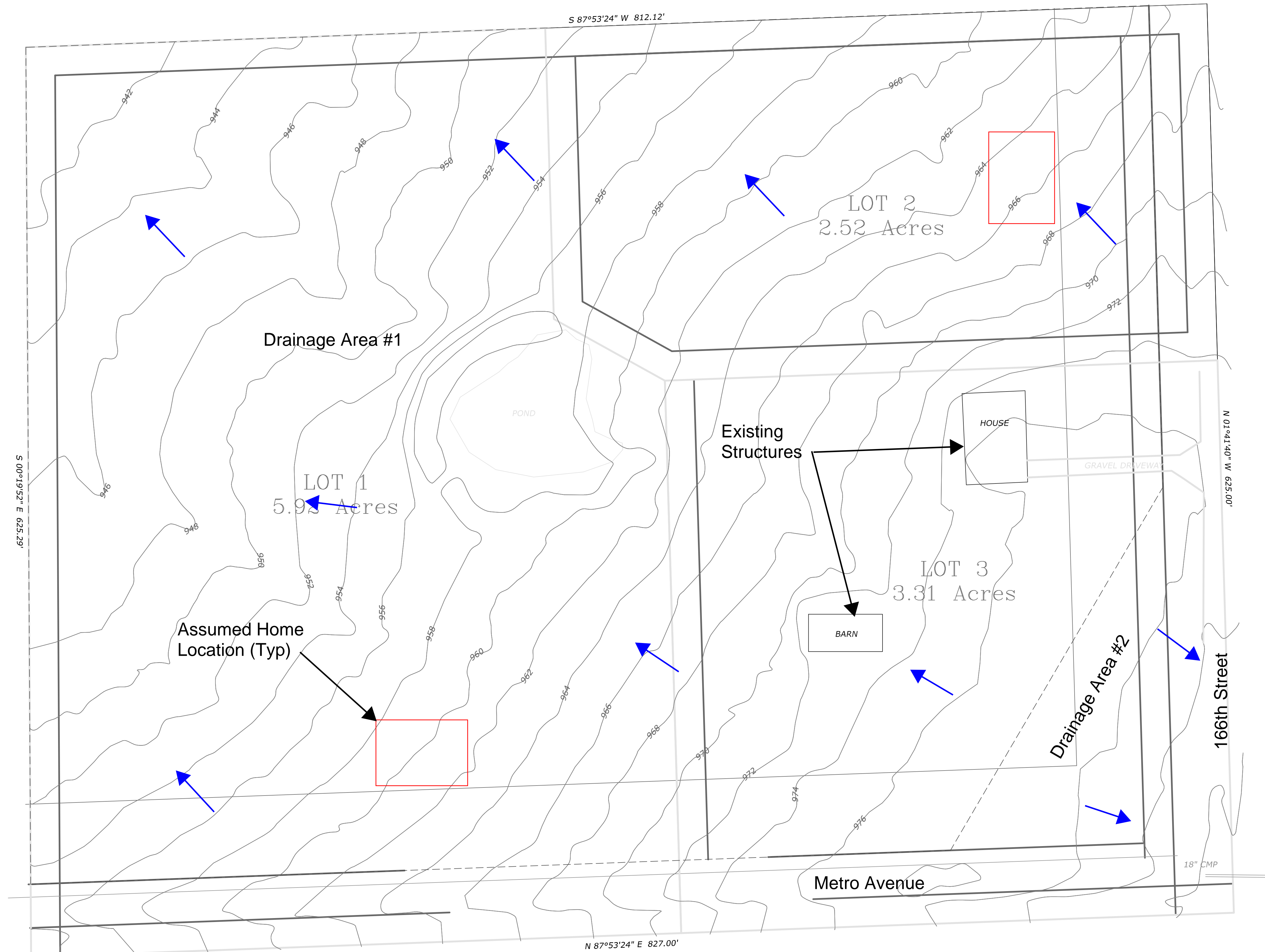
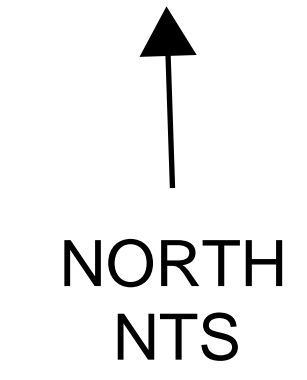
| | Q10 | Q100 |
|------------------|------------|-------------|
| Existing | 19.4 | 34.4 |
| Developed | 19.4 | 34.5 |
| Change | 0% | 0% |

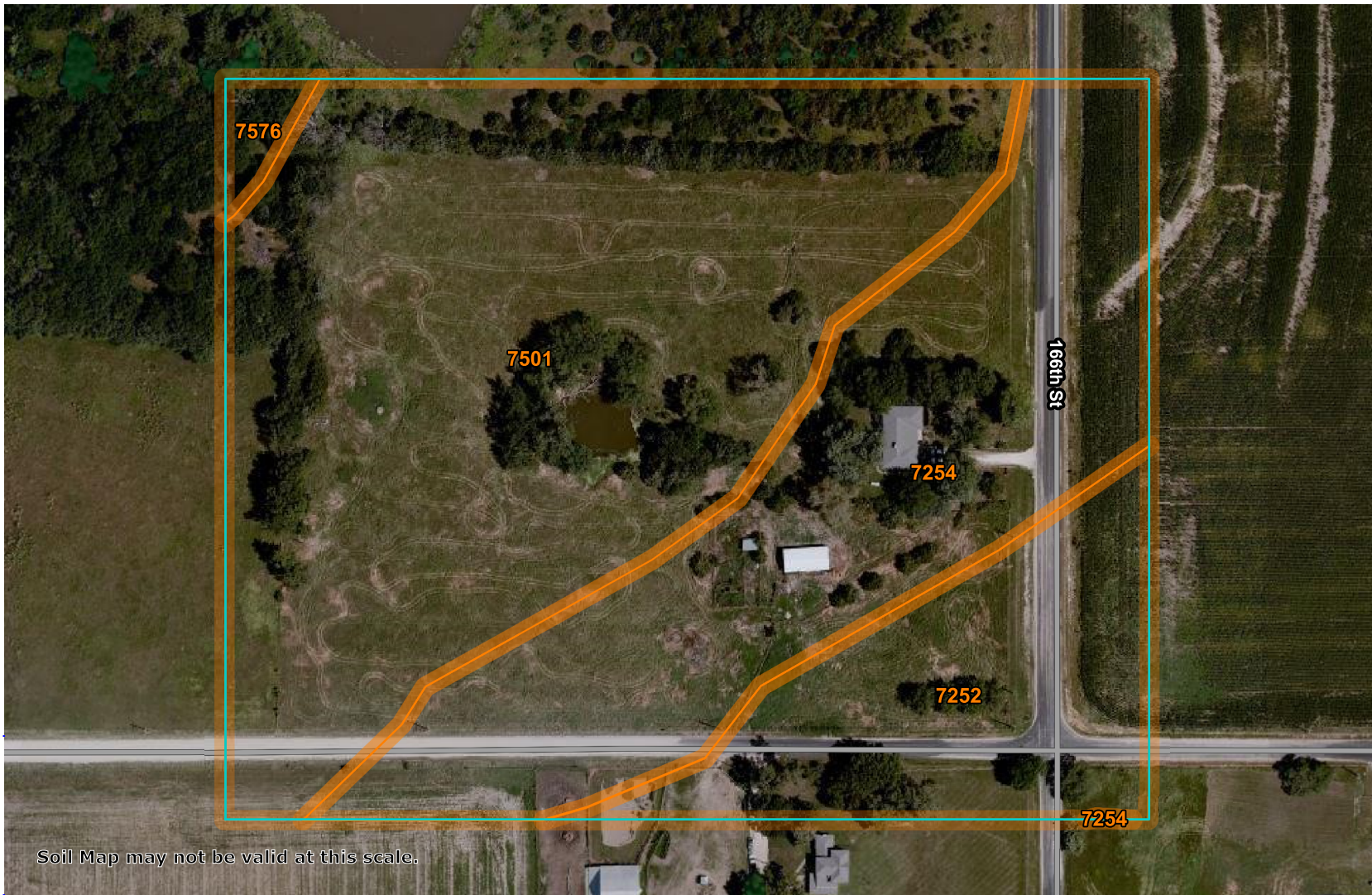
Conclusion – The change in land use for this parcel of ground results in no change in storm water runoff from the site.

JOHNSON'S CORNER

Minor Subdivision in the Southeast Quarter of Section 21, Township
11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PREPARED FOR:
Kenneth P. & Rhonda J. Johnson
16443 166th Street
Bonner Springs, KS 66012
PID #185-21-0-00-00-007





Soil Map may not be valid at this scale.

| Map Unit Symbol | Map Unit Name |
|-----------------|---|
| 7252 | Grundy silty clay loam, 1 to 3 percent slopes |
| 7254 | Grundy silty clay loam, 3 to 7 percent slopes, eroded |
| 7501 | Pawnee clay loam, 4 to 8 percent slopes, eroded |
| 7576 | Shelby clay loam, 8 to 12 percent slopes, eroded |

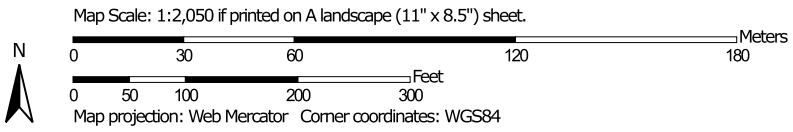


TABLE 1 Values of Runoff Coefficient C

| URBAN AREAS: | |
|------------------------------------|----------------------|
| Type of drainage area | Runoff coefficient C |
| Lawns: | 0.05 - 0.10 |
| Sandy soil, flat 2% | 0.10 - 0.15 |
| Sandy soil, average, 2 - 7% | 0.15 - 0.20 |
| Sandy soil, steep, 7% | 0.13-0.17 |
| Heavy soil, flat, 2% | 0.18 - 0.22 |
| Heavy soil, average, 2 - 7% | 0.25 - 0.35 |
| Heavy soil, steep, 7% | |
| Business: | 0.70 - 0.95 |
| Downtown areas Neighborhood areas | 0.50.0.70 |
| Residential: | 0.30 - 0.50 |
| Single-family areas | 0.40 - 0.60 |
| Multi units, detached Multi units, | 0.60 - 0.75 |
| attached Suburban | 0.25 - 0.40 |
| Apartment dwelling areas | 0.50 - 0.70 |
| Industrial: | |
| Light areas | 0.50 - 0.80 |
| Heavy areas | 0.60 - 0.90 |
| Parks, cemeteries | 0.10 - 0.25 |
| Playgrounds | 0.20 - 0.35 |
| Railroad yard areas | 0.20 - 0.40 |
| Unimproved areas | 0.10 - 0.30 |
| Streets: | 0.70 - 0.95 |
| Asphaltic | 0.80 - 0.95 |
| Concrete | 0.70 - 0.85 |
| Brick | |
| Drives and walks | 0.75 - 0.85 |
| Roofs | 0.75 - 0.95 |

AGRICULTURAL AREAS:

| Topography and Vegetation | Runoff Coefficient C Soil Texture | | |
|---------------------------|-----------------------------------|--------------------|------------|
| | Soil Texture | | |
| | Open Sandy Loam | Clay and Silt Loam | Tight Clay |
| Woodland | | | |
| Flat 0 - 5% Slope | 0.10 | 0.30 | 0.40 |
| Rolling 5 - 10% Slope | 0.25 | 0.35 | 0.50 |
| Hilly 10 - 30% Slope | 0.30 | 0.50 | 0.60 |
| Pasture | | | |
| Flat | 0.10 | 0.30 | 0.40 |
| Rolling | 0.16 | 0.36 | 0.55 |
| Hilly | 0.22 | 0.42 | 0.60 |
| Cultivated | | | |
| Flat | 0.30 | 0.50 | 0.60 |
| Rolling | 0.40 | 0.60 | 0.70 |
| Hilly | 0.52 | 0.72 | 0.82 |

Source - Natural Resources Conservation Service (NRCS) US Department of Agriculture (USDA) Peak Discharge Course
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1083019.pdf

Exhibit #3

Drainage Area #1- 10 year

Existing Conditions

Area = 9.85 acres
C= 0.37
L= 830
S= 6.3
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 12.4$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.38$$

$$T_c = 13.8$$

$$i_{10} = 5.37$$

$$Q = KCiA$$

$$Q = 19.4 \text{ cfs}$$

Developed Conditions

Area = 9.85 acres
C= 0.37
L= 830
S= 6.3
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 12.4$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.38$$

$$T_c = 13.8$$

$$i_{10} = 5.37$$

$$Q = KCiA$$

$$Q = 19.4 \text{ cfs}$$

Drainage Area #1 - 100 year

Existing Conditions

Area = 9.85 acres
C= 0.37
L= 830
S= 6.3
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 12.4$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.38$$

$$T_c = 13.8$$

$$i_{100} = 7.63$$

$$Q = KCiA$$

$$Q = 34.4 \text{ cfs}$$

Developed Conditions

Area = 9.85 acres
C= 0.37
L= 830
S= 6.3
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 12.4$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.38$$

$$T_c = 13.8$$

$$i_{100} = 7.63$$

$$Q = KCiA$$

$$Q = 34.4 \text{ cfs}$$

Drainage Area #1- 10 year

Existing Conditions

Area = 9.85 acres
C= 0.37
L= 830
S= 6.3
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 12.4$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.38$$

$$T_c = 13.8$$

$$i_{10} = 5.37$$

$$Q = KCiA$$

$$Q = 19.4 \text{ cfs}$$

Developed Conditions

Area = 9.85 acres
C= 0.37
L= 830
S= 6.3
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 12.4$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.38$$

$$T_c = 13.8$$

$$i_{10} = 5.37$$

$$Q = KCiA$$

$$Q = 19.4 \text{ cfs}$$

Drainage Area #1 - 100 year

Existing Conditions

Area = 9.85 acres
C= 0.37
L= 830
S= 6.3
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 12.4$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

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$$Q = KCiA$$

$$Q = 34.4 \text{ cfs}$$

Developed Conditions

Area = 9.85 acres
C= 0.37
L= 830
S= 6.3
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

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$$T_t = 1.38$$

$$T_c = 13.8$$

$$i_{100} = 7.63$$

$$Q = KCiA$$

$$Q = 34.4 \text{ cfs}$$

From: [jalayne leavenworthrwd7.com](mailto:jalayne.leavenworthrwd7.com)
Sent: Tuesday, August 31, 2021 10:19 AM
To: [Gentzler, Joshua](mailto:Gentzler,Joshua); 'lingenfelserm@fairmountfd.org'; 'Tyler.rebel@evergy.com'; [Magaha, Chuck](mailto:Magaha,Chuck); [Miller, Jamie](mailto:Miller,Jamie); [Patzwald, Joshua](mailto:Patzwald,Joshua); [Van Parys, David](mailto:VanParys,David)
Subject: RE: DEV-21-134 & 135 Preliminary/Final Plat for Johnson's Corner

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

LVRWD#7 has water available for lots 1 & 3. LVRWD#7 currently has no water available to serve lot 2 without improvement being made.

David Rinaldi
General Manager
LVRWD#7

Jalayne Turner

Office Manager
LVRWD#7
2451 S. 142nd St.
P O Box 257
Bonner Springs, KS 66012
913-441-1205 Office
jalayne@leavenworthrwd7.com email
www.lvrwd7.com website

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, August 30, 2021 2:48 PM
To: 'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>; 'Tyler.rebel@evergy.com' <Tyler.rebel@evergy.com>; [jalayne leavenworthrwd7.com](mailto:jalayne.leavenworthrwd7.com) <jalayne@leavenworthrwd7.com>; [Magaha, Chuck](mailto:Magaha,Chuck) <cmagaha@lvsheriff.org>; [Miller, Jamie](mailto:Miller,Jamie) <JMiller@leavenworthcounty.gov>; [Patzwald, Joshua](mailto:Patzwald,Joshua) <jpatzwald@lvsheriff.org>; [Van Parys, David](mailto:VanParys,David) <DVanParys@leavenworthcounty.gov>
Subject: DEV-21-134 & 135 Preliminary/Final Plat for Johnson's Corner

Good afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Johnson's Corner.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Monday, September 6th, 2021.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at JGentzler@LeavenworthCounty.gov.

Thank you,

From: [Travis Shockey](#)
Sent: Tuesday, August 31, 2021 9:57 AM
To: [Gentzler, Joshua](#)
Cc: [Tyler Rebel](#); [Design Group Shawnee](#)
Subject: RE: DEV-21-134 & 135 Preliminary/Final Plat for Johnson's Corner

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Joshua,
Everygy will serve power to these lots.

Thanks

Travis Shockey
Everygy
TD Designer IV
Travis.Shockey@everygy.com
O (913) 667-5122

From: Tyler Rebel <Tyler.Rebel@everygy.com>
Sent: Tuesday, August 31, 2021 8:55 AM
To: Design Group Shawnee <DesignGroupShawnee@everygy.com>
Subject: FW: DEV-21-134 & 135 Preliminary/Final Plat for Johnson's Corner

Internal Use Only

From: Gentzler, Joshua <>
Sent: Monday, August 30, 2021 2:48 PM
To: 'lingenfelsem@fairmountfd.org' <lingenfelsem@fairmountfd.org>; Tyler Rebel <Tyler.Rebel@everygy.com>; 'jalayne@leavenworthrwd7.com' <jalayne@leavenworthrwd7.com>; Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>
Subject: DEV-21-134 & 135 Preliminary/Final Plat for Johnson's Corner

****CAUTION: This email originated from outside of the Everygy network. Do not click links or open attachments unless you recognize the sender and know the content is safe****

Good afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Johnson's Corner.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Monday, September 6th, 2021.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at JGentzler@LeavenworthCounty.gov.

From: [Mitch Pleak](#)
Sent: Wednesday, September 15, 2021 9:32 AM
To: [Gentzler, Joshua](#)
Cc: [Anderson, Lauren](#); [Noll, Bill](#); [019-2831](#)
Subject: RE: DEV-21-134 & 135 Preliminary/Final Plat for Johnson's Corner

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Joshua,
Lauren and I have reviewed the DR. No further comments exist.

Sincerely,

Mitch Pleak, PE
Project Engineer / Civil

D 913.748.2503

7301 W. 133rd Street, Suite 200
Overland Park, KS 66213
O 913.381.1170



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[View Legal Disclaimer](#)

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, September 13, 2021 9:39 AM
To: Mitch Pleak <mpleak@olsson.com>
Cc: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: RE: DEV-21-134 & 135 Preliminary/Final Plat for Johnson's Corner

Mitch and Lauren,

Attached is a revised Drainage Report for the Johnson's Corner Plat.

Thanks,

Joshua Gentzler
[Planning & Zoning](#)

From: Mitch Pleak <mpleak@olsson.com>
Sent: Wednesday, September 8, 2021 11:24 AM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 019-2831 <019-2831@olsson.com>
Subject: RE: DEV-21-134 & 135 Preliminary/Final Plat for Johnson's Corner

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Joshua,

Good morning! Lauren and Olsson have completed the PP, FP, and DR review. The link below is comments to the PP and FP.

Drainage Report Comments include:

- Provide Exhibits 1,2,and 3.
- In the developed condition paragraph, revise the 1st sentence to include two new residential building lots instead of three. Include a statement that Lot 3 will not have any improvements. Add a statement regarding the status of the pond in the developed condition.

Citrix Attachments Expires March 7, 2022

| | |
|---------------------------------------|--------|
| 2021.08.25 DEV-21-134 Prelim Plat.pdf | 1.3 MB |
| 2021.08.25 DEV-21-135 Final Plat.pdf | 1.6 MB |

[Download Attachments](#)

Mitchell Pleak uses Citrix Files to share documents securely.

Thanks,

Mitch Pleak

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, August 30, 2021 2:48 PM
To: Anderson, Lauren <LAAnderson@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>
Subject: DEV-21-134 & 135 Preliminary/Final Plat for Johnson's Corner

Good afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Johnson's Corner.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Monday, September 6th, 2021.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at JGentzler@LeavenworthCounty.gov.

Thank you,

Joshua Gentzler

Planner II
[Planning & Zoning](#)
Leavenworth County
913.684.0464

JOHNSON'S CORNER

A Minor Subdivision in the Southeast Quarter of Section 21, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

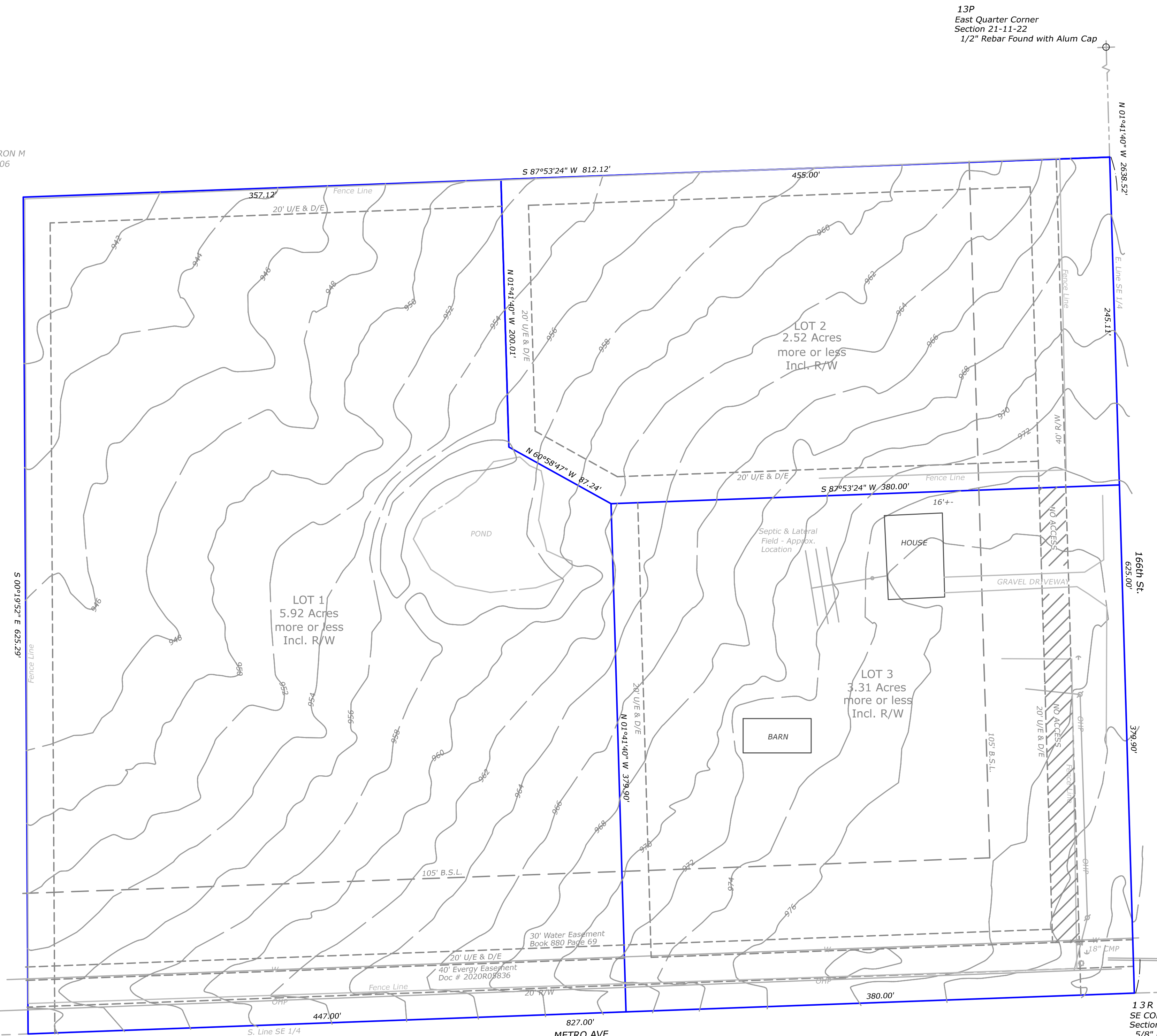
PRELIMINARY PLAT

PREPARED FOR:
Kenneth R. & Rhonda J. Johnson
16443 166th Street
Bonner Springs, KS 66012
PID #185-21-0-00-00-007

RECORD DESCRIPTION:
Beginning at a point which is the Southeast corner of the Southeast 1/4 of Section 21, Township 11 South, Range 22 East of the 6th P.M.; thence North along the Section line 625.00 feet; thence West 812.12 feet; thence South 625.00 feet; thence East along the South line of said Section, 827.00 feet to the point of beginning, in Leavenworth County, Kansas.

HEIMES, BRIAN J & SHARON M
PID #185-21-0-00-00-006

CASHMAN LAND & DEVELOPMENT LLC
PID NO. 185-22-0-00-00-007



- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ⊕ - Fire Hydrant
 - ⊗ - Water Meter/Valve
 - ⊞ - Telephone Pedestal
 - W - Water Line - location as per district
 - POB - Point of Beginning
 - //// - No Vehicle Entrance Access

13 R
South Quarter Corner
Section 21-11-22
5/8" Rebar Found

KLAMM, TONY W & JEANETTE R
PID NO. 188-28-0-00-00-001

13 R
SE COR SE 1/4
Section 21-11-22
5/8" Rebar Found

RESTRICTIONS:

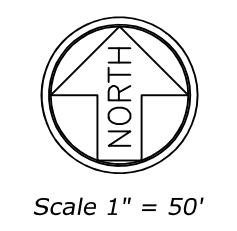
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) No off-plat restrictions.

ZONING:

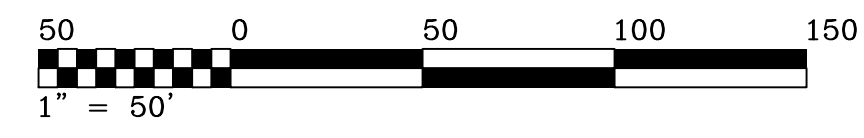
RR 2.5 - Rural Residential 2.5

NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS SPC North Zone 1501 South Line Southeast Quarter
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88 SE Corner SE Quarter - Elevation - 868.0'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Document Number 2021R07026
- 12) Utility Companies -
- Water - RWD 7
- Electric - EVERGY
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
- 13) Reference Alliant National Title Insurance Company Case Number 134885 updated April 20, 2021
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are +/- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon
- Right-of-way Easement to the Rural Water District No. 7.
- Permanent Easement Board of County Commissioners Doc. #2007R09781.
- Right of way Everygry Doc. #2020R03365
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
(JAH) - J.A.Herring Recorded Survey dated 2006 Survey Doc #2020S039
(MLR) - M.L.Rhodes Recorded Survey dated 2000



Job # K-21-1485
August 22, 2021 Rev. 10/7/21
J. Herring, Inc. (dba)
J. HERRING SURVEYING & COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@eamcash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of July thru August 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

JOHNSON'S CORNER

A Minor Subdivision in the Southeast Quarter of Section 21, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Kenneth P. & Rhonda J. Johnson
16443 166th Street
Bonner Springs, KS 66012
PID #185-21-0-00-00-007

RECORD DESCRIPTION:
Beginning at a point which is the Southeast corner of the Southeast 1/4 of Section 21, Township 11 South, Range 22 East of the 6th P.M.; thence North along the Section line 625.00 feet; thence West 812.12 feet; thence South 625.00 feet; thence East along the South line of said Section, 827.00 feet to the point of beginning, in Leavenworth County, Kansas.

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: JOHNSON'S CORNER.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of JOHNSON'S CORNER, have set our hands this _____ day of _____, 2021.

Kenneth P. Johnson Rhonda J. Johnson

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Kenneth P. Johnson and Rhonda J. Johnson, husband and wife, to me personally known to be the same persons 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 notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of JOHNSON'S CORNER this _____ day of _____, 2021.

Secretary Kristal A. Voth Chairman Steven Rosenthal

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer -

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of JOHNSON'S CORNER, this _____ day of _____, 2021.

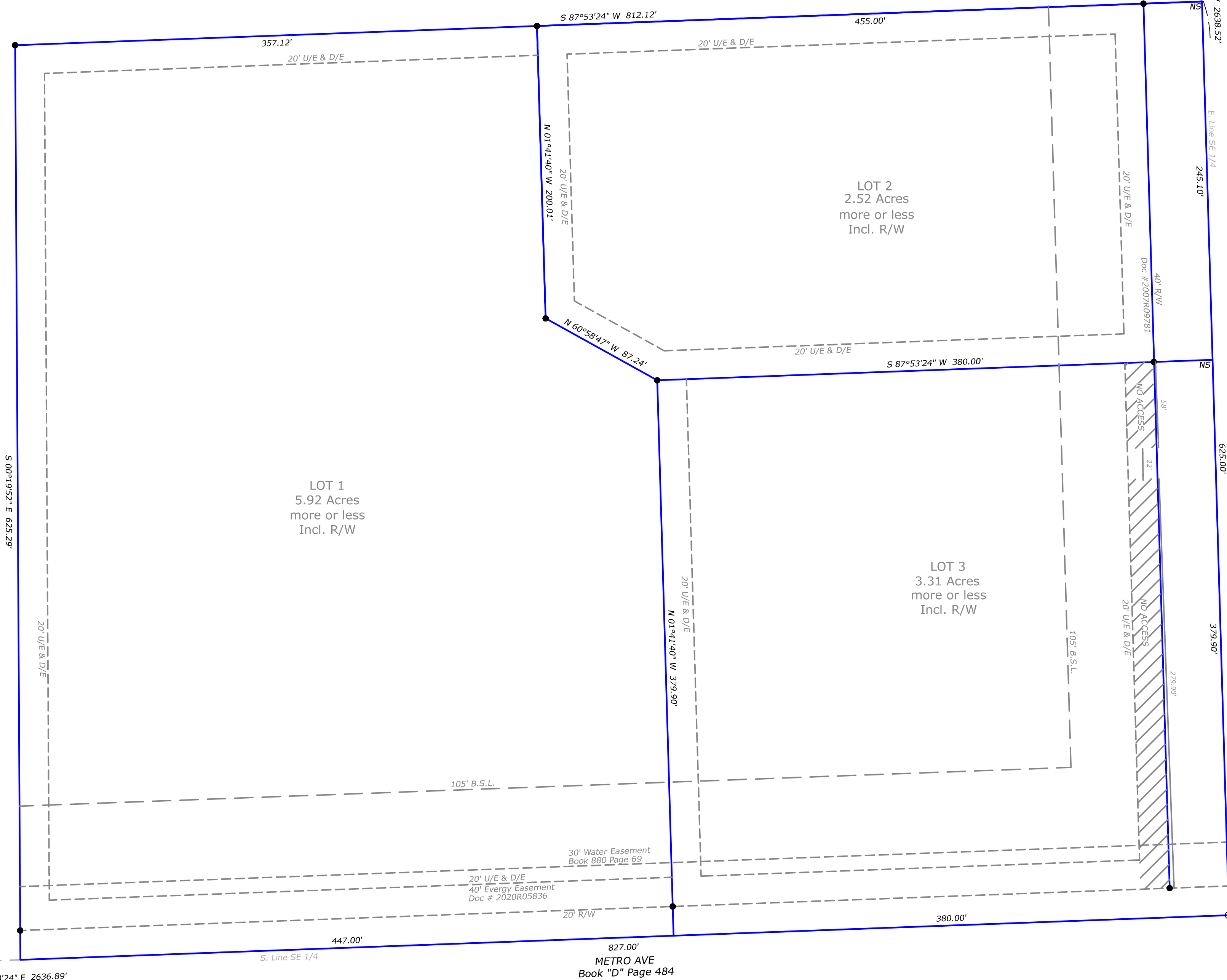
Chairman Michael Smith County Clerk Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2021 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

SURVEYOR'S DESCRIPTION:
A tract of land in the Southeast Quarter of Section 21, Township 11 South, Range 22 East of the 6th P.M., as written by Joseph A. Herring PS-1296 on September 24, 2021, more fully described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence North 01 degrees 41'40" West for a distance of 625.00 feet along the East line of said Southeast Quarter; thence South 87 degrees 53'24" West for a distance of 812.12 feet; thence South 00 degrees 19'52" East for a distance of 625.29 feet to the South line of said Southeast Quarter; thence North 87 degrees 53'24" East for a distance of 827.00 feet along said South line to the point of beginning, Together with and subject to covenants, easements, and restrictions of record. Said property contains 11.76 acres, more or less, including road right of ways. Error of Closure : 1 - 512841

PID #185-21-0-00-00-006



PID NO. 185-22-0-00-00-007

- LEGEND:
- - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - POB - Point of Beginning
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - NS - Not Set this Survey per agreement with client
 - //// - No Vehicle Entrance Access

13 R
South Quarter Corner
Section 21-11-22
5/8" Rebar Found

PID NO. 188-28-0-00-00-001

RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) No off-plat restrictions.

ZONING:

RR 2.5 - Rural Residential 2.5

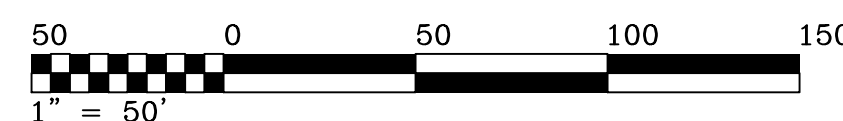
NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS SPC North Zone 1501 South Line Southeast Quarter
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88 SE Corner SE Quarter - Elevation - 868.0'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Document Number 2021R07026
- 12) Utility Companies -
- Water - RWD 7
- Electric - EVERGY
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
- 13) Reference Alliant National Title Insurance Company Case Number 134885 updated April 20, 2021
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are +/- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon
- Right-of-way Easement to the Rural Water District No. 7 Book 880 Page 69
- Permanent Easement Board of County Commissioners Doc #2007R09781.
- Right of way Evergy Doc #2020R05386
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
(JAH) - J.A.Herring Recorded Survey dated 2006 Survey Doc #2020S039
(MLR) - M.L.Rhodes Recorded Survey dated 2000



I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

Michael J. Bogina, KS PS-1655
Leavenworth County Survey Reviewer



Job # K-21-1485 August 22, 2021 Rev. 9/24/21
J. Herring, Inc. (dba) HERRING SURVEYING & COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@jeancash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of July thru August 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

*****Consent Agenda*****
Case No. DEV-21-136/137
Haines Corner Farm 1963
Preliminary and Final Plat

Staff Report – Planning Commission

October 13, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Charles W Haines
19678 199th Street
Tonganoxie, KS 66086

Agent: Herring Surveying Company
Joe Herring
315 N 5th Street
Leavenworth, KS 66048

Legal Description: A tract of land in the Southwest Quarter of the Southeast Quarter of Section 35, Township 10 South, Range 21 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 29 acres

Zoning/Land Use: RR-5, Rural Residential 5-acre minimum size parcels

Comprehensive Plan: This parcel is within the Mixed Residential land use category.

Parcel ID No.: 147-35-0-00-00-018.00

Planner: Amy Allison

REPORT:

Request

The applicant is requesting a Preliminary and Final Plat for a five (5) lot subdivision.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 1 acre to over 120 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0225G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Stranger FD
Water: RWD #9
Electric: FreeState

Access/Streets

The property is accessed by Parallel Road and 199th Street. Parallel Road is a County Local road with a gravel surface ± 24' wide. 199th Street is a County Local road with a gravel surface ± 20' wide.

Agency Comments

See attached comments – Email – Lauren Anderson – Public Works, October 6, 2021
See attached comments – Email – Rural Water District 9, September 7, 2021
See attached comments – Email – Amanda Tarwater – Electric utility, September 13, 2021

Findings

1. The proposed subdivision is consistent with the zoning district of RR 5; Rural Residential Zoning 5 acre minimum size parcels and meets the lot-depth to lot-width ratio of 3.5:1 or 4:1, have the minimum frontage of 300', Minimum lot size of 5 acres.

2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.

Any further subdividing of any lot within this subdivision shall require the installation of public sanitary sewer or connection to an existing public sanitary sewer.

3. At time of development, fire hydrants shall be required if necessary infrastructure is available.

4. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

This is classified as a Class "C" Subdivision. According to the Leavenworth County Zoning & Subdivision regulations, a Class "C" Subdivision is any subdivision in which all the lots lie within the Rural Growth Area of Leavenworth County.

Staff is supportive of a waiver of the requirement to connect to a sanitary system as sanitary sewers are not located within 660' of the subdivision (See Finding #2).

Staff Comments

The applicant is requesting the approval of a five (5) lot subdivision located to the northeast of the Parallel Rd and 199th Street intersection. The zoning of the property and the immediate area is RR-5. Properties to the South are zoned RR-2.5. The property is currently one parcel with an existing house and accessory structures. All structures will be located on Lot 3 and will remain in compliance with the Zoning Regulations.

The lots will range in size from 5.69 acres to 6.84 acres. All lots will meet the minimum zoning & subdivision standards.

Staff is supportive of the request as proposed and recommends approval of the development.

STAFF RECOMMENDATION:

The staff recommends approval of Case No.DEV-21-136/137, Preliminary and Final Plat for Haines Corner Farm 1963, with the following conditions:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. The applicant shall adhere to the following memorandums:
 - a. Lauren Anderson – Public Works, October 6, 2021
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required if necessary infrastructure is available.
6. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

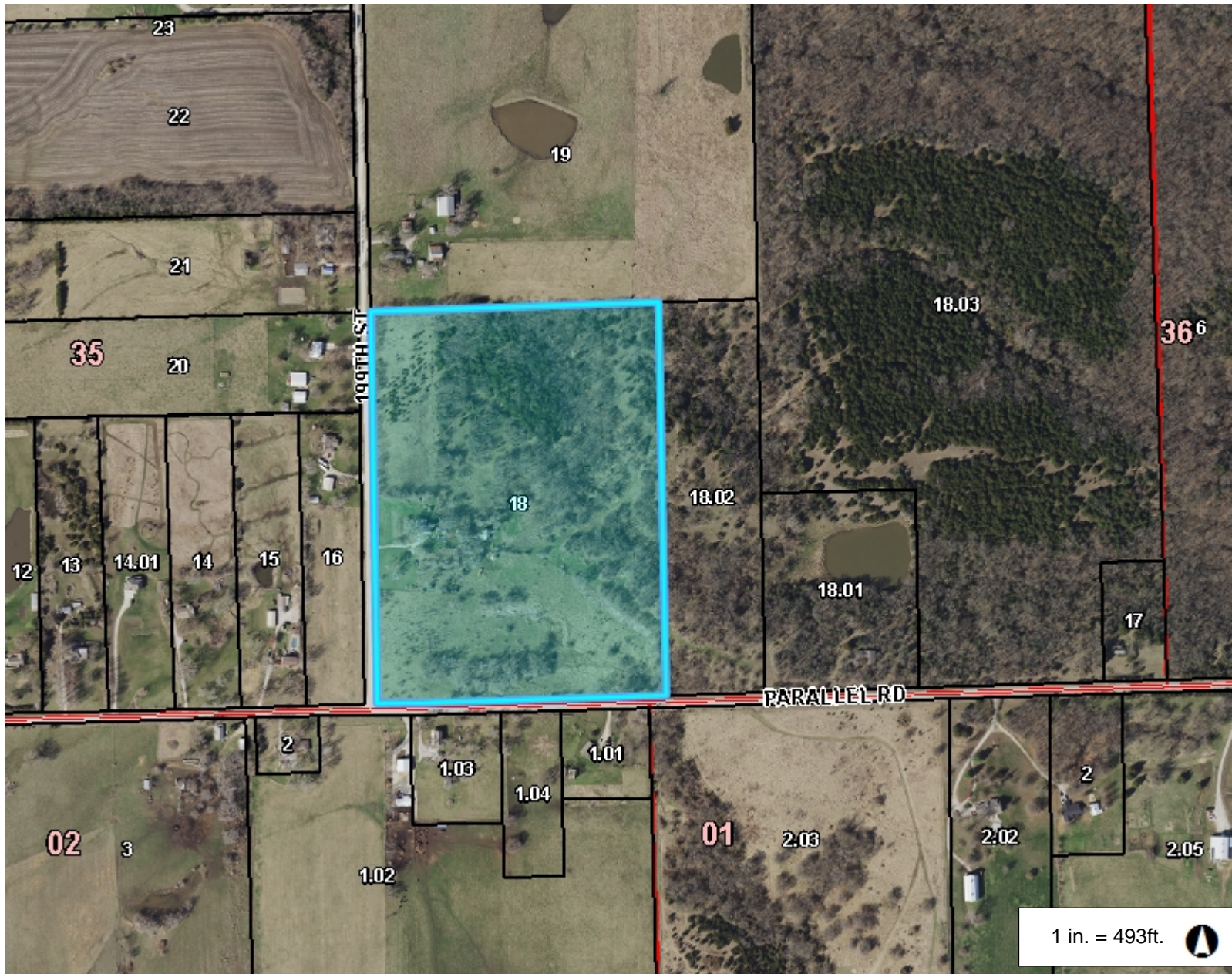
ACTION OPTIONS:

1. Recommend approval of Case No. DEV-21-136/137, Preliminary and Final Plat for Haines Corner Farm 1963, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-21-136/137, Preliminary and Final Plat for Haines Corner Farm 1963, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place;

ATTACHMENTS:

Aerial Map
Memorandums
Drainage Report
Preliminary and Final Plat

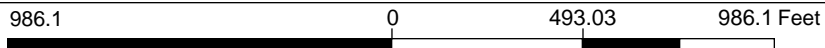
DEV-21-136 & 137 Haines Corner Farm 1963



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary
- Special Development District
 - SDD Area 1
 - SDD Area 2

1 in. = 493ft. 



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Allison, Amy

From: Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>
Sent: Tuesday, September 7, 2021 8:31 AM
To: Allison, Amy
Subject: Re: DEV-21-136 & 137 Preliminary and Final Plat – Haines Corner Farm 1963

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Rural Water District #9 sees no issues in the property at 19678 199th being split into 5 lots. RWD9 can supply water to the properties.

On Fri, Sep 3, 2021 at 10:50 AM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Haines Corner Farm 1963 located at 19678 199th Street. The proposal is to create 5 lots. The property is zoned RR-5.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, September 9, 2021.

If you have any questions or need additional information, please contact me at (913) 684-5757 or at AAllison@LeavenworthCounty.org.

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.684.5757

--

Thanks,



Karen Armstrong
District Manager
913-845-3571

Allison, Amy

From: Amanda Tarwater <amanda.holloway@freestate.coop>
Sent: Monday, September 13, 2021 11:40 AM
To: Allison, Amy
Subject: Re: DEV-21-136 & 137 Preliminary and Final Plat – Haines Corner Farm 1963

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

FreeState Electric has no objection to this request.

Thank you,

Amanda Tarwater
Member Accounts Coordinator



1-800-794-1989 | www.freestate.coop

From: "Allison, Amy" <AAllison@leavenworthcounty.gov>
Date: Friday, September 3, 2021 at 10:50 AM
To: "Magaha, Chuck" <cmagaha@lvsheriff.org>, "Miller, Jamie" <JMiller@leavenworthcounty.gov>, "Thorne, Eric" <ethorne@lvsheriff.org>, "Van Parys, David" <DVanParys@leavenworthcounty.gov>, "Anderson, Lauren" <LAnderson@leavenworthcounty.gov>, "mpleak@olsson.com" <mpleak@olsson.com>, "Lvrwd9@gmail.com" <Lvrwd9@gmail.com>, Amanda Tarwater <amanda.holloway@freestate.coop>, "stfdchief1760@gmail.com" <stfdchief1760@gmail.com>
Cc: "Sloop, Stephanie" <SSloop@leavenworthcounty.gov>, "Gentzler, Joshua" <JGentzler@leavenworthcounty.gov>
Subject: RE: DEV-21-136 & 137 Preliminary and Final Plat – Haines Corner Farm 1963

Warning: This message originated outside of the FEC organization. Do not click links or open attachments unless you have validated the sender and know the content is safe. <=" span=">

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Haines Corner Farm 1963 located at 19678 199th Street. The proposal is to create 5 lots. The property is zoned RR-5.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, September 9, 2021.

If you have any questions or need additional information, please contact me at (913) 684-5757 or at AAllison@LeavenworthCounty.org.

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.684.5757

Allison, Amy

From: Mitch Pleak <mpleak@olsson.com>
Sent: Wednesday, October 6, 2021 4:14 PM
To: Allison, Amy
Cc: Anderson, Lauren; Noll, Bill; 019-2831
Subject: RE: Haines Corner Drainage Report

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Amy,
Lauren and I have reviewed the drainage report. Below is a comment.

- Preliminary Plan includes an issued comment to locate possible culvert pipes within the plat. Add any culverts surveyor has identified to the drainage map.

Thanks,

Mitch Pleak

From: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Sent: Monday, October 4, 2021 9:03 AM
To: Mitch Pleak <mpleak@olsson.com>
Subject: FW: Haines Corner Drainage Report

Mitch,

Please see attached for review.

Lauren

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Monday, October 4, 2021 8:04 AM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: FW: Haines Corner Drainage Report

Lauren,

See attached.

Amy

From: David Lutgen <dlutgen72@gmail.com>
Sent: Sunday, October 3, 2021 9:38 AM
To: Allison, Amy <AAllison@leavenworthcounty.gov>; Joe Herring <herringsurveying@outlook.com>
Subject: Haines Corner Drainage Report

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Amy,

The revised drainage report for Haines Corner is attached.

Thank you

David Lutgen

HAINES CORNER FARM 1963

A Minor Subdivision in the Southeast Quarter of Section 35, Township 10 South, Range 21 East of the 6th R.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
 Charles W. Haines
 212 S. 10th Street
 Topeka, KS 66606
 P.O. # 147-35-018-018

PROPERTY DESCRIPTION:

A Part of land in the Southeast Quarter of the Southeast Quarter of Section 35, Township 10 South, Range 21 East of the 6th R.M., Leavenworth County, Kansas, as shown by Chapter 4, Section 10-210-11, 2012, and more fully described as follows: Beginning at the Southwest corner of said Southeast Quarter, thence North 03 degrees 15'27" West for a distance of 123.55 feet along the West line of said Southeast Quarter, thence South 89 degrees 12'27" East for a distance of 90.21 feet, thence South 02 degrees 22'04" East for a distance of 121.02 feet to the South line of said Southeast Quarter, thence South 89 degrees 12'27" West for a distance of 103.32 feet along said South line to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 26.12 acres, more or less. Error of Closure = 1 : 66664

CERTIFICATION AND DEDICATION

The undersigned proponent certifies that all bases of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: HAINES CORNER FARM 1963.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, public and utility lines and any other form of public utility now and hereafter used for the public use, under and along the strips marked "Utility Easement" (U.E.).

"Drainage Easements" or "DE" shown on this plat are hereby dedicated for the purposes of constructing, using, maintaining and repairing a sewer, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenant thereto, including the right to maintain, repair and replace the drainage facility and for any reconstructive and future expansion of such facility together with the right of access for the same, as hereby dedicated for public use. Drainage Easements shall be held free of obstructions that impede the strength or stability with the use and/or maintenance of drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots abutting said Easements as indicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

As Testimony whereof, I, the undersigned proponent of HAINES CORNER FARM 1963, have set our hands this _____ day of _____, 2021.

Charles W. Haines

NOTARY CERTIFICATE:

Do hereby certify that on this _____ day of _____, 2021, before me, a notary public in and for said County and State of Kansas, Charles W. Haines, a single person, in my personal presence in the same 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 notary seal the day and year above written.

NOTARY PUBLIC:

My Commission Expires: _____ (569)

APPROVALS:

By the Leavenworth County Planning Commission, do hereby approve the foregoing plat of HAINES CORNER FARM 1963 this _____ day of _____, 2021.

Secretary:

 Steven Basselant

COUNTY ENGINEER'S APPROVAL:

The County Engineer of said County certifies that this subdivision complies as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer:

COUNTY COMMISSIONER APPROVAL:

I, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HAINES CORNER FARM 1963, this _____ day of _____, 2021.

Chairman:

 Michael Smith

County Clerk:

 Adam J. Sweet (seal)

REGISTER OF DEEDS CERTIFICATE:

Filed for Record as Instrument No. _____ on this _____ day of _____, 2021 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds - Tommie G. Ashburn



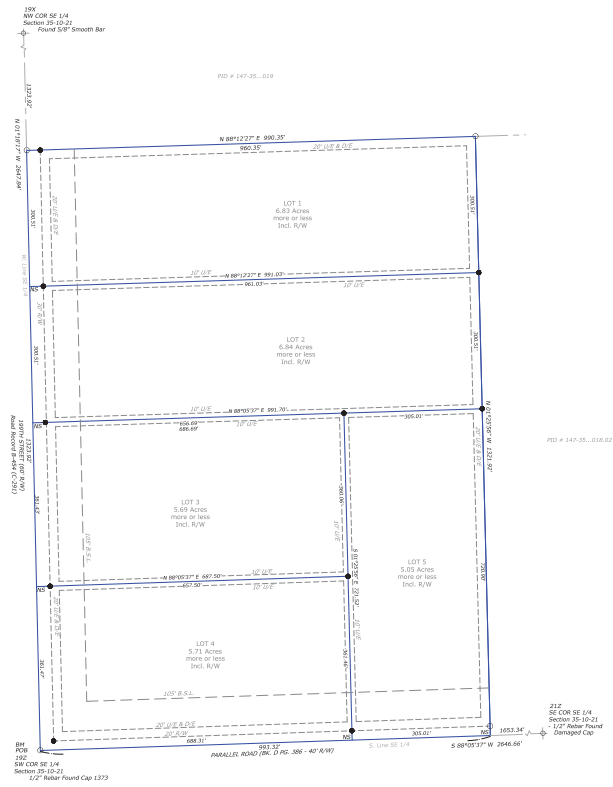
Scale = 1" = 100'

300 x 6 1/2" 4500 4500 PLAT August 21, 2021 2021 004/21



I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

Reviewed 2021 08 27 No Comment
 Michael S. Brown, KS 97-0882
 Leavenworth County Survey Reviewer



RESTRICTIONS:

- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning resolution ordinances.
- An Engineered Waste Disposal System may be required due to soil and conditions.
- Excise and easement correct measures shall be used when developing and constructing driveways and other structures. Re-occupation of all disturbed areas shall be completed within 60 days after final grading.
- Lot 3B is subject to the current Access Management Policy.
- No off-plat restrictions.

ZONING:

RS 5 - Rural Residential 5

NOTES:

- This survey does not show easements.
- All distances are calculated from measurements or measured this survey, unless otherwise noted.
- All recorded and proposed distances are the same.
- Surveyed corners noted.
- Error of Closure - See Error of Closure Calculations.
- Block of Bearing - 1/4 SEC. NORTH CORNER 1921.
- South Line Southeast Quarter.
- Monument Corner Location, unless otherwise noted.
- 1/2" Offset from Monument Line.
- Road Right-of-Way - See Survey.
- Boundary - 1/4 SEC. 1921.
- SW Corner SE Quarter - Elevation - 852.19.
- Easements of a nature called hereon or listed in referenced title commitment.
- Reference - Deed Document Number 2011000067.
- Utility Companies -
- Water - FRED P.
- Electric - FREE STATE.
- Gas - Energy / Gasworks Co.
- Gas - Peoples Natural Gas.
- Reference Leavenworth County of Kansas, Inc., Case Number 43341, entered August 23, 2021.
- Property is not in a Special Flood Hazard Area per FEMA FIRM Map 17020C0240I dated July 16, 2015.
- All side yard setbacks - 5' (Accessory - 15').
- All rear yard setbacks - 40' (Accessory - 15').
- Distances to and of structures, if any, are +/- 1'.
- Easements do not pre-empted Title Commitment as shown hereon.
- Force Lines do not necessarily denote the boundary line for the property. See Reference Survey.
- Recorded Plat of HATLEY FARMS, Inc. # 301200009 (880) - JA Survey Survey, Inc. 20185000, 20185016, 20350081, 20170020, 20215021, 20215057 (880) - R.B.Dill Survey Doc. 20225077.

LEGEND:

- 1/2" Rubber Set with Cap No. 1206
- 1/2" Rubber Frame, unless otherwise noted.
- Concrete Base to be Set around Post.
- PK Nail Found in Place
- 1" - Recovery / Chained Distance
- Utility Easement
- Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Obligated Right-of-Way Easement dedicated this plat
- Centerline
- Section Line
- 1/2" Rubber Found Damaged Cap
- BN - Boundary



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of June thru August 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
 KS # 97-0882

Summary of Comments on HAINES 1963 FINAL 24x36LS

Page: 1

☰ Number: 1 Author: mjbogina Subject: Typewritten Text Date: 9/27/2021 6:08:17 PM

Reviewed 2021.09.27. No Comments.

Haines Corner
Leavenworth County Kansas
Drainage Report

August 4, 2021

Revised October 3, 2021



Parcel Information - The 30.1-acre (+/-) parcel is located at the north east corner of 199th Street & Parallel Road in Leavenworth County KS. The property is zoned RR 5.0.

Existing Conditions – There is a home and several outbuildings on the parcel. The property appears as though it was used as a pasture in the past but has not been maintained and is now becoming overgrown with trees. It is estimated that drainage area #1 is 75% covered with trees while drainage area #2 is 10% covered with trees. The site can be divided into multiple drainage areas as shown on exhibit #1.

A composite c value was calculated for the drainage area as shown in the tables below. The composite c value is based on the soil type, slopes, and existing land use, see Exhibits #2 and #3.

| Existing | c value | Acres in each Drainage Area | | |
|-------------|---------|-----------------------------|-------|-------|
| | | DA #1 | DA #2 | DA #3 |
| Wooded | 0.35 | 12.5 | 0.9 | 0.0 |
| Pasture | 0.36 | 4.1 | 8.4 | 2.98 |
| Impervious | 0.90 | 0.1 | 0.0 | 0.0 |
| Composite c | | 0.35 | 0.36 | 0.36 |

$$\text{composite c} = \frac{(\text{Wooded Acres} * 0.35 + \text{Impervious Acres} * 0.90 + \text{Pasture Acres} * 0.36)}{\text{Total Acres}}$$

Developed Conditions – The proposed development will create four new residential building lots. It is assumed that the home and buildings on Lot #3 will remain in place. The new homes are assumed to be located as shown on exhibit #1. A composite c value was calculated for the drainage areas as shown in the tables below. The composite c value is based on the soil type, slopes, and land use, see Exhibits #2 and #3. The developed storm water runoff calculations include 10,000 sq ft of impervious area for the new building lots. This impervious area will account for the driveway, house footprint, and outbuilding. It is assumed that 2.5 acres on each lot that will be cleared of trees and pasture for the construction of the homes and installation of the septic systems will be maintained as a grass lawn. A composite c value for the drainage area was calculated as shown below.

| Developed | Acres in each Drainage Area | | | |
|-------------|-----------------------------|-------|-------|-------|
| | c value | DA #1 | DA #2 | DA #3 |
| Wooded | 0.35 | 8.2 | 0.9 | 0.0 |
| Pasture | 0.36 | 3.0 | 2.8 | 2.92 |
| Impervious | 0.90 | 0.5 | 0.6 | 0.0 |
| Grass | 0.30 | 5.0 | 5.0 | 0.0 |
| Gravel | 0.50 | 0.0 | 0.0 | 0.06 |
| Composite c | | 0.35 | 0.36 | 0.36 |

$$\text{composite c} = \frac{(\text{Wooded Acres} * 0.35 + \text{Impervious Acres} * 0.90 + \text{Pasture Acres} * 0.36 + \text{Grass Acres} * 0.30 + \text{Gravel Acres} * 0.50)}{\text{Total Acres}}$$

The storm water runoff for existing and developed conditions is summarized in the following tables. Calculations for the storm water runoff are included with the report.

DA #1

| | Q10 | Q100 |
|------------------|------|------|
| Existing | 32.7 | 57.6 |
| Developed | 32.7 | 57.6 |
| Change | 0% | 0% |

DA #2

| | Q10 | Q100 |
|------------------|------|------|
| Existing | 18.5 | 32.9 |
| Developed | 18.5 | 32.9 |
| Change | 0% | 0% |

DA #3

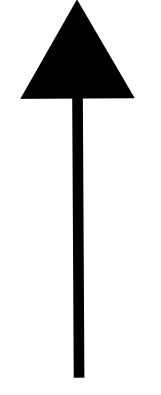
| | Q10 | Q100 |
|------------------|-----|------|
| Existing | 6.0 | 10.6 |
| Developed | 6.0 | 10.6 |
| Change | 0% | 0% |

Conclusion – The change in land use for this parcel of ground results in no change in storm water runoff from the site.

HAINES CORNER

Tracts of land in the Southeast Quarter of Section 35, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

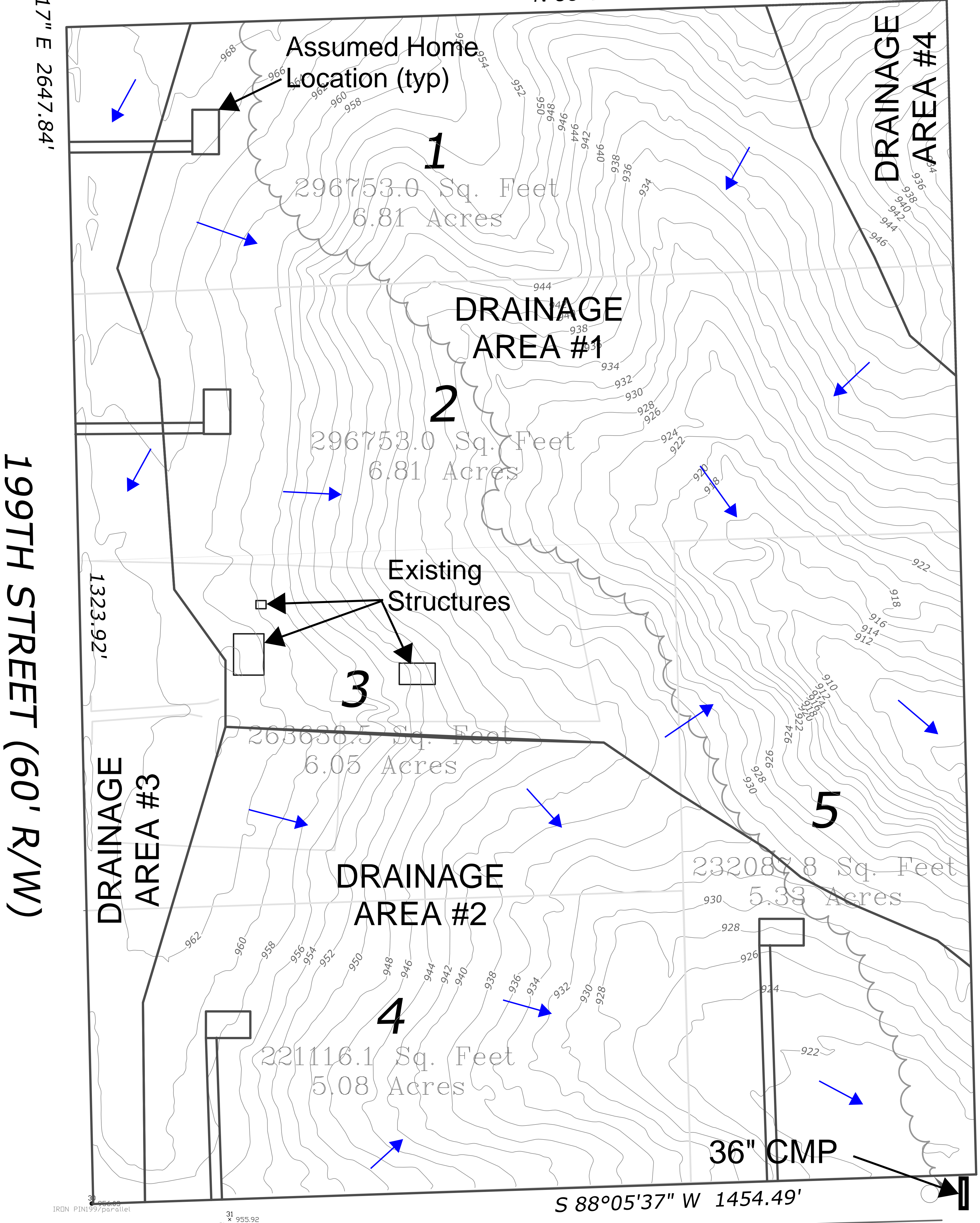
PREPARED FOR:
Charles W. Haines
19678 199th Street
Tonganoxie, KS 66086
PID # 147-35-0-00-00-018



NORTH
NTS

S 01°18'17" E 2647.84'

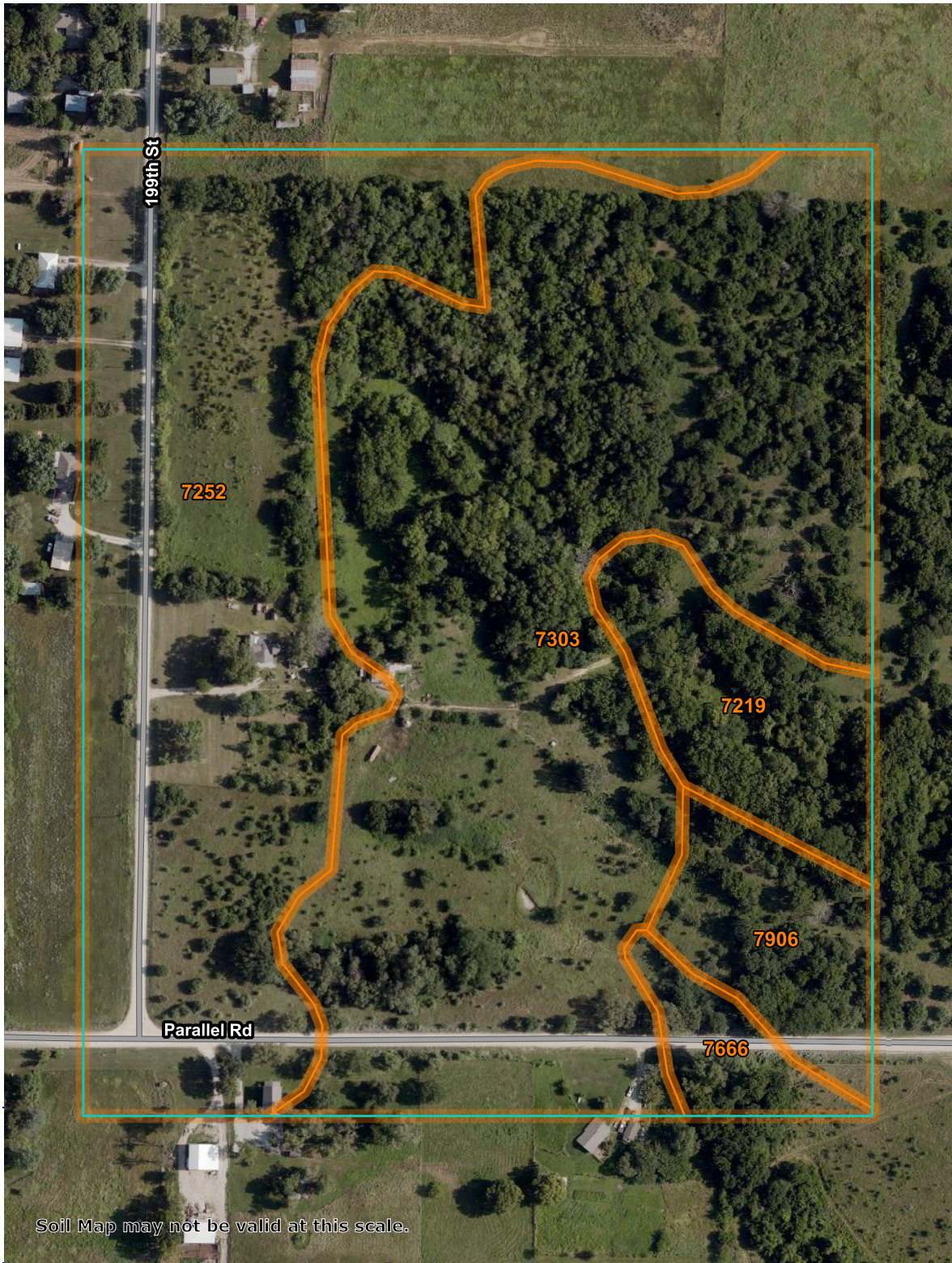
N 88°12'27" E 1320.36'



IRON PIN199/parallel
31 x 955.92
CLent

S 88°05'37" W 1454.49'

PARALLEL ROAD (BK. D PG. 386)
Owner: Edward



Soil Map may not be valid at this scale.

Map Scale: 1:2,940 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

| Map Unit Symbol | Map Unit Name |
|-----------------|---|
| 7219 | Basehor-Elmont complex, 5 to 30 percent slopes |
| 7252 | Grundy silty clay loam, 1 to 3 percent slopes |
| 7303 | Martin silty clay loam, 3 to 7 percent slopes, eroded |
| 7666 | Vinland-Sibleyville complex, 7 to 15 percent slopes |
| 7906 | Armster clay loam, 3 to 8 percent slopes, eroded |

EXHIBIT #2

TABLE 1 Values of Runoff Coefficient C

| URBAN AREAS: | |
|------------------------------------|----------------------|
| Type of drainage area | Runoff coefficient C |
| Lawns: | 0.05 - 0.10 |
| Sandy soil, flat 2% | 0.10 - 0.15 |
| Sandy soil, average, 2 - 7% | 0.15 - 0.20 |
| Sandy soil, steep, 7% | 0.13-0.17 |
| Heavy soil, flat, 2% | 0.18 - 0.22 |
| Heavy soil, average, 2 - 7% | 0.25 - 0.35 |
| Heavy soil, steep, 7% | |
| Business: | 0.70 - 0.95 |
| Downtown areas Neighborhood areas | 0.50.0.70 |
| Residential: | 0.30 - 0.50 |
| Single-family areas | 0.40 - 0.60 |
| Multi units, detached Multi units, | 0.60 - 0.75 |
| attached Suburban | 0.25 - 0.40 |
| Apartment dwelling areas | 0.50 - 0.70 |
| Industrial: | |
| Light areas | 0.50 - 0.80 |
| Heavy areas | 0.60 - 0.90 |
| Parks, cemeteries | 0.10 - 0.25 |
| Playgrounds | 0.20 - 0.35 |
| Railroad yard areas | 0.20 - 0.40 |
| Unimproved areas | 0.10 - 0.30 |
| Streets: | 0.70 - 0.95 |
| Asphaltic | 0.80 - 0.95 |
| Concrete | 0.70 - 0.85 |
| Brick | |
| Drives and walks | 0.75 - 0.85 |
| Roofs | 0.75 - 0.95 |

AGRICULTURAL AREAS:

| Topography and Vegetation | Runoff Coefficient C Soil Texture | | |
|---------------------------|-----------------------------------|--------------------|------------|
| | Soil Texture | | |
| | Open Sandy Loam | Clay and Silt Loam | Tight Clay |
| Woodland | | | |
| Flat 0 - 5% Slope | 0.10 | 0.30 | 0.40 |
| Rolling 5 - 10% Slope | 0.25 | 0.35 | 0.50 |
| Hilly 10 - 30% Slope | 0.30 | 0.50 | 0.60 |
| Pasture | | | |
| Flat | 0.10 | 0.30 | 0.40 |
| Rolling | 0.16 | 0.36 | 0.55 |
| Hilly | 0.22 | 0.42 | 0.60 |
| Cultivated | | | |
| Flat | 0.30 | 0.50 | 0.60 |
| Rolling | 0.40 | 0.60 | 0.70 |
| Hilly | 0.52 | 0.72 | 0.82 |

Source - Natural Resources Conservation Service (NRCS) US Department of Agriculture (USDA) Peak Discharge Course
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1083019.pdf

EXHIBIT #3

Drainage Area #1- 10 year

Existing Conditions

Area = 16.7 acres
C= 0.35
L= 1200
S= 9.6
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 10.9$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 2.00$$

$$T_c = 12.9$$

$$i_{10} = 5.51$$

$$Q = KCiA$$

$$Q = 32.7 \text{ cfs}$$

Developed Conditions

Area = 16.7 acres
C= 0.35
L= 1200
S= 9.6
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 10.9$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 2.00$$

$$T_c = 12.9$$

$$i_{10} = 5.51$$

$$Q = KCiA$$

$$Q = 32.7 \text{ cfs}$$

Drainage Area #1 - 100 year

Existing Conditions

Area = 16.7 acres
C= 0.35
L= 1300
S= 9.6
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 10.9$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 2.17$$

$$T_c = 13.1$$

$$i_{100} = 7.78$$

$$Q = KCiA$$

$$Q = 57.6 \text{ cfs}$$

Developed Conditions

Area = 16.7 acres
C= 0.35
L= 1300
S= 9.6
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 10.9$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 2.17$$

$$T_c = 13.1$$

$$i_{100} = 7.78$$

$$Q = KCiA$$

$$Q = 57.6 \text{ cfs}$$

Drainage Area #2- 10 year

Existing Conditions

Area = 9.3 acres
C= 0.36
L= 980
S= 9.1
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 11.1$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.63$$

$$T_c = 12.7$$

$$i_{10} = 5.56$$

$$Q = KCiA$$

$$Q = 18.5 \text{ cfs}$$

Developed Conditions

Area = 9.3 acres
C= 0.36
L= 980
S= 9.1
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 11.0$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.63$$

$$T_c = 12.7$$

$$i_{10} = 5.56$$

$$Q = KCiA$$

$$Q = 18.5 \text{ cfs}$$

Drainage Area #2 - 100 year

Existing Conditions

Area = 9.3 acres
C= 0.36
L= 980
S= 9.1
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 11.1$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.63$$

$$T_c = 12.7$$

$$i_{100} = 7.88$$

$$Q = KCiA$$

$$Q = 32.9 \text{ cfs}$$

Developed Conditions

Area = 9.3 acres
C= 0.36
L= 980
S= 9.1
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 11.0$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.63$$

$$T_c = 12.7$$

$$i_{100} = 7.89$$

$$Q = KCiA$$

$$Q = 32.9 \text{ cfs}$$

Drainage Area #3- 10 year

Existing Conditions

Area = 2.98 acres
C= 0.36
L= 980
S= 9.1
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 11.1$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.63$$

$$T_c = 12.7$$

$$i_{10} = 5.56$$

$$Q = KCiA$$

$$Q = 6.0 \text{ cfs}$$

Developed Conditions

Area = 2.98 acres
C= 0.36
L= 980
S= 9.1
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 11.1$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.63$$

$$T_c = 12.7$$

$$i_{10} = 5.56$$

$$Q = KCiA$$

$$Q = 6.0 \text{ cfs}$$

Drainage Area #3 - 100 year

Existing Conditions

Area = 2.98 acres
C= 0.36
L= 980
S= 9.1
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 11.1$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.63$$

$$T_c = 12.7$$

$$i_{100} = 7.88$$

$$Q = KCiA$$

$$Q = 10.6 \text{ cfs}$$

Developed Conditions

Area = 2.98 acres
C= 0.36
L= 980
S= 9.1
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 11.1$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.63$$

$$T_c = 12.7$$

$$i_{100} = 7.88$$

$$Q = KCiA$$

$$Q = 10.6 \text{ cfs}$$

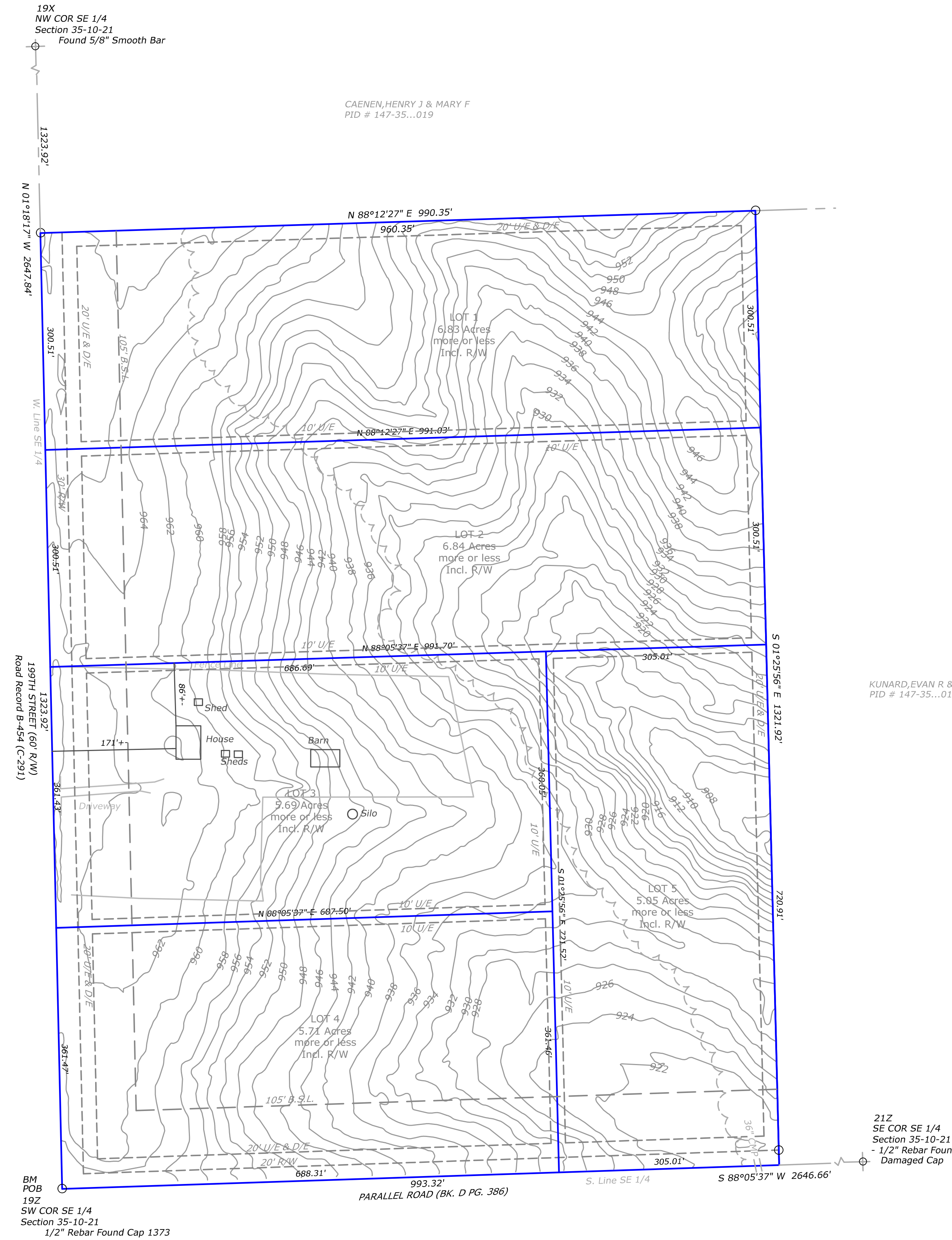
HAINES CORNER FARM 1963

A Minor Subdivision in the Southeast Quarter of Section 35, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Charles W. Haines
19678 199th Street
Tonganoxie, KS 66086
PID # 147-35-0-00-018

RECORD DESCRIPTION:
A tract of land in the Southwest Quarter of the Southeast Quarter of Section 35, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on June 11, 2021, and more fully described as follows: Beginning at the Southwest corner of said Southeast Quarter; thence North 01 degrees 18'17" West for a distance of 1323.92 feet along the West line of said Southeast Quarter; thence North 88 degrees 12'27" East for a distance of 990.35 feet; thence South 01 degrees 25'56" East for a distance of 1323.92 feet to the South line of said Southeast Quarter; thence South 88 degrees 05'37" West for a distance of 993.32 feet along said South line to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 30.12 acres, more or less. Error of Closure - 1 : 456974



RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) No off-plat restrictions.

ZONING:

RR 5 - Rural Residential 5

NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS 5PC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88 SW Corner SE Quarter - Elevation - 851.8'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Document Number 2021R06367
- 12) Utility Companies -
- Water - RWD 9
- Electric - FREE STATE
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
- 13) Reference Lawyer's Title of Kansas, Inc., Case Number 43341 updated August 23, 2021
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRMS Map 2010C0225G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are +- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
Recorded Plat of WAITLEY FARMS Doc # 2012P00009 (JAH) - J.A.Herring Survey Doc. 2013S008, 2013018, 2020S081, 2021S020, 2021S021, 2021S057 (RBD) - R.B.Dill Survey Doc. 2012S017

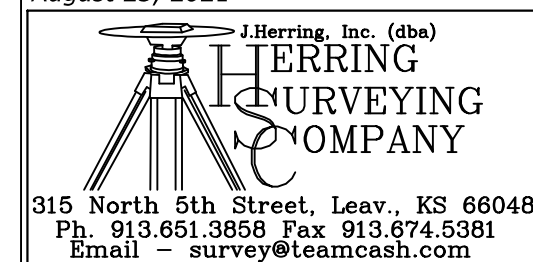
LEGEND:

- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found, unless otherwise noted.
- - Concrete Base to be Set around Point
- △ - PK Nail Found in Place
- () - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement dedicated this plat
- ⊖ - Centerline
- ⊕ - Section Line
- BM - Benchmark
- ⊙ - Power Pole
- - Fence Line
- X — - Overhead Power Lines
- T — - Underground Telephone/Fiber Optic Line
- ⊕ - Gas Valve
- ⊕ - Water Meter/Valve
- ⊕ - Telephone Pedestal
- W — - 6" Water Line - location as per district
- ~ - Tree/Brush Line

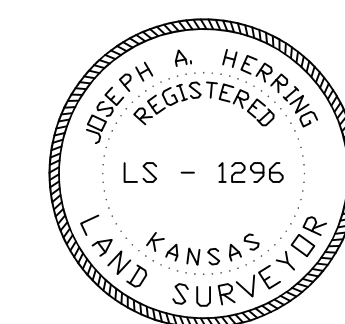
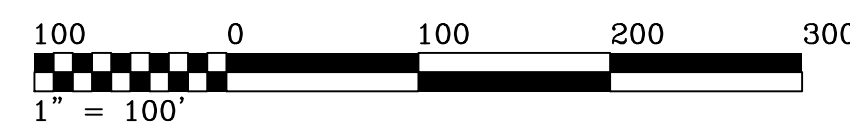


Scale 1" = 100'

Job # K-20-1408 PLAT
August 23, 2021



315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@herringks.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of June thru August 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

HAINES CORNER FARM 1963

A Minor Subdivision in the Southeast Quarter of Section 35, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
 Charles W. Haines
 19678 199th Street
 Tonganoxie, KS 66086
 PID # 147-35-0-00-018

PROPERTY DESCRIPTION:
 A tract of land in the Southwest Quarter of the Southeast Quarter of Section 35, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on June 11, 2021, and more fully described as follows: Beginning at the Southwest corner of said Southeast Quarter; thence North 01 degrees 18'17" West for a distance of 1323.92 feet along the West line of said Southeast Quarter; thence North 88 degrees 12'27" East for a distance of 990.35 feet; thence South 01 degrees 25'56" East for a distance of 1321.92 feet to the South line of said Southeast Quarter; thence South 88 degrees 05'37" West for a distance of 993.32 feet along said South line to the point of beginning.
 Together with and subject to covenants, easements and restrictions of record. Said property contains 30.12 acres, more or less.
 Error of Closure - 1 : 456974

CERTIFICATION AND DEDICATION
 The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: HAINES CORNER FARM 1963.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
 We, the undersigned owners of HAINES CORNER FARM 1963, have set our hands this _____ day of _____, 2021.

Charles W. Haines

NOTARY CERTIFICATE:
 Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Charles W. Haines, a single person, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
 My Commission Expires: _____ (seal)

APPROVALS
 We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of HAINES CORNER FARM 1963 this _____ day of _____, 2021.

Secretary: Krystal A. Voth
 Chairman: Steven Rosenthal

COUNTY ENGINEER'S APPROVAL:
 The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

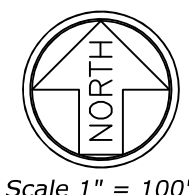
County Engineer -

COUNTY COMMISSION APPROVAL:
 We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HAINES CORNER FARM 1963, this _____ day of _____, 2021.

Chairman: Michael Smith
 County Clerk: Janet Klasinski

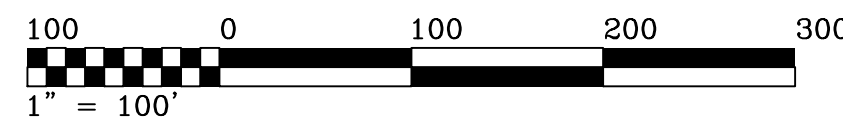
REGISTER OF DEED CERTIFICATE:
 Filed for Record as Document No. _____ on this _____ day of _____, 2021 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn



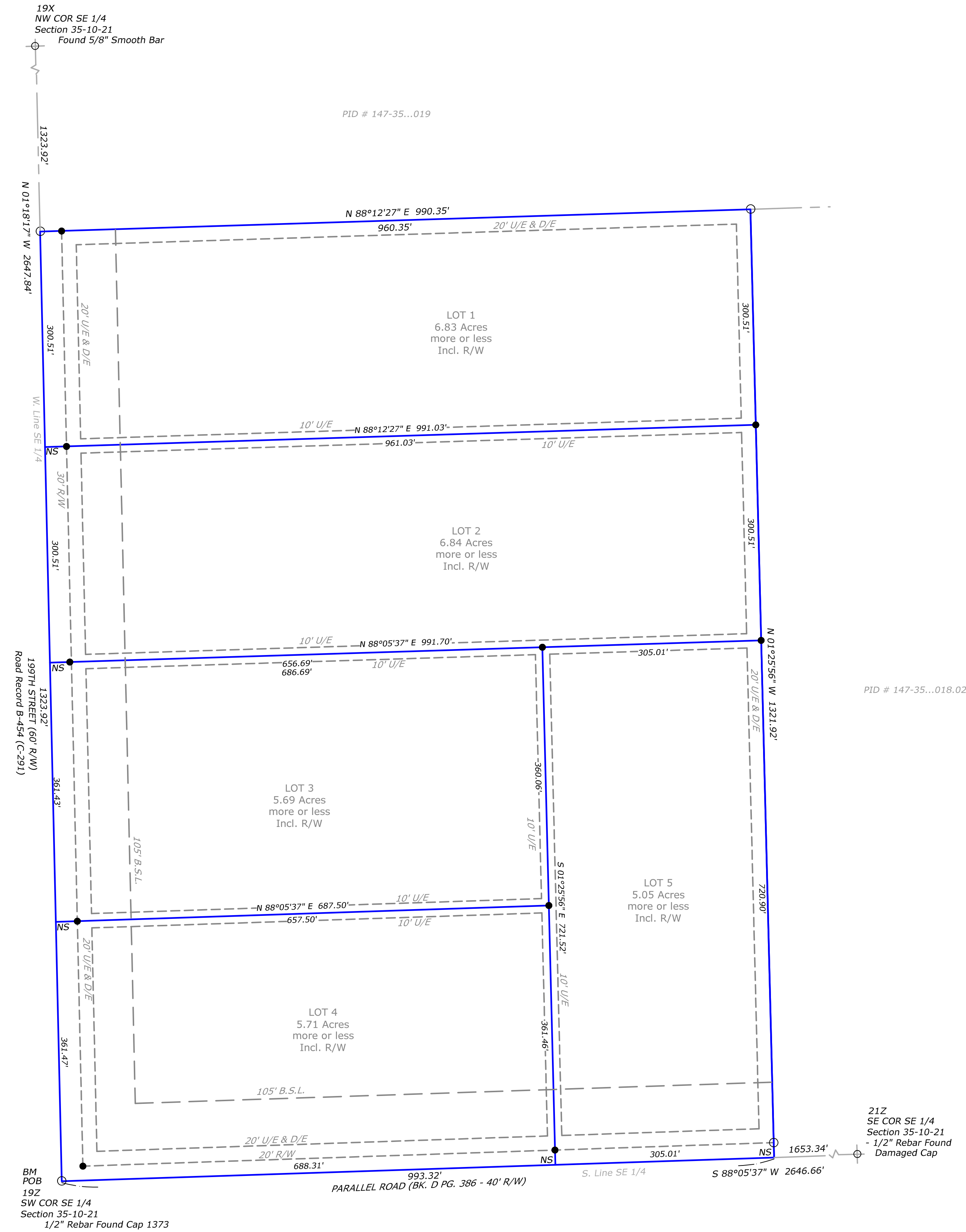
Scale 1" = 100'

Job # K-20-1408 PLAT
 August 23, 2021 Rev. 9/24/21



I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

Michael J. Bogina, KS PS-1655
 Leavenworth County Survey Reviewer



RESTRICTIONS:
 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 4) Lots are subject to the current Access Management Policy
 5) No off-plat restrictions.

ZONING:
 RR 5 - Rural Residential 5

- NOTES:**
- This survey does not show ownership.
 - All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - All recorded and measured distances are the same, unless otherwise noted.
 - Error of Closure - See Error of Closure Calculations
 - Basis of Bearing - KS SPC North Zone 1501
 - South Line Southeast Quarter
 - Monument Origin Unknown, unless otherwise noted.
 - Proposed Lots for Residential Use.
 - Road Record - See Survey
 - Benchmark - NAVD88 SW Corner SE Quarter - Elevation - 851.8'
 - Easements, if any, are created hereon or listed in referenced title commitment.
 - Reference Recorded Deed Document Number 2021R06367
 - Utility Companies -
 - Water - RWD 9
 - Electric - FREE STATE
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - Reference Lawyer's Title of Kansas, Inc., Case Number 43341 updated August 23, 2021
 - Property is not in a Special Flood Hazard Area per FEMA FIRMS Map 20103C0225G dated July 16, 2015
 - Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - Distances to and of structures, if any, are +- 1'.
 - Easements as per referenced Title Commitment are shown hereon
 - Fence Lines do not necessarily denote the boundary line for the property.
 - Reference Surveys:
 Recorded Plat of WAITLEY FARMS Doc # 2012P00009 (JAH) - J.A.Herring Survey Doc. 2013S008, 2013018, 2020S081, 2021S020, 2021S021, 2021S057 (RBD) - R.B.Dill Survey Doc. 2012S017

- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base to be Set around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement dedicated this plat
 - ⊕ - Centerline
 - § - Section Line
 - BM - Benchmark



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of June thru August 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
 PS # 1296

*****Consent Agenda*****
Case No. DEV-21-140/141
Kitty Hawk Estates
Preliminary and Final Plat

Staff Report – Planning Commission

October 13, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Gerald P. & Sarah Anne St. Peter
16985 Evans Rd
Basehor, KS 66007

Agent: Herring Surveying Company
Joe Herring
315 N 5th Street
Leavenworth, KS 66048

Legal Description: A tract of land in the North Fifty (50) acres of the Fractional NW ¼ of Section 6, Township 12 South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 50 acres

Zoning/Land Use: RR-5, Rural Residential 5-acre minimum size parcels

Comprehensive Plan: This parcel is within the Residential land use category.

Parcel ID No.: 233-06-0-00-00-003.01 & 233-06-0-00-00-003.00

Planner: Amy Allison

REPORT:

Request

The applicant is requesting a Preliminary and Final Plat for a seven (7) lot subdivision.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 1 acre to over 140 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0325G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Sherman FD
Water: RWD #7
Electric: Evergy

Access/Streets

The property is accessed by Stillwell Road and 190th Street. Stillwell Road is a County Local with a gravel surface ± 13' wide. 190th Street is a County Local road with a gravel surface ± 10' wide.

Agency Comments

See attached comments – Email – Lauren Anderson – Public Works, September 27, 2021
See attached comments – Email – Mike Bogina – County Survey Reviewer, September 27, 2021
See attached comments – Email – David Rinaldi – Rural Water District 7, September 14, 2021

Findings

1. The proposed subdivision is consistent with the zoning district of RR 5; Rural Residential Zoning 5 acre minimum size parcels and meets the lot-depth to lot-width ratio of 3.5:1 or 4:1, have the minimum frontage of 300', Minimum lot size of 5 acres.

2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.

Any further subdividing of any lot within this subdivision shall require the installation of public sanitary sewer or connection to an existing public sanitary sewer.

3. At time of development, fire hydrants shall be required if necessary infrastructure is available.

4. A driveway easement will need to be created on Lot 4 to serve a driveway leading to Lot 3.

5. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

This is classified as a Class "C" Subdivision. According to the Leavenworth County Zoning & Subdivision regulations, a Class "C" Subdivision is any subdivision in which all the lots lie within the Rural Growth Area of Leavenworth County.

Staff is supportive of a waiver of the requirement to connect to a sanitary system as sanitary sewers are not located within 660' of the subdivision (See Finding #2).

Staff Comments

The applicant is requesting the approval of a seven (7) lot subdivision located to the southeast of the Stillwell Rd and 180th Street intersection. The zoning of the property and the immediate area is RR-5 with a portion of the lot to the north being zoned I-2. The property currently consists of two parcels with a single-family residence. The house will be located on Lot 3 once the application has been approved.

The lots will range in size from 5.01 acres to 14.38 acres. All lots will meet the minimum zoning & subdivision standards.

Staff is supportive of the request as proposed and recommends approval of the development.

STAFF RECOMMENDATION:

The staff recommends approval of Case No.DEV-21-140/141, Preliminary and Final Plat for Kitty Hawk Estates, with the following conditions:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. The applicant shall adhere to the following memorandums:
 - a. Lauren Anderson – Public Works, September 27, 2021
 - b. Mike Bogina – County Survey Reviewer, September 27, 2021
 - c. David Rinaldi – Rural Water District 7, September 14, 2021
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required if necessary infrastructure is available.

6. A driveway easement will be established on Lot 4 for access to Lot 3.
7. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

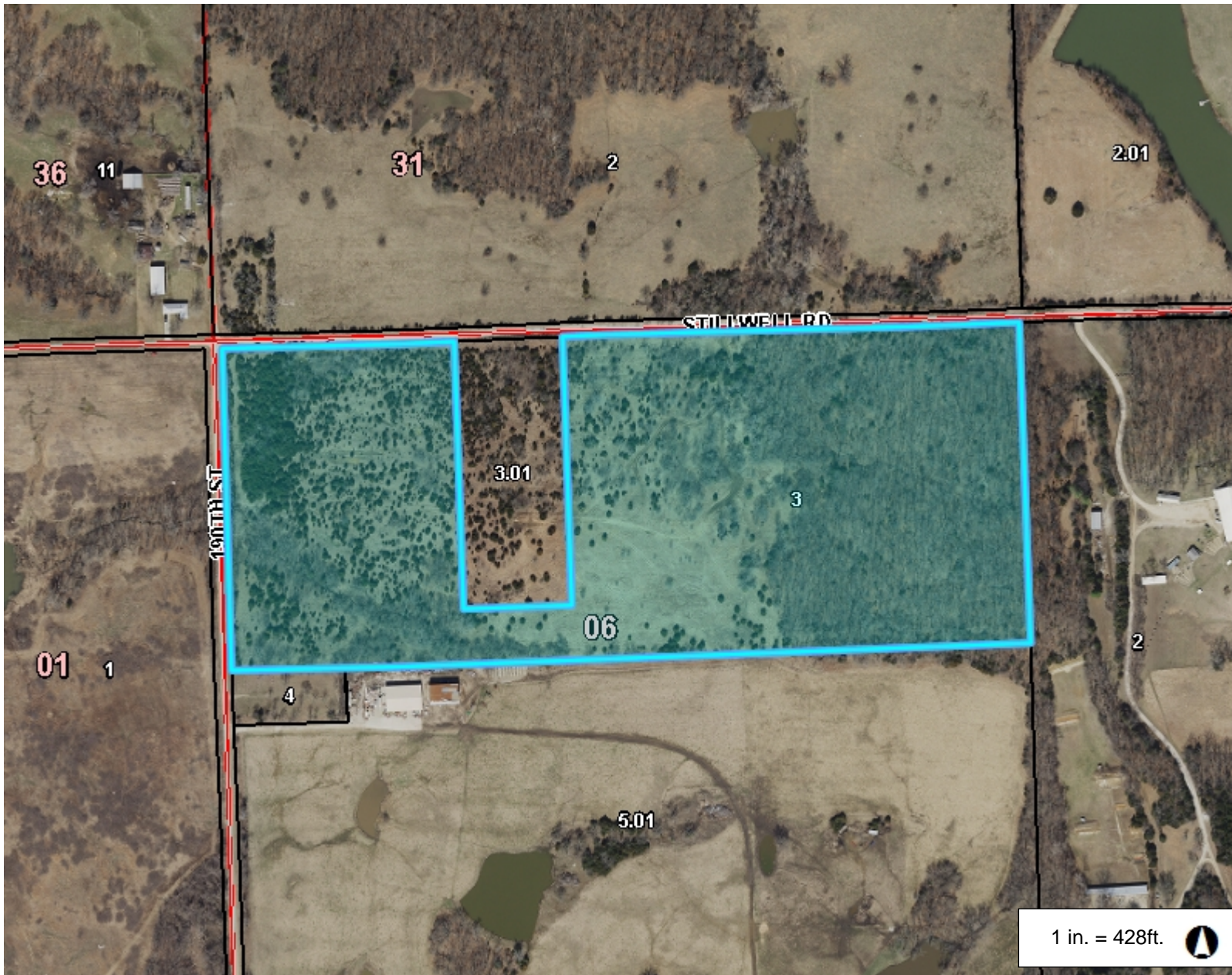
ACTION OPTIONS:

1. Recommend approval of Case No. DEV-21-140/141, Preliminary and Final Plat for Kitty Hawk Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-21-140/141, Preliminary and Final Plat for Kitty Hawk Estates, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place;

ATTACHMENTS:

Aerial Map
Memorandums
Drainage Report
Preliminary and Final Plat

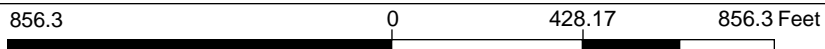
DEV-21-140 & 141 Kitty Hawk Estates



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary
- Special Development District
 - SDD Area 1
 - SDD Area 2

1 in. = 428ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

KITTY HAWK ESTATES

A Minor Subdivision in the Fractional Northwest Quarter of Section 6,
Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Gerald P. St. Peter III & Sarah Anne St. Peter
18749 Stillwell Road
Linwood, KS 66052
PID #233-06-0-00-00-003
PID #233-06-0-00-00-003.01

RECORD DESCRIPTION:
A tract of land in the North Fifty (50) acres of the Fractional NW 1/4 of Section 6, Township 12 South, Range 22 East, of the 6th P.M., described more specifically as follows: Commencing at the Northwest corner of the Fractional NW 1/4 of Section 6, Township 12, Range 22; thence North 90° East, 625.80 feet to the Point of Beginning of this tract; thence North 90° East, 300.00 feet; thence South 00° West, 750.00 feet; thence South 90° West, 300.00 feet; thence North 00° East, 750.00 feet to the Point of Beginning, EXCEPT that part in roads, Leavenworth County, Kansas.
AND
The North 50 acres of the Northwest 1/4 of Section 6, Township 12 South, Range 22 East, LESS the following: Commencing at the Northwest corner of the fractional Northwest 1/4; thence North 90 degrees East 625.80 feet to the point of beginning of this tract; thence North 90 degrees East 300.00 feet; thence South 00 degrees West 750.00 feet; thence South 90 degrees West 300.00 feet; thence North 00 degrees East 750.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are subject to the current Access Management Policy
 - 5) No off-plat restrictions.

ZONING:
RR- 5, Rural Residential, 5-Acre minimum size parcels - Current and proposed

- LEGEND:
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - NS - Not Set this survey per agreement with client
 - - Power Pole
 - G - Gas Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ⊕ - Gas Valve
 - ⊞ - Telephone Pedestal

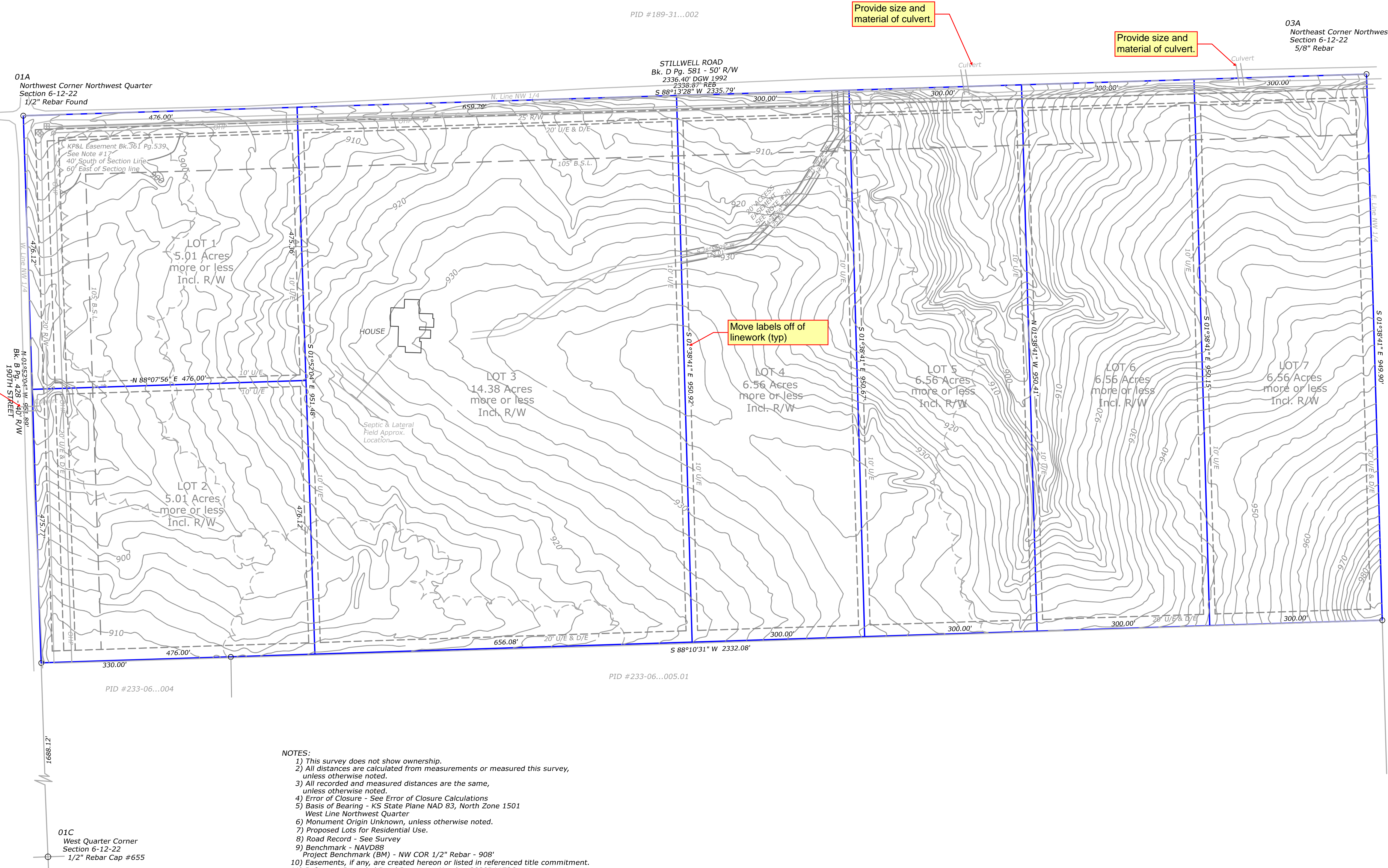
10-04-2021
OLSSON
REVIEWED

Provide size and material of culvert.

Move labels off of linework (typ)

Provide size and material of culvert.

Provide size and material of culvert.



PID #221-01...001

PID #189-31...002

PID #233-06...004

PID #233-06...005.01

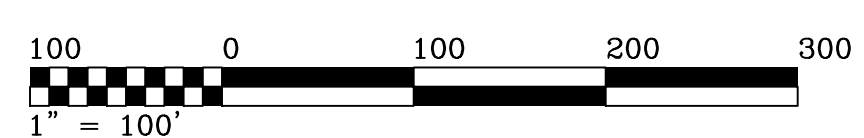
PID #233-06...002

- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501 West Line Northwest Quarter
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD89 Project Benchmark (BM) - NW COR 1/2" Rebar - 908'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Document Number 2020R11726
 - 12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
 - 13) Reference Continental Title Insurance Company Case Number 21403176 updated February 11, 2021
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRMS Map 2013C0325C dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - 16) Distances to and of structures, if any, are +- 1'.
 - 17) Easements as per referenced Title Commitment are shown hereon - KP&L Easement Book 361 Page 539 as shown hereon. Document does define the actual width of said Easement but does not define the approximate location of the proposed utility lines along the North and West side of surveyed property and to be approximately 35 feet from each line. Utility line along the West side is approximately 50 feet East. Limits of the Easement platted hereon are intended to encompass all structures for said utility.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
(REB) - R.E. Bacon Survey recorded Book S-7 #203 dated 1965
(D.G.W) - D.G. White Survey - unrecorded
 - 20) 20' Access Easement to service Lot 3 - said Easement can be vacated by owners without affecting the integrity of this plat. Addresses to affected lots may change. Current Driveway will be relocated to match easement.



Scale 1" = 100'

Job # K-21-1434
August 25, 2021 Rev. 9/25/21
J. HERRING, Inc. (dba)
HERRING SURVEYING & COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@eamcash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of July thru August 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

KITTY HAWK ESTATES

A Minor Subdivision in the Fractional Northwest Quarter of Section 6, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Gerald P. St. Peter III & Sarah Anne St. Peter
18749 Stillwell Road
Linwood, KS 66052
PID #233-06-0-00-003.01
PID #233-06-0-00-003.01

RECORD DESCRIPTION:
A tract of land in the North Fifty (50) acres of the Fractional NW 1/4 of Section 6, Township 12 South, Range 22 East, of the 6th P.M., described more specifically as follows: Commencing at the Northwest corner of the Fractional NW 1/4 of Section 6, Township 12, Range 22; thence North 90° East, 625.80 feet to the Point of Beginning of this tract; thence North 90° East, 300.00 feet; thence South 00° West, 750.00 feet; thence South 90° West, 300.00 feet; thence North 00° East, 750.00 feet to the Point of Beginning, EXCEPT that part in roads, Leavenworth County, Kansas.

AND
The North 50 acres of the Northwest 1/4 of Section 6, Township 12 South, Range 22 East, LESS the following: Commencing at the Northwest corner of the Fractional Northwest 1/4; thence North 90 degrees East 625.80 feet to the point of beginning of this tract; thence North 90 degrees East 300.00 feet; thence South 00 degrees West 750.00 feet; thence South 90 degrees West 300.00 feet; thence North 00 degrees East 750.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: KITTY HAWK ESTATES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of KITTY HAWK ESTATES, have set our hands this _____ day of _____, 2021.

Gerald P. St. Peter III Sarah Anne St. Peter

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State Gerald P. St. Peter III and Sarah Anne St. Peter, husband and wife, to me personally known to be the same persons 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 notary seal the day and year above written.

NOTARY PUBLIC _____
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of KITTY HAWK ESTATES this _____ day of _____, 2021.

Secretary Chairman
Krystal A. Voith Steven Rosenthal

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of KITTY HAWK ESTATES, this _____ day of _____, 2021.

Chairman County Clerk
Michael W. Smith Janet Klasinski

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2021 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

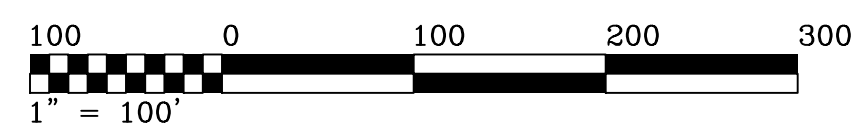


Scale 1" = 100'

Job # K-21-1434
August 25, 2021 Rev. 9/25/21



315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@herringinc.com

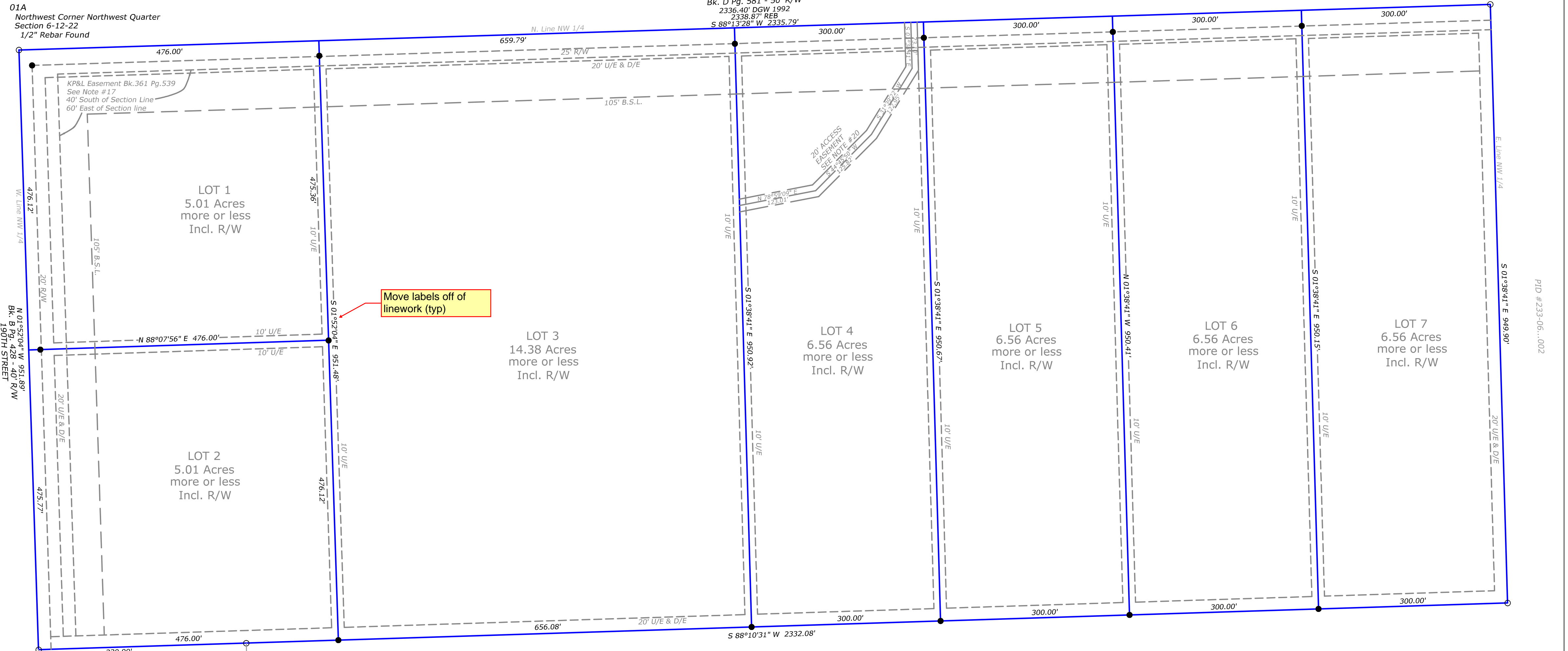


SURVEYOR'S DESCRIPTION:
A tract of land in the Fractional Northwest Quarter of Section 6, Township 12 South, Range 22 East of the 6th P.M., as written by Joseph A. Herring PS-1296 on September 25, 2021, more fully described as follows: Beginning at the Northwest corner of said Fractional Northwest Quarter; thence North 88 degrees 13'28" East for a distance of 2335.79 feet along said North line to the Northeast corner of said Fractional Northwest Quarter; thence South 01 degrees 38'41" East for a distance of 949.90 feet along the East line of said Fractional Northwest Quarter; thence South 88 degrees 10'31" West for a distance of 2332.08 feet to the West line of said Fractional Northwest Quarter; thence North 01 degrees 52'04" West for a distance of 951.89 feet along said West line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contain 50.9 Acres, more or less, including road right of ways.
Error of Closure = 1 : 473781

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) No off-plat restrictions.

ZONING:
RR- 5, Rural Residential, 5-Acre minimum size parcels - Current and proposed

10-04-2021
OLSSON
REVIEWED

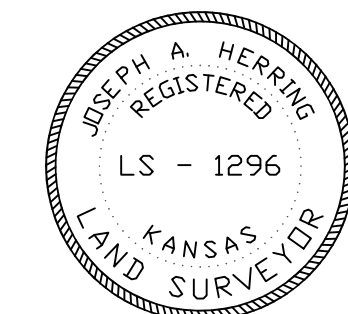


- NOTES:
- 1) This survey does not show ownership.
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 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501 West Line Northwest Quarter
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD89 Project Benchmark (BM) - NW COR 1/2" Rebar - 908'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Document Number 2020R11726
 - 12) Utility Companies -
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 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
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 - 19) Reference Surveys:
 - (REB) - R.E. Bacon Survey recorded Book S-7 #203 dated 1965
 - (D.G.W.) - D.G. White Survey - unrecorded
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LEGEND:
● - 1/2" Rebar Set with Cap No. 1296
○ - 1/2" Rebar Found, unless otherwise noted.
□ - Concrete Base around Point
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement
BM - Benchmark
NS - Not Set this survey per agreement with client

I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

Michael J. Bogina, KS PS-1655
Leavenworth County Survey Reviewer



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of July thru September 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Summary of Comments on Kitty Hawk FINAL Review - Copy 24x36LS

Page: 1

☰ Number: 1 Author: mjbogina Subject: Typewritten Text Date: 9/27/2021 4:47:58 PM
Provide LSRRs

☰ Number: 2 Author: mjbogina Subject: Callout Date: 9/27/2021 5:10:54 PM
Shown acreage adds up to 50.64 Ac.

☰ Number: 3 Author: mjbogina Subject: Callout Date: 9/27/2021 4:54:56 PM
Reverse course

➤ Number: 4 Author: mjbogina Subject: Line Date: 9/27/2021 5:12:25 PM

☰ Number: 5 Author: mjbogina Subject: Callout Date: 9/27/2021 5:12:17 PM
Tie Access Easement to Boundary/Lot Lines

☰ Number: 6 Author: mjbogina Subject: Typewritten Text Date: 9/27/2021 4:48:17 PM
Provide Dedication Language for Access Easement

☰ Number: 7 Author: mjbogina Subject: Callout Date: 9/27/2021 5:08:33 PM
Show overall section line distance

Allison, Amy

From: jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>
Sent: Friday, September 3, 2021 1:54 PM
To: Allison, Amy; Magaha, Chuck; Miller, Jamie; Thorne, Eric; Van Parys, David; 'mpleak@olsson.com'; Anderson, Lauren; 'stfrchief@yahoo.com'; 'Tyler.Rebel@westarenergy.com'
Cc: Sloop, Stephanie; Gentzler, Joshua
Subject: RE: DEV-21-140 & 141 Preliminary and Final Plat – Kitty Hawk Estates

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

LVRWD7 has no facilities in place to service these lots. A system extension would be required to be completed to bring facilities to this property to serve it.

David Rinaldi
General Manager
LVRWD#7

Jalayne Turner

Office Manager
LVRWD#7
2451 S. 142nd St.
P O Box 257
Bonner Springs, KS 66012
913-441-1205 Office
jalayne@leavenworthrwd7.com email
www.lvrwd7.com website

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, September 3, 2021 11:02 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Thorne, Eric <ethorne@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 'stfrchief@yahoo.com' <stfrchief@yahoo.com>; 'Tyler.Rebel@westarenergy.com' <Tyler.Rebel@westarenergy.com>; jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>
Cc: Sloop, Stephanie <SSloop@leavenworthcounty.gov>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: RE: DEV-21-140 & 141 Preliminary and Final Plat – Kitty Hawk Estates

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Kitty Hawk Estates located at 18749 Stillwell Rd, Linwood, KS (233-06-0-00-00-003.00 & 233-06-0-00-00-003.01). The applicant proposes to plat 8 lots. The property is zoned RR-5.

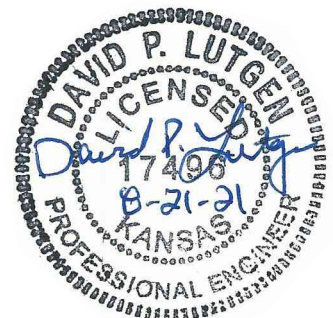
The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, September 9, 2021.

If you have any questions or need additional information, please contact me at (913) 684-5757 or at AAllison@LeavenworthCounty.org.

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.684.5757

Kitty Hawk
Leavenworth County Kansas
Drainage Report
August 21, 2021



Parcel Information - The 50.6-acre (+/-) parcel is located at the south east corner of Stillwell Road and 190th Street in Leavenworth County KS. The property is zoned RR 5.0.

Existing Conditions – The majority of the property is heavily wooded. There is an open area, approx. 5.5 acres, on the south side. The site can be divided into three drainage areas as shown on exhibit #1.

A composite c value was calculated for the drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and existing land use, see Exhibits #2, #3, and #4. The existing pond was not included in the c value calculation.

| Existing | c value | Acres in each Drainage Area | | |
|-------------|---------|-----------------------------|-------|-------|
| | | DA #1 | DA #2 | DA #3 |
| Wooded | 0.35 | 12.00 | 12.00 | 2.40 |
| Pasture | 0.36 | 11.90 | 12.3 | 0.00 |
| Composite c | | 0.35 | 0.36 | 0.35 |

$$\text{composite c} = \frac{(\text{Wooded Acres} * 0.35 + \text{Pasture Acres} * 0.36)}{\text{Total Acres}}$$

Developed Conditions – The proposed development will create eight residential building lots. The new homes are assumed to be located as shown on exhibit #1. A composite c value was calculated for the drainage areas as shown in the table below. The composite c value is based on the soil type, slopes, and land use, see Exhibits #2 and #3. The developed storm water runoff calculations include 10,000 sq ft of impervious area for the new building lots. This impervious area will account for the driveway, house footprint, and outbuilding. It is assumed that the remainder of the lot will be maintained as a grass lawn. A composite c value for the drainage area was calculated as shown below.

| Developed | c value | Acres in each Drainage Area | | |
|-------------|---------|-----------------------------|-------|-------|
| | | DA #1 | DA #2 | DA #3 |
| Wooded | 0.35 | 6.50 | 9.77 | 0.17 |
| Pasture | 0.36 | 6.25 | 10.07 | 0.00 |
| Impervious | 0.90 | 1.15 | 0.46 | 0.23 |
| Grass | 0.30 | 10.00 | 4.00 | 2.00 |
| Composite c | | 0.36 | 0.36 | 0.36 |

$$\text{composite c} = \frac{(\text{Wooded Acres} * 0.35 + \text{Pasture Acres} * 0.36 + \text{Impervious Acres} * 0.90 + \text{Grass Acres} * 0.30)}{\text{Total Acres}}$$

The storm water runoff for existing and developed conditions is summarized in the following tables. Calculations for the storm water runoff are included with the report.

DA #1

| | Q10 | Q100 |
|------------------|------------|-------------|
| Existing | 44.8 | 79.5 |
| Developed | 45.3 | 80.3 |
| Change | 1% | 1% |

DA #2

| | Q10 | Q100 |
|------------------|------------|-------------|
| Existing | 47.2 | 83.7 |
| Developed | 47.4 | 84.0 |
| Change | 0% | 0% |

DA #3

| | Q10 | Q100 |
|------------------|------------|-------------|
| Existing | 4.7 | 8.3 |
| Developed | 4.9 | 8.6 |
| Change | 4% | 4% |

The increase in runoff from DA #1 results in no measurable increase in the runoff depth from the site, see exhibits #4 - #7. The increase in DA #3 results in a 1/8-in increase in runoff depth from the site, see exhibits #8 - #11.

Conclusion – The change in land use for this parcel of ground results in no change in runoff to one drainage area, an unmeasurable change in drainage area #1, and a minor increase in runoff depth in drainage area #3.

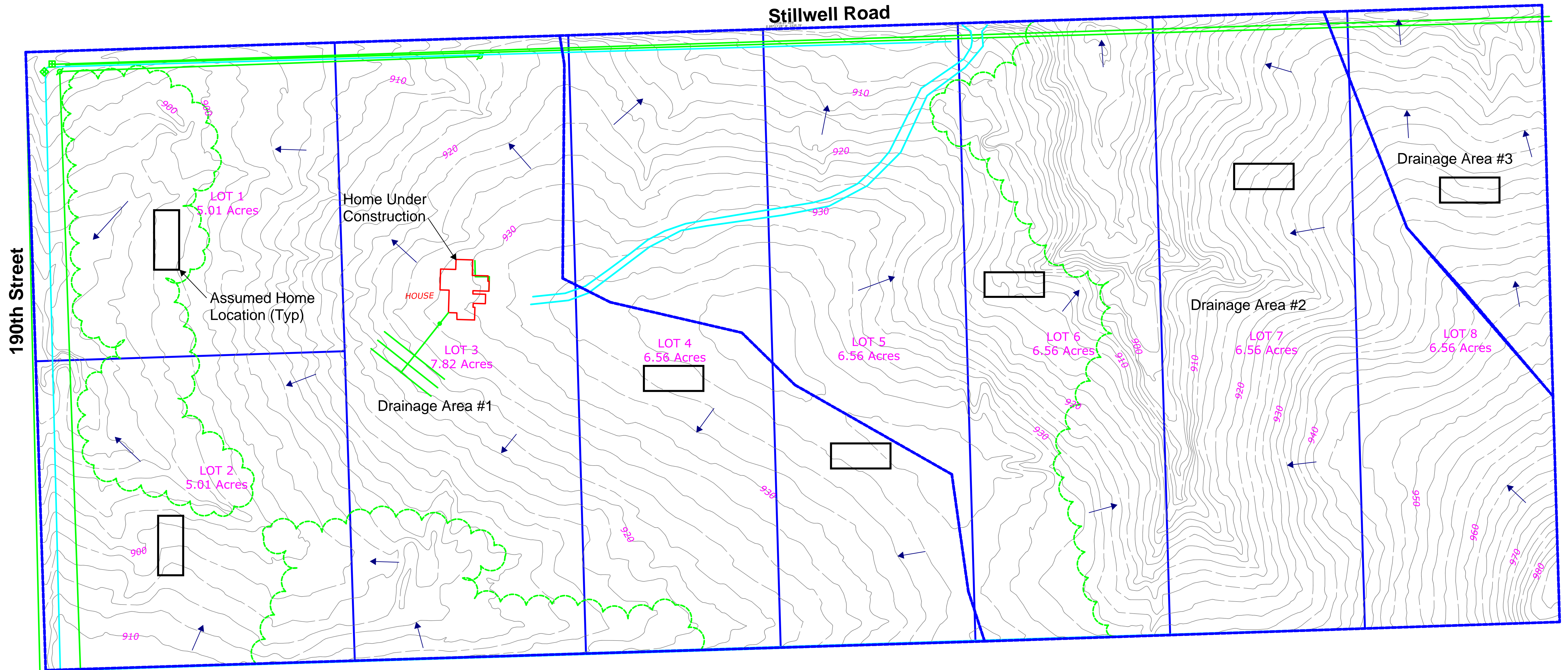
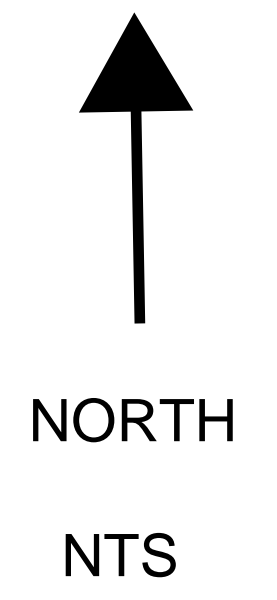


Exhibit #1

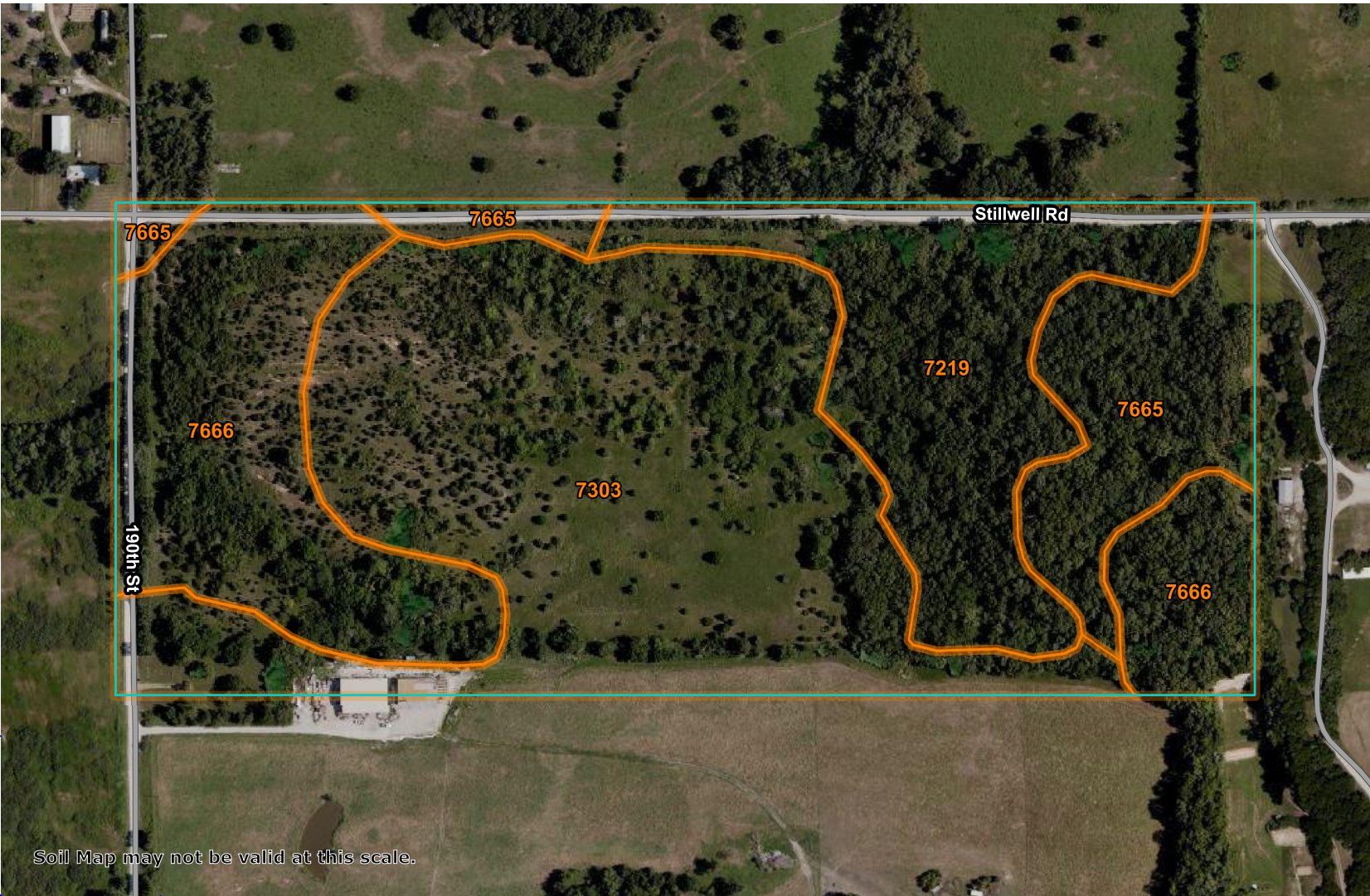
TABLE 1 Values of Runoff Coefficient C

| URBAN AREAS: | |
|------------------------------------|----------------------|
| Type of drainage area | Runoff coefficient C |
| Lawns: | 0.05 - 0.10 |
| Sandy soil, flat 2% | 0.10 - 0.15 |
| Sandy soil, average, 2 - 7% | 0.15 - 0.20 |
| Sandy soil, steep, 7% | 0.13-0.17 |
| Heavy soil, flat, 2% | 0.18 - 0.22 |
| Heavy soil, average, 2 - 7% | 0.25 - 0.35 |
| Heavy soil, steep, 7% | |
| Business: | 0.70 - 0.95 |
| Downtown areas Neighborhood areas | 0.50.0.70 |
| Residential: | 0.30 - 0.50 |
| Single-family areas | 0.40 - 0.60 |
| Multi units, detached Multi units, | 0.60 - 0.75 |
| attached Suburban | 0.25 - 0.40 |
| Apartment dwelling areas | 0.50 - 0.70 |
| Industrial: | |
| Light areas | 0.50 - 0.80 |
| Heavy areas | 0.60 - 0.90 |
| Parks, cemeteries | 0.10 - 0.25 |
| Playgrounds | 0.20 - 0.35 |
| Railroad yard areas | 0.20 - 0.40 |
| Unimproved areas | 0.10 - 0.30 |
| Streets: | 0.70 - 0.95 |
| Asphaltic | 0.80 - 0.95 |
| Concrete | 0.70 - 0.85 |
| Brick | |
| Drives and walks | 0.75 - 0.85 |
| Roofs | 0.75 - 0.95 |

AGRICULTURAL AREAS:

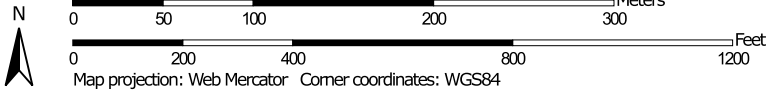
| Topography and Vegetation | Runoff Coefficient C Soil Texture | | |
|---------------------------|-----------------------------------|--------------------|------------|
| | Soil Texture | | |
| | Open Sandy Loam | Clay and Silt Loam | Tight Clay |
| Woodland | | | |
| Flat 0 - 5% Slope | 0.10 | 0.30 | 0.40 |
| Rolling 5 - 10% Slope | 0.25 | 0.35 | 0.50 |
| Hilly 10 - 30% Slope | 0.30 | 0.50 | 0.60 |
| Pasture | | | |
| Flat | 0.10 | 0.30 | 0.40 |
| Rolling | 0.16 | 0.36 | 0.55 |
| Hilly | 0.22 | 0.42 | 0.60 |
| Cultivated | | | |
| Flat | 0.30 | 0.50 | 0.60 |
| Rolling | 0.40 | 0.60 | 0.70 |
| Hilly | 0.52 | 0.72 | 0.82 |

Source - Natural Resources Conservation Service (NRCS) US Department of Agriculture (USDA) Peak Discharge Course
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1083019.pdf



Soil Map may not be valid at this scale.

Map Scale: 1:4,190 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84

USDA Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

| Map Unit Symbol | Map Unit Name |
|-----------------|---|
| 7219 | Basehor-Elmont complex, 5 to 30 percent slopes |
| 7303 | Martin silty clay loam, 3 to 7 percent slopes, eroded |
| 7665 | Vinland-Sibleyville complex, 3 to 7 percent slopes |
| 7666 | Vinland-Sibleyville complex, 7 to 15 percent slopes |

Exhibit #3

Channel Report

Project Name: New Project

Studio Express by Hydrology Studio v 1.0.0.9

08-20-2021

DA #1 10 yr Existing

Channel 1

TRAPEZOIDAL

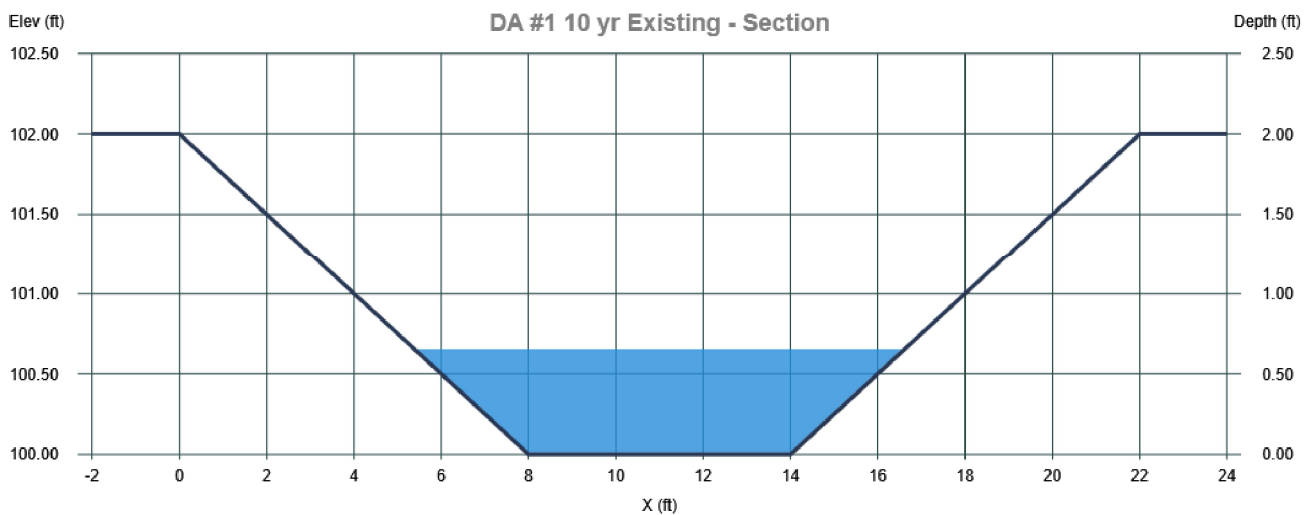
Bottom Width = 6.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 100.00 ft
 Channel Slope = 7.000 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 44.80 cfs

CALCULATION SAMPLE

| Flow | Depth | Area | Velocity | WP | n-value | Crit Depth | HGL | EGL | Max Shear | Top Width |
|-------|-------|--------|----------|-------|---------|------------|--------|--------|-----------|-----------|
| (cfs) | (ft) | (sqft) | (ft/s) | (ft) | | (ft) | (ft) | (ft) | (lb/sqft) | (ft) |
| 44.80 | 0.65 | 5.59 | 8.01 | 11.36 | 0.030 | 0.97 | 100.65 | 101.65 | 2.84 | 11.20 |



Channel Report

Project Name: New Project

Studio Express by Hydrology Studio v 1.0.0.9

08-20-2021

DA #1 10 yr Developed

Channel 2

TRAPEZOIDAL

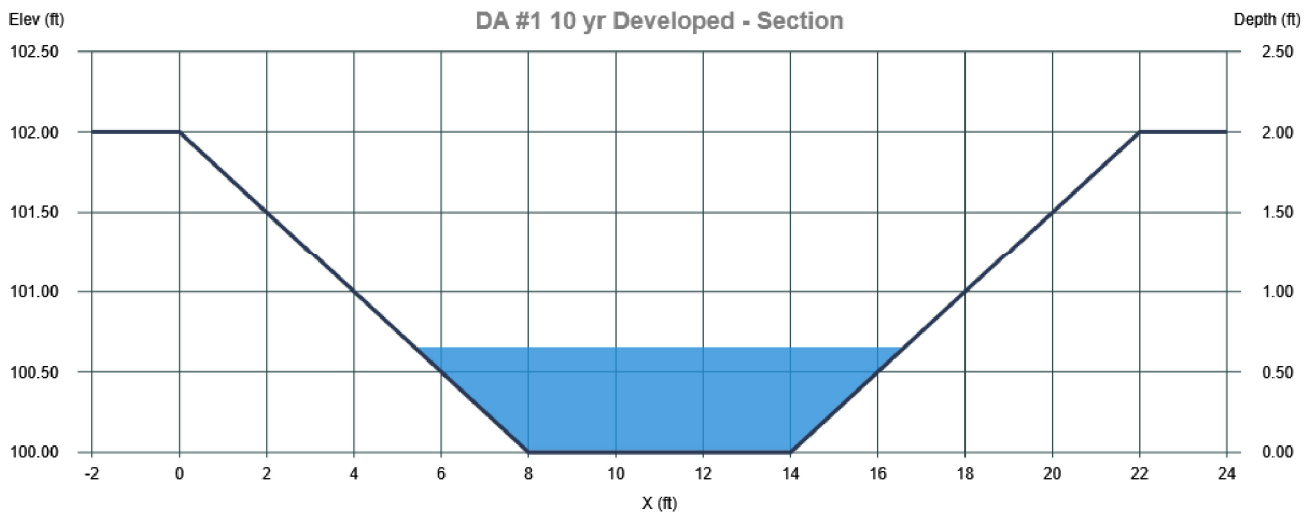
Bottom Width = 6.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 100.00 ft
 Channel Slope = 7.000 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 45.30 cfs

CALCULATION SAMPLE

| Flow | Depth | Area | Velocity | WP | n-value | Crit Depth | HGL | EGL | Max Shear | Top Width |
|-------|-------|--------|----------|-------|---------|------------|--------|--------|-----------|-----------|
| (cfs) | (ft) | (sqft) | (ft/s) | (ft) | | (ft) | (ft) | (ft) | (lb/sqft) | (ft) |
| 45.30 | 0.65 | 5.59 | 8.10 | 11.36 | 0.030 | 0.97 | 100.65 | 101.67 | 2.84 | 11.20 |



Channel Report

Project Name: New Project

Studio Express by Hydrology Studio v 1.0.0.9

08-20-2021

DA #1 100 yr Existing

Channel 3

TRAPEZOIDAL

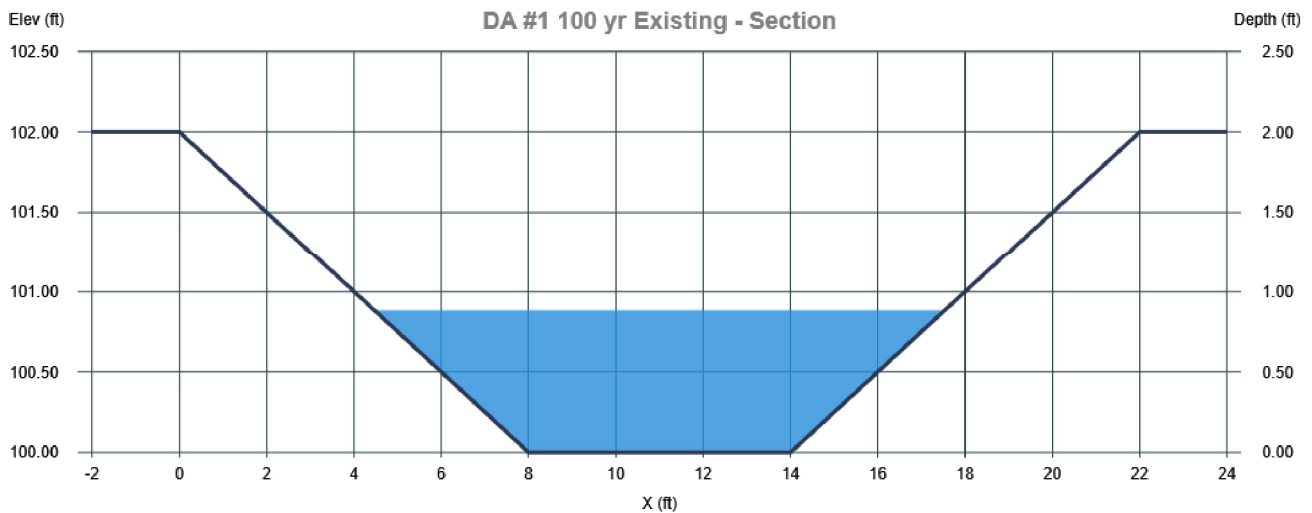
Bottom Width = 6.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 100.00 ft
 Channel Slope = 7.000 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 79.50 cfs

CALCULATION SAMPLE

| Flow | Depth | Area | Velocity | WP | n-value | Crit Depth | HGL | EGL | Max Shear | Top Width |
|-------|-------|--------|----------|-------|---------|------------|--------|--------|-----------|-----------|
| (cfs) | (ft) | (sqft) | (ft/s) | (ft) | | (ft) | (ft) | (ft) | (lb/sqft) | (ft) |
| 79.50 | 0.88 | 8.38 | 9.49 | 13.26 | 0.030 | 1.32 | 100.88 | 102.28 | 3.84 | 13.04 |



Channel Report

Project Name: New Project

Studio Express by Hydrology Studio v 1.0.0.9

08-20-2021

DA #1 100 yr Developed

Channel 4

TRAPEZOIDAL

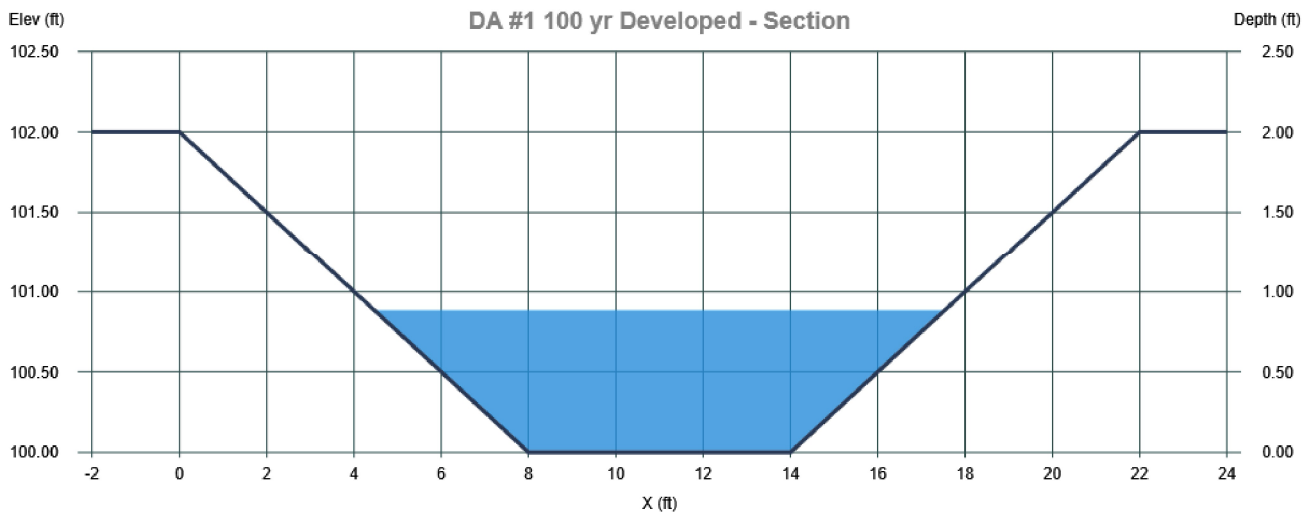
Bottom Width = 6.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 100.00 ft
 Channel Slope = 7.000 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 80.30 cfs

CALCULATION SAMPLE

| Flow | Depth | Area | Velocity | WP | n-value | Crit Depth | HGL | EGL | Max Shear | Top Width |
|-------|-------|--------|----------|-------|---------|------------|--------|--------|-----------|-----------|
| (cfs) | (ft) | (sqft) | (ft/s) | (ft) | | (ft) | (ft) | (ft) | (lb/sqft) | (ft) |
| 80.30 | 0.88 | 8.38 | 9.59 | 13.26 | 0.030 | 1.33 | 100.88 | 102.31 | 3.84 | 13.04 |



Channel Report

DA #3 10 yr Existing

Channel 1

TRAPEZOIDAL

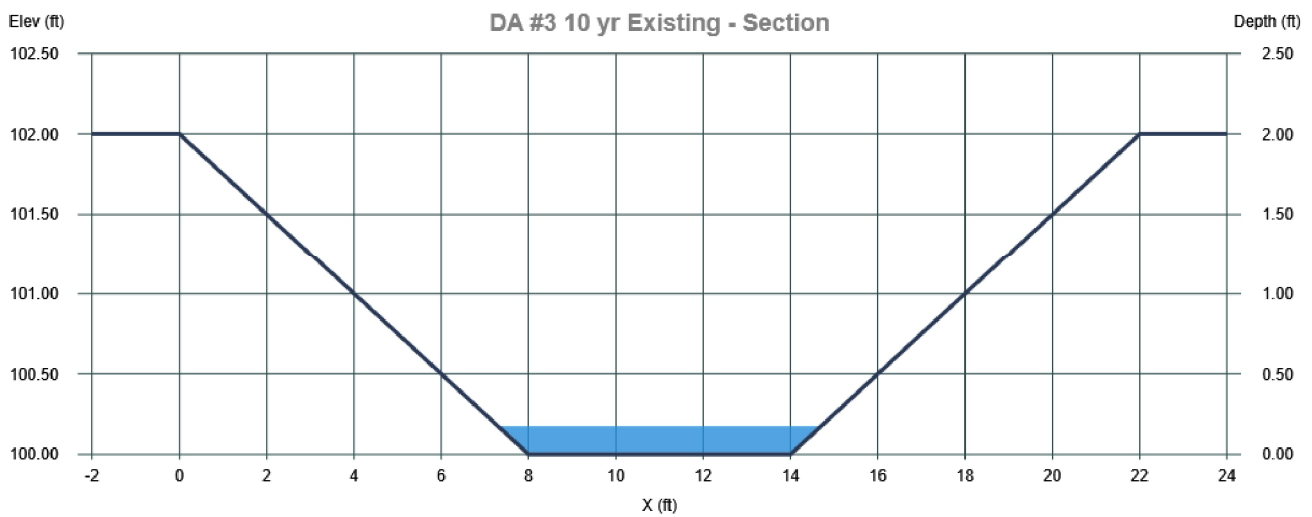
Bottom Width = 6.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 100.00 ft
 Channel Slope = 8.600 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 4.70 cfs

CALCULATION SAMPLE

| Flow | Depth | Area | Velocity | WP | n-value | Crit Depth | HGL | EGL | Max Shear | Top Width |
|-------|-------|--------|----------|------|---------|------------|--------|--------|-----------|-----------|
| (cfs) | (ft) | (sqft) | (ft/s) | (ft) | | (ft) | (ft) | (ft) | (lb/sqft) | (ft) |
| 4.70 | 0.17 | 1.14 | 4.14 | 7.40 | 0.030 | 0.26 | 100.17 | 100.44 | 0.91 | 7.36 |



Channel Report

Project Name: New Project

Studio Express by Hydrology Studio v 1.0.0.9

08-20-2021

DA #3 10 yr Developed

Channel 2

TRAPEZOIDAL

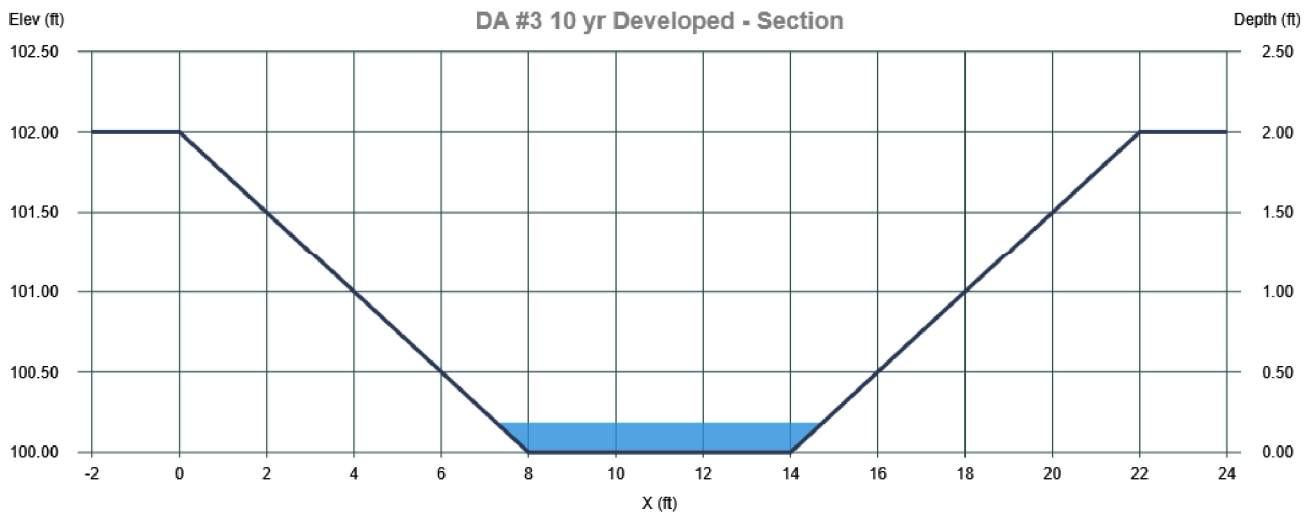
Bottom Width = 6.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 100.00 ft
 Channel Slope = 8.600 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 4.90 cfs

CALCULATION SAMPLE

| Flow | Depth | Area | Velocity | WP | n-value | Crit Depth | HGL | EGL | Max Shear | Top Width |
|-------|-------|--------|----------|------|---------|------------|--------|--------|-----------|-----------|
| (cfs) | (ft) | (sqft) | (ft/s) | (ft) | | (ft) | (ft) | (ft) | (lb/sqft) | (ft) |
| 4.90 | 0.18 | 1.21 | 4.05 | 7.48 | 0.030 | 0.26 | 100.18 | 100.44 | 0.97 | 7.44 |



Channel Report

Project Name: New Project

Studio Express by Hydrology Studio v 1.0.0.9

08-20-2021

DA #3 100 yr Existing

Channel 3

TRAPEZOIDAL

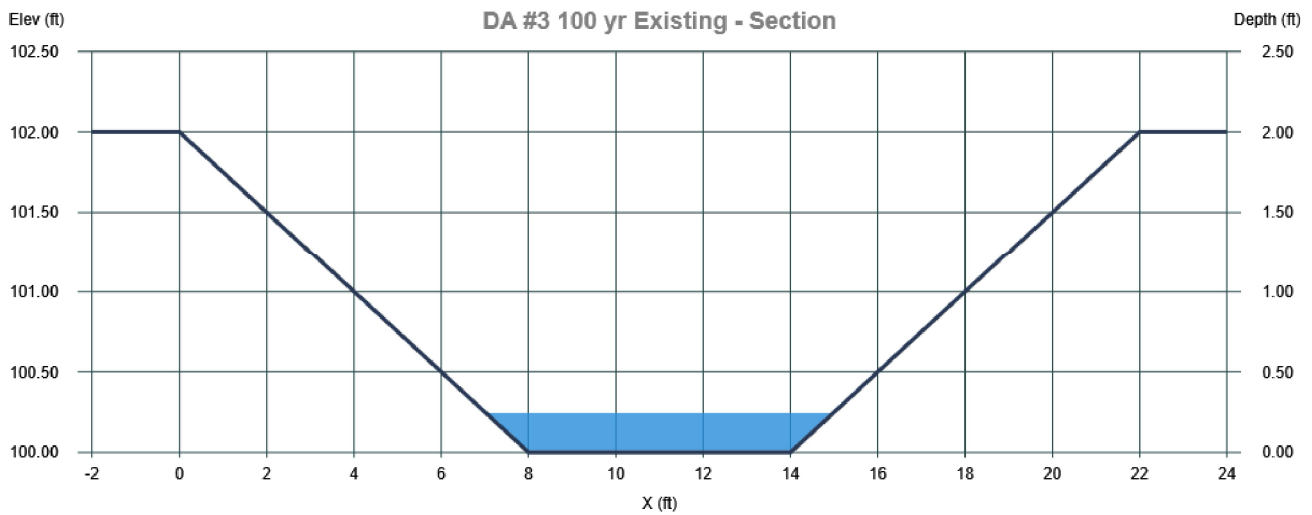
Bottom Width = 6.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 100.00 ft
 Channel Slope = 8.600 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 8.30 cfs

CALCULATION SAMPLE

| Flow | Depth | Area | Velocity | WP | n-value | Crit Depth | HGL | EGL | Max Shear | Top Width |
|-------|-------|--------|----------|------|---------|------------|--------|--------|-----------|-----------|
| (cfs) | (ft) | (sqft) | (ft/s) | (ft) | | (ft) | (ft) | (ft) | (lb/sqft) | (ft) |
| 8.30 | 0.24 | 1.67 | 4.97 | 7.98 | 0.030 | 0.36 | 100.24 | 100.62 | 1.29 | 7.92 |



Channel Report

Project Name: New Project

Studio Express by Hydrology Studio v 1.0.0.9

08-20-2021

DA #3 100 yr Developed

Channel 4

TRAPEZOIDAL

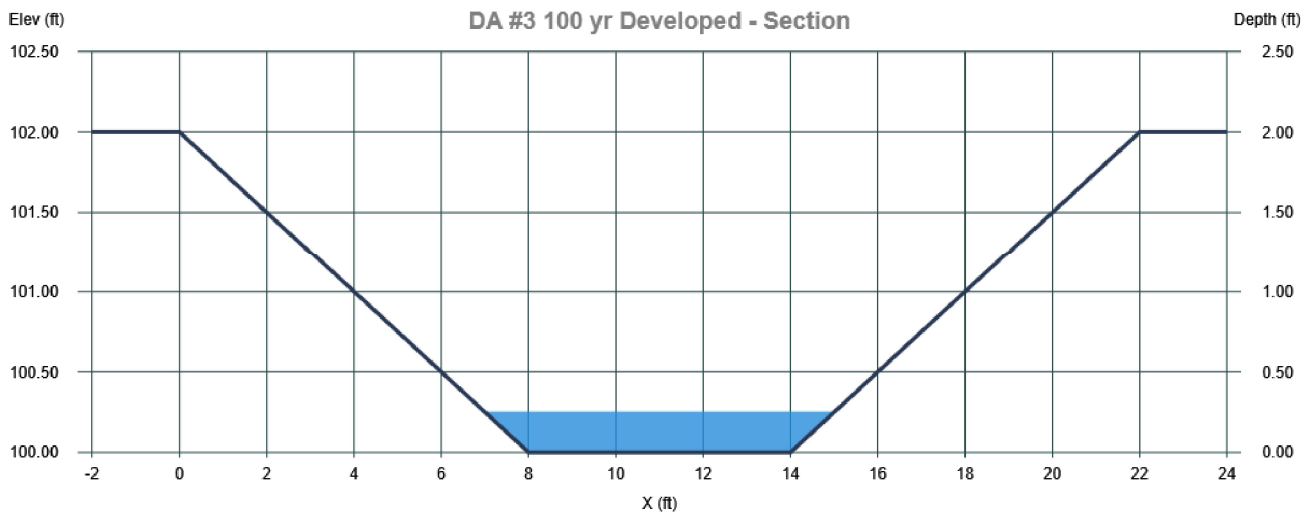
Bottom Width = 6.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 100.00 ft
 Channel Slope = 8.600 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 8.60 cfs

CALCULATION SAMPLE

| Flow | Depth | Area | Velocity | WP | n-value | Crit Depth | HGL | EGL | Max Shear | Top Width |
|-------|-------|--------|----------|------|---------|------------|--------|--------|-----------|-----------|
| (cfs) | (ft) | (sqft) | (ft/s) | (ft) | | (ft) | (ft) | (ft) | (lb/sqft) | (ft) |
| 8.60 | 0.25 | 1.75 | 4.91 | 8.06 | 0.030 | 0.37 | 100.25 | 100.63 | 1.34 | 8.00 |



Drainage Area #1- 10 year

Existing Conditions

Area = 23.9 acres
C= 0.35
L= 1550
S= 7.7
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 11.8$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 2.58$$

$$T_c = 14.3$$

$$i_{10} = 5.28$$

$$Q = KCiA$$

$$Q = 44.8 \text{ cfs}$$

Developed Conditions

Area = 23.9 acres
C= 0.36
L= 1550
S= 7.7
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 11.7$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 2.58$$

$$T_c = 14.3$$

$$i_{10} = 5.29$$

$$Q = KCiA$$

$$Q = 45.3 \text{ cfs}$$

Drainage Area #1 - 100 year

Existing Conditions

Area = 23.9 acres
C= 0.35
L= 1550
S= 7.7
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 11.8$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 2.58$$

$$T_c = 14.3$$

$$i_{100} = 7.50$$

$$Q = KCiA$$

$$Q = 79.5 \text{ cfs}$$

Developed Conditions

Area = 23.9 acres
C= 0.36
L= 1550
S= 7.7
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 11.7$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 2.58$$

$$T_c = 14.3$$

$$i_{100} = 7.51$$

$$Q = KCiA$$

$$Q = 80.3 \text{ cfs}$$

Drainage Area #2- 10 year

Existing Conditions

Area = 24.3 acres
C= 0.36
L= 950
S= 8.0
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8)$$

5 < Tc < 15

C= 0.36

$$T_i = 11.6$$

$$i_{10} = 214/(T_c + 26.7)$$

15 < Tc < 60

L= 950

S= 8.0

$$T_t = 1.58$$

$$T_c = 13.2$$

$$i_{10} = 5.47$$

$$Q = KCiA$$

$$Q = 47.2 \text{ cfs}$$

Developed Conditions

Area = 24.3 acres
C= 0.36
L= 950
S= 8.0
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8)$$

5 < Tc < 15

C= 0.36

$$T_i = 11.6$$

$$i_{10} = 214/(T_c + 26.7)$$

15 < Tc < 60

L= 950

S= 8.0

$$T_t = 1.58$$

$$T_c = 13.2$$

$$i_{10} = 5.47$$

$$Q = KCiA$$

$$Q = 47.4 \text{ cfs}$$

Drainage Area #2 - 100 year

Existing Conditions

Area = 24.3 acres
C= 0.36
L= 950
S= 8.0
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{100} = 256/(T_c + 19.8)$$

$$5 < T_c < 15$$

$$C = 0.36$$

$$T_i = 11.6$$

$$i_{100} = 331/(T_c + 30)$$

$$15 < T_c < 60$$

$$L = 950$$

$$S = 8.0$$

$$T_t = 1.58$$

$$T_c = 13.2$$

$$i_{100} = 7.76$$

$$Q = KCiA$$

$$Q = 83.7 \text{ cfs}$$

Developed Conditions

Area = 24.3 acres
C= 0.36
L= 950
S= 8.0
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{100} = 256/(T_c + 19.8)$$

$$5 < T_c < 15$$

$$C = 0.36$$

$$T_i = 11.6$$

$$i_{100} = 331/(T_c + 30)$$

$$15 < T_c < 60$$

$$L = 950$$

$$S = 8.0$$

$$T_t = 1.58$$

$$T_c = 13.2$$

$$i_{100} = 7.76$$

$$Q = KCiA$$

$$Q = 84.0 \text{ cfs}$$

Drainage Area #3- 10 year

Existing Conditions

Area = 2.4 acres
C= 0.35
L= 630
S= 8.6
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8)$$

5 < T_c < 15

$$T_i = 11.4$$

$$T_i = 11.4$$

$$i_{10} = 214/(T_c + 26.7)$$

15 < T_c < 60

$$L = 630$$

$$T_t = 1.05$$

$$T_c = 12.5$$

$$i_{10} = 5.60$$

$$Q = KCiA$$

$$Q = 4.7 \text{ cfs}$$

Developed Conditions

Area = 2.4 acres
C= 0.36
L= 630
S= 8.6
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8)$$

5 < T_c < 15

$$T_i = 11.2$$

$$T_i = 11.2$$

$$i_{10} = 214/(T_c + 26.7)$$

15 < T_c < 60

$$L = 630$$

$$T_t = 1.05$$

$$T_c = 12.3$$

$$i_{10} = 5.63$$

$$Q = KCiA$$

$$Q = 4.9 \text{ cfs}$$

Drainage Area #3 - 100 year

Existing Conditions

Area = 2.4 acres
C= 0.35
L= 630
S= 8.6
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 11.4$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.05$$

$$T_c = 12.5$$

$$i_{100} = 7.93$$

$$Q = KCiA$$

$$Q = 8.3 \text{ cfs}$$

Developed Conditions

Area = 2.4 acres
C= 0.36
L= 630
S= 8.6
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 11.2$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.05$$

$$T_c = 12.3$$

$$i_{100} = 7.98$$

$$Q = KCiA$$

$$Q = 8.6 \text{ cfs}$$

KITTY HAWK ESTATES

A Minor Subdivision in the Fractional Northwest Quarter of Section 6,
Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

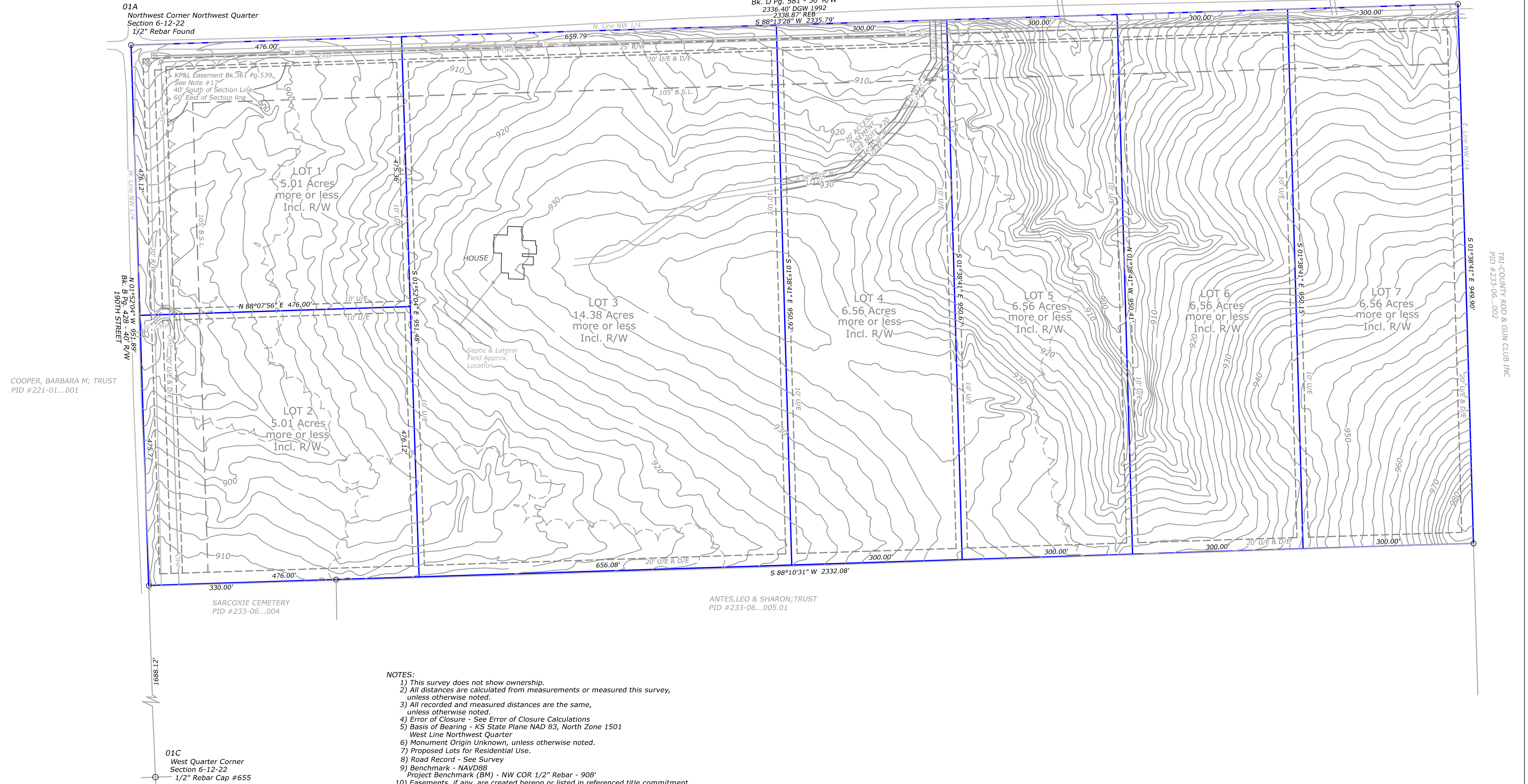
PREPARED FOR:
Gerald R. St. Peter III & Sarah Anne St. Peter
18749 Stillwell Road
Linwood, KS 66052
PID #233-06-0-00-00-003
PID #233-06-0-00-00-003.01

RECORD DESCRIPTION:
A tract of land in the North Fifty (50) acres of the Fractional NW 1/4 of Section 6, Township 12 South, Range 22 East, of the 6th P.M., described more specifically as follows: Commencing at the Northwest corner of the Fractional NW 1/4 of Section 6, Township 12, Range 22; thence North 90° East, 625.80 feet to the Point of Beginning of this tract; thence North 90° East, 300.00 feet; thence South 00° West, 750.00 feet; thence South 90° West, 300.00 feet; thence North 00° East, 750.00 feet to the Point of Beginning, EXCEPT that part in roads, Leavenworth County, Kansas.
AND
The North 50 acres of the Northwest 1/4 of Section 6, Township 12 South, Range 22 East, LESS the following: Commencing at the Northwest corner of the Fractional Northwest 1/4; thence North 90 degrees East 625.80 feet to the point of beginning of this tract; thence North 90 degrees East 300.00 feet; thence South 00 degrees West 750.00 feet; thence South 90 degrees West 300.00 feet; thence North 00 degrees East 750.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are subject to the current Access Management Policy
 - 5) No off-plat restrictions.

ZONING:
RR- 5, Rural Residential, 5-Acre minimum size parcels - Current and proposed

- LEGEND:
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - NS - Not Set this survey per agreement with client
 - - Power Pole
 - G - Gas Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ⊕ - Gas Valve
 - ⊞ - Telephone Pedestal



- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501 West Line Northwest Quarter
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD89 Project Benchmark (BM) - NW COR 1/2" Rebar - 908'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Document Number 2020R11726
 - 12) Utility Companies -
 - Water - RWD 7
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Continental Title Insurance Company Case Number 21403176 updated February 11, 2021
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRMS Map 2010C0325C dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 16) Distances to and of structures, if any, are +- 1'.
 - 17) Easements as per referenced Title Commitment are shown hereon - K&P&L Easement Book 361 Page 539 as shown hereon. Document does define the actual width of said Easement but does not define the approximate location of the proposed utility lines along the North and West side of surveyed property and to be approximately 35 feet from each line. Utility line along the West side is approximately 50 feet East. Limits of the Easement platted hereon are intended to encompass all structures for said utility.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - (REB) - R.E. Bacon Survey recorded Book S-7 #203 dated 1965
 - (D.G.W.) - D.G. White Survey - unrecorded
 - 20) 20' Access Easement to service Lot 3 - said Easement can be vacated by owners without affecting the integrity of this plat. Addresses to affected lots may change. Current Driveway will be relocated to match easement.

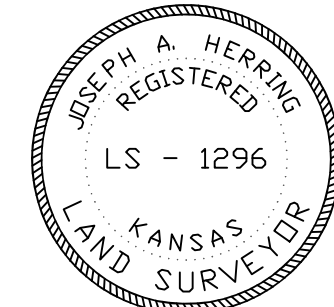
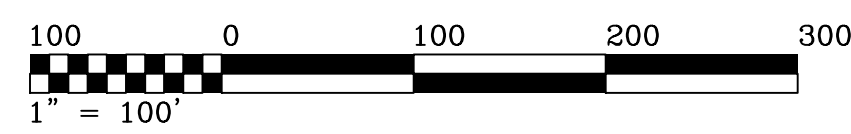


Scale 1" = 100'

Job # K-21-1434
August 25, 2021 Rev. 10/7/21

J. HERRING, Inc. (dba)
HERRING SURVEYING & COMPANY

315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@eamcash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of July thru August 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

KITTY HAWK ESTATES

A Minor Subdivision in the Fractional Northwest Quarter of Section 6, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Gerald P. St. Peter III & Sarah Anne St. Peter
18749 Stillwell Road
Linwood, KS 66052
PID #233-06-0-00-003-01
PID #233-06-0-00-003-01

RECORD DESCRIPTION:
A tract of land in the North Fifty (50) acres of the Fractional NW 1/4 of Section 6, Township 12 South, Range 22 East, of the 6th P.M., described more specifically as follows: Commencing at the Northwest corner of the Fractional NW 1/4 of Section 6, Township 12, Range 22; thence North 90° East, 625.80 feet to the Point of Beginning of this tract; thence North 90° East, 300.00 feet; thence South 00° West, 750.00 feet; thence South 90° West, 300.00 feet; thence North 00° East, 750.00 feet to the Point of Beginning, EXCEPT that part in roads, Leavenworth County, Kansas.

AND
The North 50 acres of the Northwest 1/4 of Section 6, Township 12 South, Range 22 East, LESS the following: Commencing at the Northwest corner of the Fractional Northwest 1/4; thence North 90 degrees East 625.80 feet to the point of beginning of this tract; thence North 90 degrees East 300.00 feet; thence South 00 degrees West 750.00 feet; thence South 90 degrees West 300.00 feet; thence North 00 degrees East 750.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: KITTY HAWK ESTATES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of KITTY HAWK ESTATES, have set our hands this _____ day of _____, 2021.

Gerald P. St. Peter III Sarah Anne St. Peter

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State Gerald P. St. Peter III and Sarah Anne St. Peter, husband and wife, to me personally known to be the same persons 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 notary seal the day and year above written.

NOTARY PUBLIC _____
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of KITTY HAWK ESTATES this _____ day of _____, 2021.

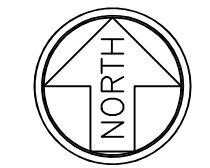
Secretary Chairman
Krystal A. Voth Steven Rosenthal

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

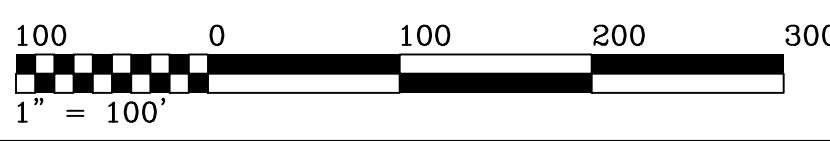
COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of KITTY HAWK ESTATES, this _____ day of _____, 2021.

Chairman County Clerk
Michael W. Smith Janet Klasinski



Scale 1" = 100'

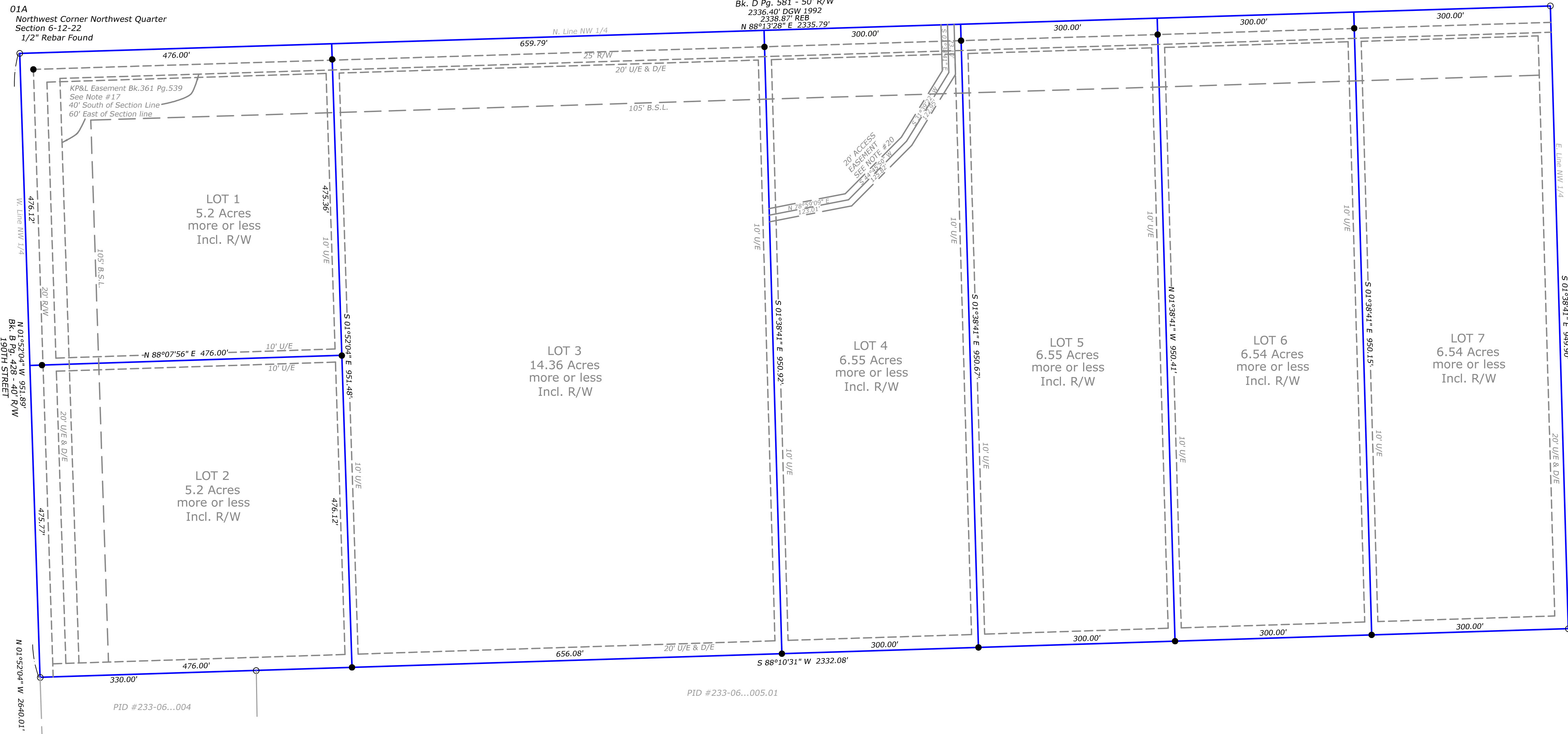
Job # K-21-1434
August 25, 2021 Rev. 9/25/21



SURVEYOR'S DESCRIPTION:
A tract of land in the Fractional Northwest Quarter of Section 6, Township 12 South, Range 22 East of the 6th P.M., as written by Joseph A. Herring PS-1296 on September 25, 2021, more fully described as follows: Beginning at the Northwest corner of said Fractional Northwest Quarter; thence North 88 degrees 13'28" East for a distance of 2335.79 feet along said North line to the Northeast corner of said Fractional Northwest Quarter; thence South 01 degrees 38'41" East for a distance of 949.90 feet along the East line of said Fractional Northwest Quarter; thence South 88 degrees 10'31" West for a distance of 2332.08 feet to the West line of said Fractional Northwest Quarter; thence North 01 degrees 52'04" West for a distance of 951.89 feet along said West line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contain 50.94 Acres, more or less, including road right of ways. Error of Closure = 1 : 473781

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) Lots are subject to the current Access Management Policy
5) No off-plat restrictions.

ZONING:
RR- 5, Rural Residential, 5-Acre minimum size parcels - Current and proposed



- NOTES:
- This survey does not show ownership.
 - All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - All recorded and measured distances are the same, unless otherwise noted.
 - Error of Closure - See Error of Closure Calculations
 - Basis of Bearing - KS State Plane NAD 83, North Zone 1501 West Line Northwest Quarter
 - Monument Origin Unknown, unless otherwise noted.
 - Proposed Lots for Residential Use.
 - Road Record - See Survey
 - Benchmark - NAVD89 Project Benchmark (BM) - NW COR 1/2" Rebar - 908'
 - Easements, if any, are created hereon or listed in referenced title commitment.
 - Reference Recorded Deed Document Number 2020R11726
 - Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
 - Reference Continental Title Insurance Company Case Number 21403176 updated February 11, 2021
 - Property is not in a Special Flood Hazard Area per FEMA FIRN Map 2013C0325C dated July 16, 2015
 - Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - Distances to and of structures, if any, are +- 1'.
 - Easements as per referenced Title Commitment are shown hereon - K&P&L Easement Book 361 Page 539 as shown hereon. Document does define the actual width of said Easement but does define the approximate location of the proposed utility lines along the North and West side of surveyed property and to be approximately 35 feet from each line. Utility line along the West side is approximately 50 feet East. Limits of the Easement platted hereon are intended to encompass all structures for said utility.
 - Fence Lines do not necessarily denote the boundary line for the property.
 - Reference Surveys:
(REB) - R.E. Bacon Survey recorded Book S-7 #203 dated 1965
(D&W) - D.G. White Survey - unrecorded
 - 20) Access Easement to service Lot 3 - said Easement can be vacated by owners without affecting the integrity of this plat. Addresses to affected lots may change. Current Driveway will be relocated to match easement.

- LEGEND:
● - 1/2" Rebar Set with Cap No. 1296
○ - 1/2" Rebar Found, unless otherwise noted.
□ - Concrete Base around Point
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement
BM - Benchmark
NS - Not Set this survey per agreement with client

I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

Michael J. Bogina, KS PS-1655
Leavenworth County Survey Reviewer



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of July thru September 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Case No. DEV-21-093
Dusselier Boat Storage
Special Use Permit – Jeffs Marine Boat Storage & Repair

Staff Report – Planning Commission

October 13, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Jeff Dusselier
15829 174th Street
Bonner Springs, KS 66012

Legal Description: A tract of land in the southeast quarter of Section 29, Township 11 South,
Range 22 East of the 6th P.M, in Leavenworth County, Kansas.

Location: 15829 174th Street, Bonner Springs, KS 66012

Parcel Size: ± 20 acres

Zoning/Land Use: RR-5, Rural Residential 5-acre minimum size parcels

Comprehensive Plan: This parcel is within the Residential land use category.

Parcel ID No.: 189-29-0-00-00-010.01

Planner: Joshua Gentzler

REPORT:

Board of County Commissioners Result:

The Board of County Commissioners voted 2 yeas to 3 nays to approve Case No. DEV-21-093. Due to the Planning Commission’s recommendation of denial, the motion failed to approve the Case. Afterward the original motion, the Board of County Commissioners moved that the case be returned to the Planning Commission for consideration.

Planning Commission Recommendation:

The Planning Commission voted 6-0 (1 absence, 2 vacancies) to recommend denial of Case No. DEV-21-093, Special Use Permit for Dusselier Boat Storage.

Should the Board of County Commissioners wish to recommend approval, staff offers the following conditions:

1. The SUP shall be limited to a period of five (5) years.
2. The business shall be limited to the hours of 6 am to 7 pm, Monday through Saturday.
3. The SUP shall be limited to 2 employees.
4. Any boats stored on the property shall be screened with a 6-foot wooden privacy fence.
5. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
6. No on-street parking shall be allowed.
7. This SUP shall be limited to the Narrative submitted with this application, dated June 4, 2021.
8. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

Request

The applicant is requesting a Special Use Permit for a Boat Storage business.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 2 acres to 144 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0350G July 16, 2015.

Utilities/Services

Sewer: Private septic system

Fire: Stranger Fire

Water: RWD 7

Electric: Evergy

Access/Streets

The property is accessed by 174th Street, a County local road with a gravel surface ± 24' wide.

Agency Comments

See attached comments – Email – Kyle Anderson – Planning and Zoning, June 29, 2021

See attached comments – Email – Lauren Anderson – Public Works, July 6, 2021

See attached comments – Email – Jalayne Turner– Rural Water District 7, June 29, 2021

See attached comments – Email – Travis Shockey – Electric utility, June 29, 2021

Factors to be considered

The following factors are to be considered by the Planning Commission and the Board of County Commission when approving or disapproving this Special Use Permit request:

1. Character of the neighborhood: The character of the neighborhood is rural; primarily rural residences, and agricultural uses.
2. Zoning and uses of nearby property: The surrounding properties are zoned RR-5, Rural Residential 5-acre minimum size parcels. The uses are rural residences and agricultural.
3. Suitability of the property for the uses to which it has been restricted: The property is within an area suited for rural residences and agricultural use. The use is allowed with approval of a Special Use Permit but does not match the surrounding property uses.
4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area can be detrimentally affected by the additional traffic induced by the transportation of the boats.
5. Length of time the property has been vacant as zoned: The property is not vacant.
6. Relative gain to economic development, public health, safety and welfare: The proposed use will not affect public health, safety, and welfare. The proposed business will create an increase to economic development.
7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area as Residential (2.5-acre minimum). This use does not align with the Comprehensive Plan.
8. Staff recommendation is for the denial of the Special Use Permit.

| <u>LOCATION</u> | |
|---------------------------------------|--|
| Adjacent Residences | Adjacent residences are rural uses. The adjacent properties range in size from 10 acres to 79 acres. |
| Adjacent Zoning/Uses | Zoning adjacent to the property is RR-5 and are used primarily as rural residences and agricultural uses. |
| Density | The area is not densely populated. There are approximately 9 dwelling units in the surrounding 1,000 feet. |
| Nearby City Limits | The city of Basehor is approximately 2.9 miles to the northeast of the property. |
| Initial Growth Management Area | The property is not located within an Urban Growth Management Area. |

| <u>IMPACT</u> | |
|------------------------|--|
| Noise Pollution | This use will not cause prolonged noise pollution. |

| | |
|---------------------------|--|
| Traffic | The use will create additional traffic on days when the applicant is transporting vehicles to and from his property. The applicant will transport up to 100 boats twice per year to open and close the boating season. During two months of the year, the applicant will be transporting multiple boats a day. |
| Lighting | The applicant does not have lighting other than security lighting and is not requesting lighting. |
| Outdoor Storage | The applicant will store 50-100 boats during the off-season outside near an existing building. |
| Parking | The applicant has ample parking space. |
| Visitors/Employees | The applicant does not anticipate visitors or employees on the property. |
| Waste | The business generates vehicular waste. This waste is properly disposed of according to KDHE standards. |

| SITE COMPATABILITY | |
|--|---|
| Size of Parcel | The parcel is twenty (20) acres in size. |
| Zoning of Parcel | The parcel is zoned Rural Residential-5 |
| Buildings (Existing & Proposed) | The applicant has a shop on the property that is approximately 40x50. Tools and equipment for the business are stored in the shop |
| Setbacks | Existing building meet the required setbacks. |
| Screening | There is currently some screening of the area used for storage. The applicant has stated he intends to add to the existing cedar copse to block the view from 174 th Street. |

History

The applicant was found to be operating the boat storage business in late 2020 without a permit. The applicant started communication with the Planning and Zoning department about the need for a Special Use Permit after Staff notified the applicant of the requirement. The applicant submitted a complete application on June 4, 2021.

Staff Comments

The applicant is requesting a special use permit for a Boat Storage and Repair Facility. This business would store 60-70 boats, typically pontoon boats, on site and then transport the boats to Lake Quivera in Johnson County. The applicant transports the boats twice a year, taking the boats to the lake to open the season and returning the boats to the property when the boating season has been completed. Generally, the applicant transports the boats to the lake in March and transports the boats from the lake to his property in October or November, depending on the year. The applicant stated that no customer visits the site and he has one part-time employee on to transport and repair the boats during the off-season.

As the use of this property does not match neither the Future Land Use Map in the Comprehensive Plan nor the surrounding uses, Staff recommends denial of this Special Use Permit.

ACTION OPTIONS:

1. Approve Resolution 2021-37 (Case No. DEV-21-093) Special Use Permit for a Boat Storage Facility for Dusselier Boat Storage, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2021-37 (Case No. DEV-21-093) Special Use Permit for a Boat Storage Facility for Dusselier Boat Storage, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-37 (Case No. DEV-21-093) Special Use Permit for a Boat Storage Facility for Dusselier Boat Storage, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Narrative
Location/Aerial Maps
Memorandums

DEV-21-093 SUP Dusselier Boat Storage



Legend

- Address Point
- Parcel Number
- Parcel
- Road

1 in. = 200ft.



400.0 0 200.00 400.0 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

SPECIAL USE PERMIT APPLICATION

Leavenworth County Planning Department
300 Walnut, St., Suite 212
County Courthouse
Leavenworth, Kansas 66048
913-684-0465

Office Use Only

PID: _____ Date Received: _____
Township _____
Planning Commission Date: _____
Case No. _____ Date Paid _____
Zoning District _____
Comprehensive Plan land use designation _____

| APPLICANT/AGENT INFORMATION | OWNER INFORMATION (If different) |
|--|----------------------------------|
| NAME <u>JEFF DUSSELIER</u> | NAME _____ |
| ADDRESS <u>15829 174TH ST.</u> | ADDRESS _____ |
| CITY/ST/ZIP <u>BONNER SPRINGS KS</u> <u>66012</u> | CITY/ST/ZIP _____ |
| PHONE <u>913-238-6472</u> | PHONE _____ |
| EMAIL <u>JMDUSSELIER@AOL.COM</u> | EMAIL _____ |
| CONTACT PERSON <u>JEFF DUSSELIER</u> | CONTACT PERSON _____ |

PROPOSED USE INFORMATION

Existing and Proposed structures _____

Reason for requesting a Special Use Permit TEMPORARY OUTDOOR STORAGE ON
1.5 ACRES OR LESS

PROPERTY INFORMATION

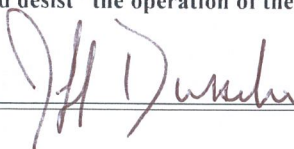
Address of property 15829 174TH ST. BONNER SPRINGS KS Parcel size 20 ACRES +/-

Current use of the property AGRICULTURE

Does the owner live on the property? YES

Does the applicant own property in states or counties other than Kansas and Leavenworth County? YES

I, the undersigned am the (circle one) owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a Special Use Permit as indicated above. I hereby agree to "cease and desist" the operation of the activity upon denial of the permit by the Board of County Commissioners.

Signature  Date DEC/25/20

ATTACHMENT A

Special use permit request at 15829 174th st for seasonal outdoor storage of boats and floating boat dock supplies on aprox 1.5 +/- acres of gravel parking and for seasonal boat repair using existing building.

Current use is and will remain agriculture with exception of area used for boat storage.

Hours of operation are from 7am to 7pm 7 days a week.

Approximately 60 – 70 boats to be stored.

All of the transporting and repair of the boats is done by myself and maybe 1 other person so additional traffic will be minimum and short term. Most of the boats have no trailers and I haul the boats on my trailer to be off loaded and stored for winter then return to lake in spring.

Traffic average will be 2 - 3 trips a day for 30 days in fall and 2 - 3 trips a day for 30 days in spring. Once again the additional traffic will be myself.

Visual impact will be kept to a minimum with extended distance from roadway and adjoining property. Additional measures to add trees and natural buffering to be put in place and to move boats further out from line of sight.

Access to storage will be through existing driveways.

No additional pollution will be created.

No displays or signage will be necessary at this time.

No additional chemicals will be used outside whatever is necessary for agriculture maintenance.

Any lubricants or oils that are generated will be recycled.

No additional sewage will be created.

Additional water use will be minimal.

Noise levels will not change.

No noticeable fumes or odors will be generated.

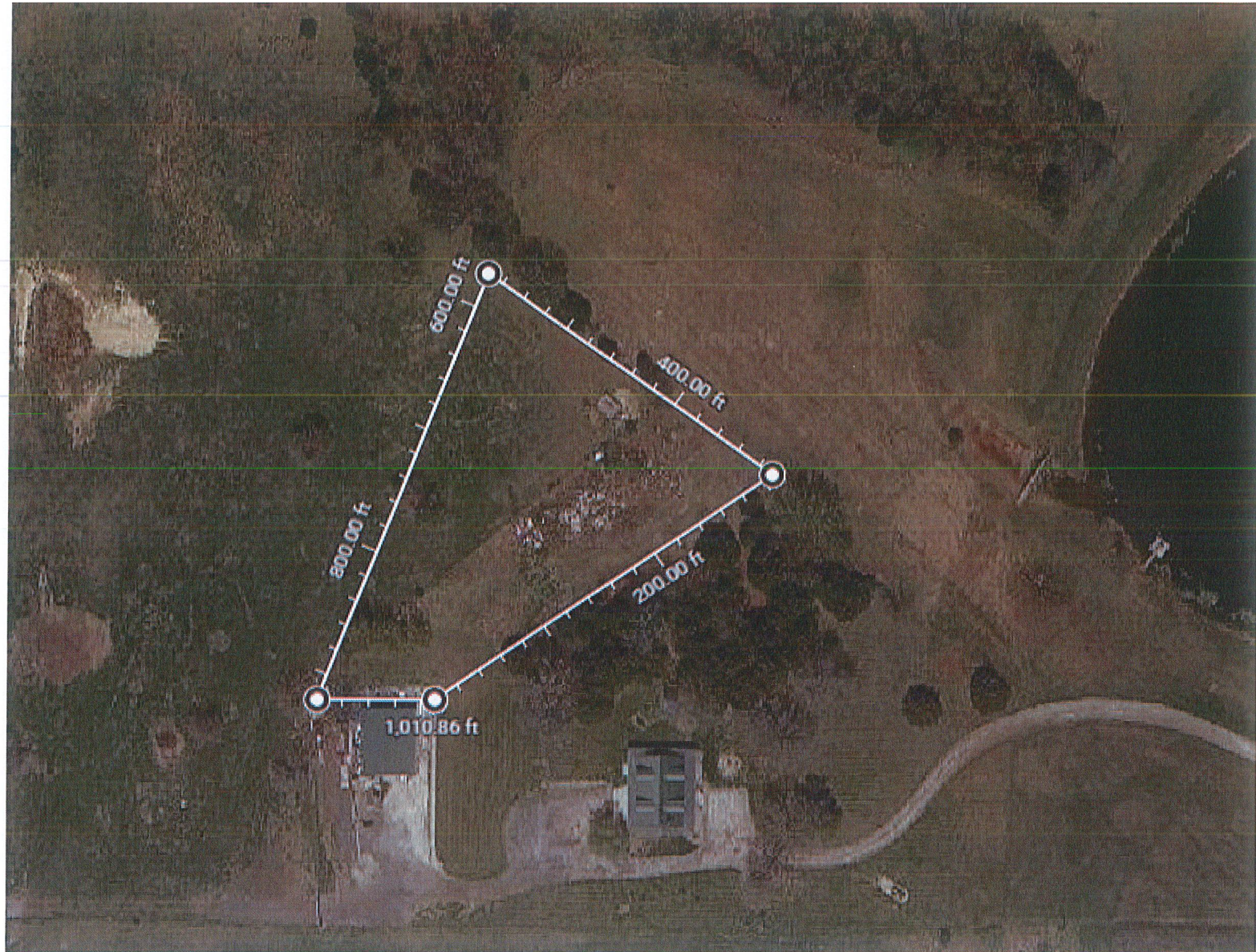
No additional lighting will be needed.

Equipment to be used will be a loader / tractor and - or forklift.

Route to be taken is south on 174th street out of driveway to K 32 Highway.

Personal property tax for the year to be paid to Leavenworth County by boat owners due to being stored there on January 1st.

Notes for Drawing – White indicates area to be used for storage, Black is access to storage area, Green is additional trees for buffer.

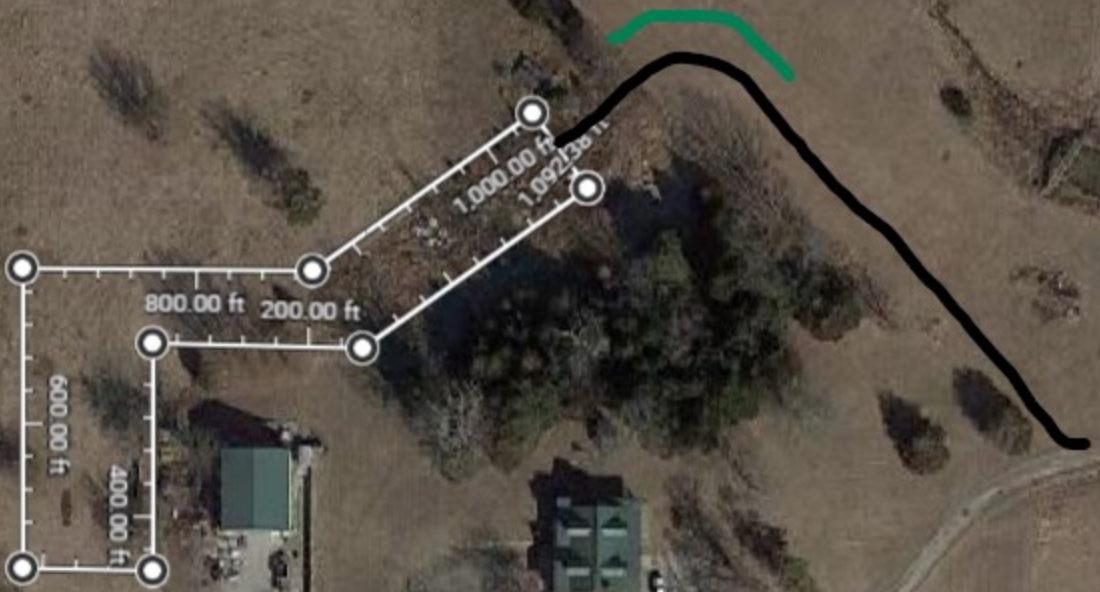


174th St

174th St

174th St

© 2021 Google





Laura Kelly, Governor
Mark A. Burghart, Secretary
www.ksrevenue.org

CERTIFICATE OF TAX CLEARANCE

JEFFS MARINE LLC
DBA as JEFFS MARINE LLC

ISSUE DATE
05/20/2021

TRANSACTION ID
TEFY-SNY6-3RJE

CONFIRMATION NUMBER
CSJK-2A6X-787S

TAX CLEARANCE VALID THROUGH 08/18/2021

*Verification of this certificate can be obtained on our website, www.ksrevenue.org,
or by calling the Kansas Department of Revenue at 785-296-3199*



Leavenworth County
Planning & Zoning Department
300 Walnut, Suite 212
Leavenworth, Kansas 66048

To: Krystal Voth
Director

From: Kyle Anderson
Environmental Tech/Code Enforcement

Date: June 29, 2021

RE: Jeff Dusselier
Case DEV-21-093, Special Use Permit
15829 174th St
Bonner Springs, KS 66012
PID# 189-29-0-00-00-010.01

Our department received a Special Use Permit application for a RV and boat storage facility located at the above listed location. In early December 2020 we received a complaint from a neighbor about the business operating. After a site visit to confirm, a letter was mailed out 12/7/2020 informing the owners that they needed a SUP. Several phone calls were made and emails were sent to get an application submitted. A complete application with payment was not received until 6/1/2021.

Thank you,

Kyle Anderson
kanderson@leavenworthcounty.gov

From: [Travis Shockey](#)
Sent: Tuesday, June 29, 2021 10:54 AM
To: [Gentzler, Joshua](#)
Subject: RE: Special Use Permit Review - Dusselier Boat Storage - DEV-21-093

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Josh,
Evergy is fine with this.

Thanks

Travis Shockey
Evergy
TD Designer IV
Travis.Shockey@evergy.com
O (913) 667-5122

From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Tuesday, June 29, 2021 10:23 AM
To: Design Group Shawnee <DesignGroupShawnee@evergy.com>
Subject: FW: Special Use Permit Review - Dusselier Boat Storage - DEV-21-093

Internal Use Only

Please see attached e-mail from Leavenworth County – thank you,

Tyler Rebel
Distribution Designer
Evergy
tyler.rebel@evergy.com
O: 913.758.2727
evergy.com

From: Gentzler, Joshua < >
Sent: Tuesday, June 29, 2021 9:43 AM
To: Mark Bilquist (stfdchief1760@gmail.com) <stfdchief1760@gmail.com>; 'jalayne@leavenworthrwd7.com' <jalayne@leavenworthrwd7.com>; Tyler Rebel <Tyler.Rebel@evergy.com>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Magaha, Chuck <CMagaha@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Mitch Pleak <MPleak@olsson.com>; Thorne, Eric <ethorne@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>
Subject: Special Use Permit Review - Dusselier Boat Storage - DEV-21-093

****CAUTION: This email originated from outside of the Evergy network. Do not click links or open attachments unless you recognize the sender and know the content is safe****

Good morning,

The Department of Planning and Zoning has received an application for a Special Use Permit for a boat storage facility located at 15829 174th Street, Bonner Springs.

The Planning Staff would appreciate your written input in consideration of the above request. The application for review has been included with this email. Please review the attached information and forward any comments to us by Wednesday, July 7th.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at Jgentzler@LeavenworthCounty.gov.

Thank you,

Joshua Gentzler
Planner II
[Planning & Zoning](#)
Leavenworth County
913.684.0464

From: [jalayne leavenworthrwd7.com](mailto:jalayne.leavenworthrwd7.com)
Sent: Tuesday, June 29, 2021 11:39 AM
To: [Gentzler, Joshua](mailto:Gentzler,Joshua)
Subject: Re: Special Use Permit Review - Dusselier Boat Storage - DEV-21-093

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Leavenworth Rural Water District No. has no issue with this special use permit.

Jalayne Turner
Office Manager
Leavenworth RWD7
jalayne@leavenworthrwd7.com
913-441-1205

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Tuesday, June 29, 2021 9:43 AM
To: Mark Bilquist (stfdchief1760@gmail.com) <stfdchief1760@gmail.com>; jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>; 'Tyler.rebel@evergy.com' <Tyler.rebel@evergy.com>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Magaha, Chuck <CMagaha@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Mitch Pleak <MPleak@olsson.com>; Thorne, Eric <ethorne@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>

Subject: Special Use Permit Review - Dusselier Boat Storage - DEV-21-093

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Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0464

From: [Anderson, Lauren](#)
Sent: Tuesday, July 6, 2021 4:36 PM
To: [Gentzler, Joshua](#); [Mitch Pleak](#)
Subject: RE: Special Use Permit Review - Dusselier Boat Storage - DEV-21-093

Joshua,

There is a culvert with a weight limit of 15tons on 174th Street, north towards 24/40. Please confirm with the applicant that the boats/trailers do not exceed these weight limits. If they do, we will need to limit their available hauling routes.

Lauren

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Tuesday, June 29, 2021 9:43 AM
To: Mark Bilquist (stfdchief1760@gmail.com) <stfdchief1760@gmail.com>; 'jalayne@leavenworthrd7.com' <jalayne@leavenworthrd7.com>; 'Tyler.rebel@evergy.com' <Tyler.rebel@evergy.com>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Magaha, Chuck <CMagaha@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Mitch Pleak <MPleak@olsson.com>; Thorne, Eric <ethorne@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>
Subject: Special Use Permit Review - Dusselier Boat Storage - DEV-21-093

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If you have any questions or need additional information, please contact me at (913) 684-0464 or at jgentzler@LeavenworthCounty.gov.

Thank you,

Joshua Gentzler
Planner II
[Planning & Zoning](#)
Leavenworth County
913.684.0464

RESOLUTION 2021-037

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for a Boat Storage Facility for Dusselier Boat Storage on the following described property:

A tract of land in the southeast quarter of Section 29, Township 11 South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas more commonly known as 15829 174th Street.

WHEREAS, it is hereby found and determined that a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 4th day of June, 2021, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 11th day of August, 2021; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the Special Use Permit be approved, subject to special conditions as set forth; and

WHEREAS, the Board of County Commission considered, in session on the 1st day of September, 2021, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commission of Leavenworth County, Kansas, that:

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
2. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 1st day of September, 2021, and incorporated herein by reference;

That Case No. DEV-21-093, Special Use Permit for Dusselier Boat Storage approved subject to the following conditions:

1. The SUP shall be limited to a period of five (5) years.
2. The business shall be limited to the hours of 6 am to 7 pm, Monday through Saturday.
3. The SUP shall be limited to 2 employees.
4. Any boats stored on the property shall be screened with a 6-foot wooden privacy fence.
5. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
6. No on-street parking shall be allowed.
7. This SUP shall be limited to the Narrative submitted with this application, dated June 4, 2021.
8. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered

to and copies shall be provided to the Planning and Zoning Department within 30 days.

Located in Section 29, Township 11 South, Range 22 East, also known as 15829 174th Street, parcel no. 189-29-0-00-00-010.01 in Leavenworth County, Kansas.

Adopted this 1st day of September, 2021
Board of County Commission
Leavenworth, County, Kansas

Michael Smith, Chairman

ATTEST

Jeff Culbertson, Member

Janet Klasinski

Vicky Kaaz, Member

Doug Smith, Member

Mike Stieben, Member

*****Regular Agenda*****
Case No. DEV-21-144/145
Redford Addition
Preliminary and Final Plat

Staff Report – Planning Commission

October 13, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Red Forge LLC - Ron Redford
16669 Santa Fe Trail
Leavenworth, KS 66048

Agent: Atlas Surveyors
Andrea Weishaubt
2300 Hutton Rd, Suite 108
Kansas City, KS 66109

Legal Description: A tract of land in the Southwest Quarter of Section 16, Township 8 South,
Range 22 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 56 acres

Zoning/Land Use: RR-2.5, Rural Residential 2.5-acre minimum size parcels

Comprehensive Plan: This parcel is within the Residential land use category.

Parcel ID No.: 075-16-0-00-03-003.00

Planner: Amy Allison

REPORT:

Request

The applicant is requesting a Preliminary and Final Plat for a four (4) lot and one (1) tract subdivision.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 1 acre to over 140 acres in size.

Flood Plain

There are Special Flood Hazard Areas (Zone A) on this parcel per FEMA Firm Map 20103C0150G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Kickapoo FD
Water: RWD #2
Electric: Evergy

Access/Streets

The property is accessed by Santa Fe Trail and Amelia Earhart Rd (K-7). Santa Fe Trail is a County Arterial with a paved surface ± 30' wide. Amelia Earhart is a State Highway with a paved surface ± 47' wide.

Agency Comments

See attached comments – Email – Lauren Anderson – Public Works, October 6, 2021
See attached comments – Email – Mike Bogina – Leavenworth County Survey Reviewer, October 6, 2021
See attached comments – Email – Chuck Magaha – Emergency Management, September 29, 2021
See attached comments – Email – Tim Goetz (through phone call) – Rural Water District 5, September 8, 2021
See attached comments – Email – Steve Taylor – KDOT, September 20, 2021

Findings

1. The proposed subdivision is consistent with the zoning district of RR 2.5; Rural Residential Zoning 2.5 acre minimum size parcels and meets the lot-depth to lot-width ratio of 3.5:1 or 4:1, have the minimum frontage of 200', Minimum lot size of 2.5 acres, except for Lot 4. See Finding #6.
2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.
3. At time of development, fire hydrants shall be required if necessary infrastructure is available.
4. Two existing driveway entrances exist off of Amelia Earhart. KDOT has permitted those driveways to remain but no further access points will be approved. A driveway easement will need to be created on Lot 3 to serve a driveway leading to Lot 2.
5. Tract 1 has floodplain (Zone A) located almost over the entire tract. This shall remain a tract of land but is not buildable. No building permits will be permitted for Tract 1 with the approval of this subdivision.
6. Lot 4 is an existing orphan tract that will not meet the lot-depth requirements for the RR-2.5 zoning district. Staff recommends an exception be granted because the lot was created through actions not of the owners making.
5. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

This is classified as a Class "C" Subdivision. According to the Leavenworth County Zoning & Subdivision regulations, a Class "C" Subdivision is any subdivision in which all the lots lie within the Rural Growth Area of Leavenworth County.

Staff is supportive of a waiver of the requirement to connect to a sanitary system as sanitary sewers are not located within 660' of the subdivision (See Finding #2).

Staff Comments

The applicant is requesting the approval of a four (4) lot and one (1) tract subdivision located along Santa Fe Trail and Amelia Earhart Rd. The zoning of the property and the immediate area is RR-2.5 with two lots to the north being zoned B-3. The property currently consists of one parcel with a single-family residence and accessory buildings. The house will be located on Lot 1 once the application has been approved. Existing access points from Amelia Earhart are permitted to remain per KDOT but Lot 2 & 3 will be required to share a driveway.

The lots will range in size from 3.05 acres to 18.06 acres. All lots will meet the minimum zoning & subdivision standards, with the exception of Lot 4 (see Finding #6).

Staff is supportive of the request as proposed and recommends approval of the development.

STAFF RECOMMENDATION:

The staff recommends approval of Case No.DEV-21-144/145, Preliminary and Final Plat for Redford Addition with the following conditions:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.

3. The applicant shall adhere to the following memorandums:
 - a. Lauren Anderson – Public Works, October 6, 2021
 - b. Mike Bogina – Leavenworth County Survey Reviewer, October 6, 2021
 - c. Chuck Magaha – Emergency Management, September 29, 2021
 - d. Tim Goetz (through phone call) – Rural Water District 5, September 8, 2021
 - e. Steve Taylor – KDOT, September 20, 2021
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required if necessary infrastructure is available.
6. A driveway easement will be established on Lot 3 for access to Lot 2.
7. An exception is granted for the lot-depth to lot-width ratio for Lot 4.
8. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

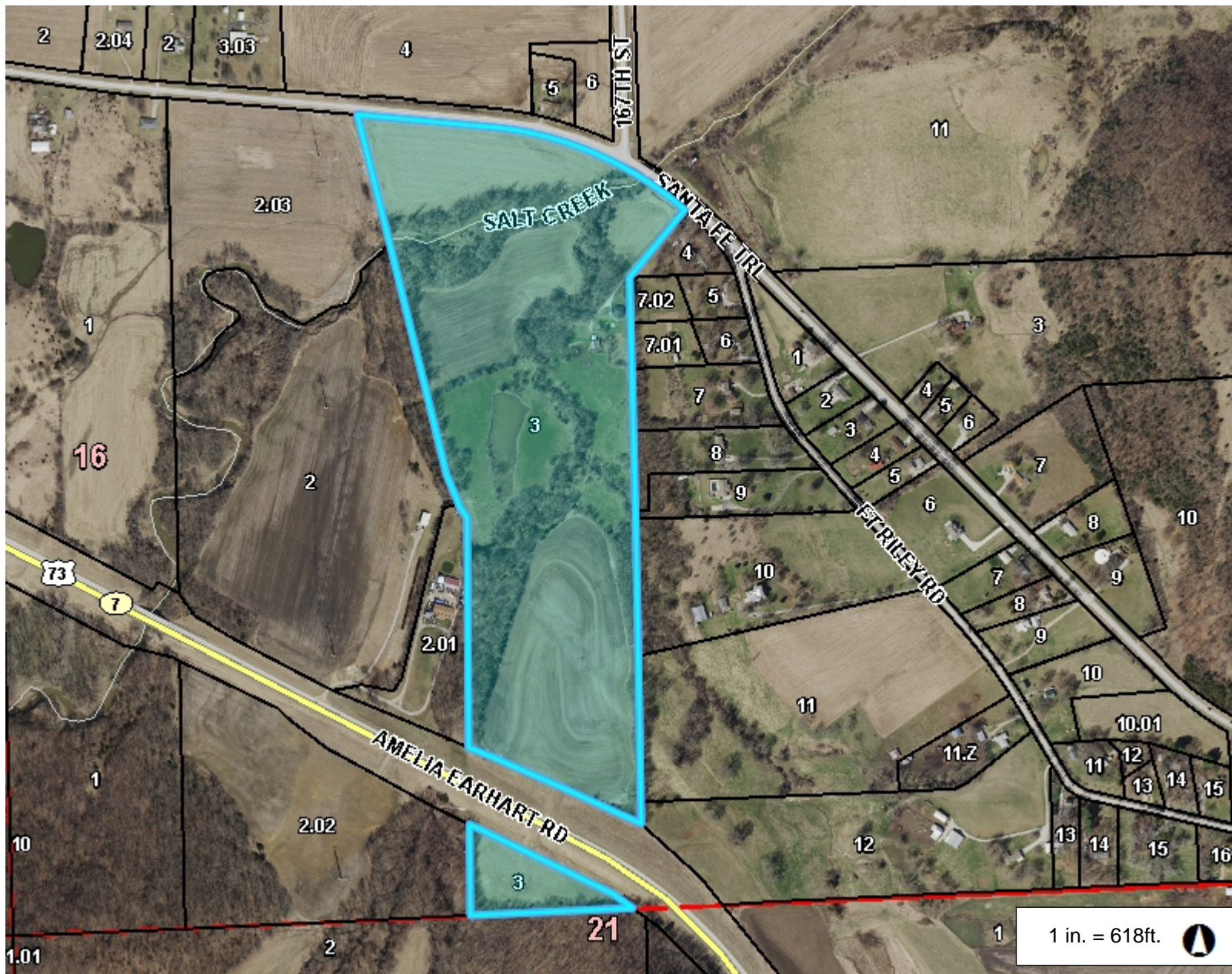
ACTION OPTIONS:

1. Recommend approval of Case No. DEV-21-144/145, Preliminary and Final Plat for Redford Addition to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-21-144/145, Preliminary and Final Plat for Redford Addition to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place;

ATTACHMENTS:

Aerial Map
Memorandums
Drainage
Preliminary and Final Plat

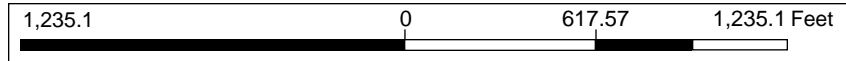
DEV-21-144 & 145 Redford Addition



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary
- Special Development District
 - SDD Area 1
 - SDD Area 2

1 in. = 618ft.



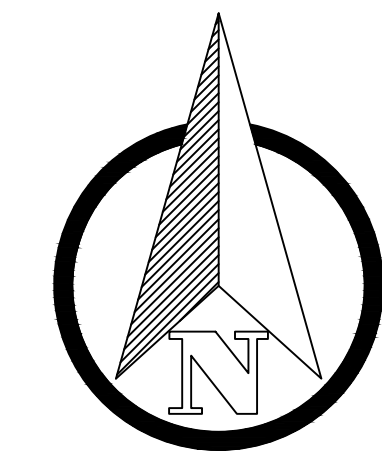
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

FINAL PLAT

REDFORD ADDITION

A TRACT OF LAND IN THE SECTION 16, TOWNSHIP 8 SOUTH, RANGE 22 EAST OF THE 6TH P.M. IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS.



FINAL PLAT

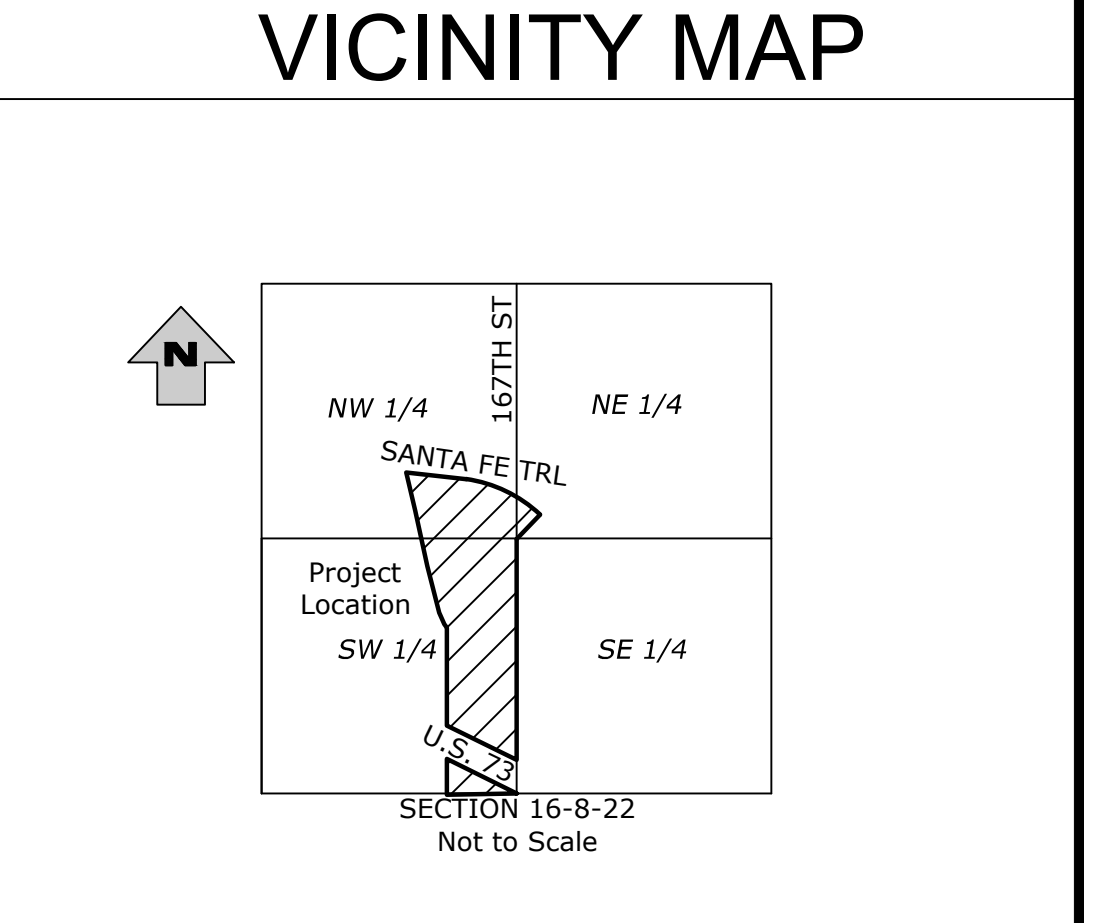
207 S. 5th Street,
Leavenworth KS 66048 913-530-8422

ANDREA.WEISHAUBT@ATLASSURVEYORS.COM

LEGEND

△ DENOTES FOUND MONUMENT AS NOTED
 ○ DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
 ● DENOTES FOUND 1/2" REBAR CAP LS 1408 UNLESS NOTED OTHERWISE
 B/L BUILDING LINE
 U/E UTILITY EASEMENT
 CB CHORD BEARING
 CL CHORD LENGTH
 AL ARC LENGTH
 R RADIUS
 — ZONE A LIMITS FEMA FLOOD MAP

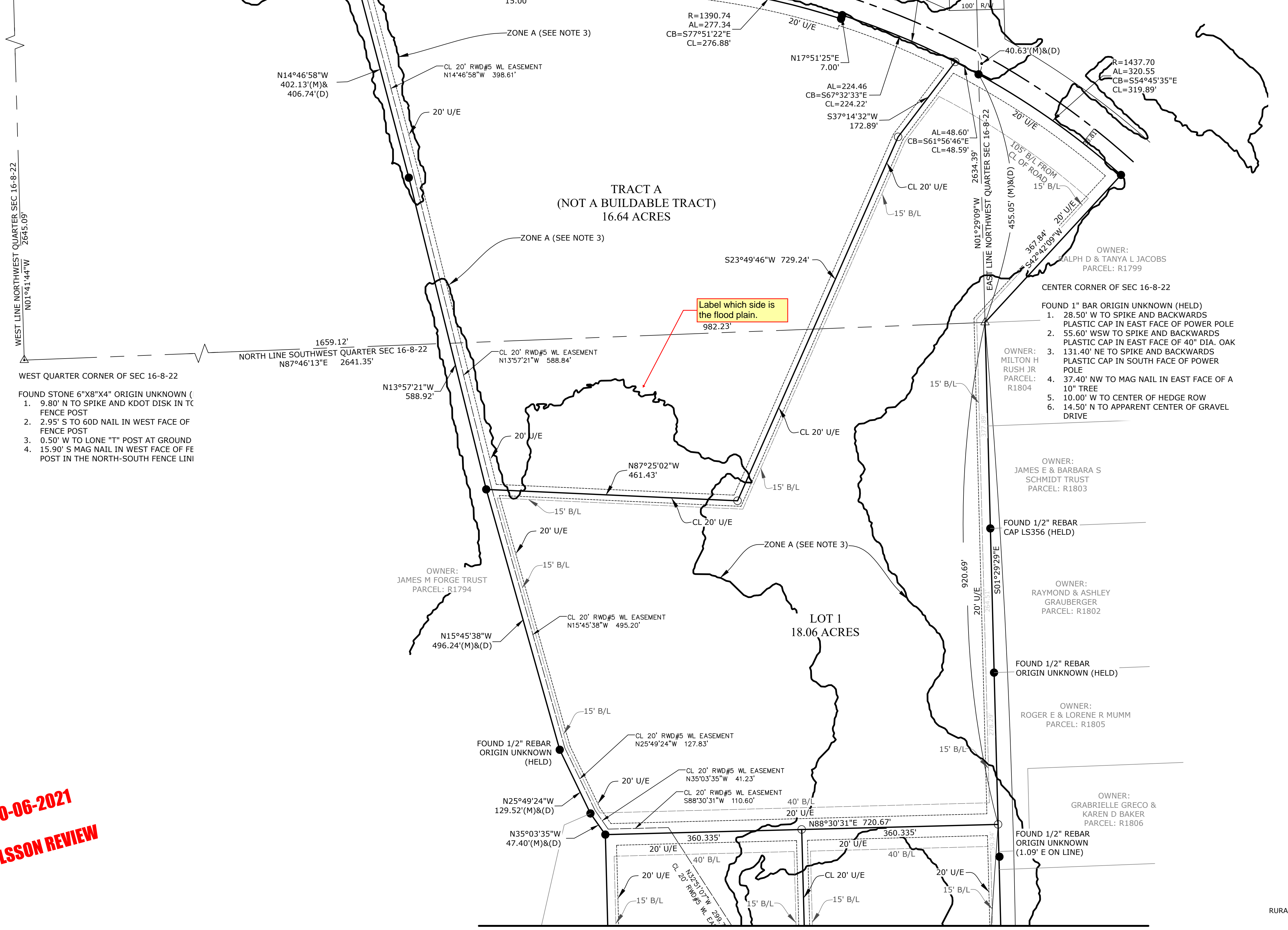
- ### GENERAL NOTES
- The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983, the East line of the Northwest Quarter of Sec 16-8-22 S01°29'29"E.
 - All distances shown hereon are ground distances in feet.
 - Floodplain Note: According to "FIRM" Map Community Panel Numbers 20103C0150G, effective July 16, 2015, this plat is located in Zones "X" and "A"
 - Ks One Call was not called at the time of survey.
 - The minimum Front Yard Setback for Single Family Lot shall be 105 feet from the right-of-way line.
 - The minimum Side Yard Setback for Single Family Lot shall be 15 feet from each side of structure.
 - The minimum Rear Yard Setback for Single Family Lot shall be 40 feet from the structure to the property line.
 - Benchmark
 -Bernsten Break-away monument with aluminum cap stamped "2007-05-002" in concrete mass
 -N - 376700.83
 -E - 2176409.75
 -Elev - 890.412
 - Cities Service Gas Company "blanket" easement per Book 385 Page 603.
 - Union Gas System Inc "blanket" easement per Book 444 Page 376.
 - Current Use - Residential / Proposed Use - Residential
 - Current Zoning RR-2.5 / Proposed Zoning RR 2.5
 - All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations.
 - All lots will be on septic sewer systems.
 - Lot 2 and 3 access is limited to the existing field entrance. Lot 4 access is limited to the existing field entrance. Any improvements to said field entrances (widening, resurfacing, changing geometry, etc.) requires approval by KDOT.
 - Lot 1 and Tract A are subject to the County's Access Management Policy.
 - Tract A is an unbuildable tract and is not entitled to building permits.



| | |
|----------------|---|
| SCALE | PREPARED FOR |
| 1"=100' | RON REDFORD 16669 SANTA FE TRAIL, LEAVENWORTH, KS 66048 |
| SEC-TWN-RNG | |
| 16-8-22 | |
| DATE | |
| AUGUST 4, 2021 | |

- NORTHWEST CORNER OF SEC 16-8-22
- FOUND 1/2" REBAR ORIGIN UNKNOWN (HELD)
- 34.80' WSW TO 60D NAIL IN NORTH FACE OF POWER POLE
 - 74.60' ESE TO 60D NAIL IN TOP OF FENCE POST
 - 68.30' E TO 60D NAIL IN TOP CORNER FENCE POST
 - 59.80' NNE TO 60D NAIL IN WEST FACE OF POWER POLE
 - 8.00' W TO CENTERLINE OF 171ST ST IN LINE WITH FENCE EAST
 -

- NORTHEAST CORNER NORTHWEST QUARTER OF SEC 16-8-22
- FOUND 2" ALUMN CAP (HELD)
- 78.25' N TO 1/2" REBAR IN APPARENT CENTER OF 167TH STREET
 - 90.75' NW TO TOP CENTER OF "T" POST
 - 55.60' SW TO NAIL AND KDOT WASHER IN THE SE FACE OF POWER POLE
 - 272.40' SSW TO MAG NAIL IN EAST FACE OF POWER POLE IN APPARENT CENTER OF 167TH STREET



10-06-2021
OLSSON REVIEW

AVAILABLE UTILITIES:
 EVERGY - 800-383-1183
 RURAL WATER DISTRICT #2 - 913-240-8085
 AT&T - 913-250-0118

MATCH LINE SHEET 2

DESCRIPTION

DESCRIPTION

OVERALL A TRACT OF LAND IN SECTION 16, TOWNSHIP 8 SOUTH, RANGE 22 EAST OF THE 6TH P.M., AS DESCRIBED BY ROGER B. DILL LS 1408 ON MARCH 12TH, 2021, IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE N01°29'29"W, ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 349.21 FEET TO THE NORTH RIGHT OF WAY LINE OF AMELIA EARHART ROAD AKA U.S. 73 HWY AS IT NOW EXISTS, ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE N65°18'33"W, ALONG THE NORTH RIGHT OF WAY LINE OF SAID AMELIA EARHART ROAD, A DISTANCE OF 803.05 FEET; THENCE N01°29'34"W, A DISTANCE OF 1012.15 FEET; THENCE N33°03'33"W, A DISTANCE OF 47.40 FEET; THENCE N25°49'24"W, A DISTANCE OF 129.52 FEET TO A FOUND 1/2" REBAR; THENCE N15°45'38"W, A DISTANCE OF 496.24 FEET; THENCE N13°57'21"W, A DISTANCE OF 588.92 FEET; THENCE N14°46'58"W, A DISTANCE OF 402.13 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SANTA FE TRAIL AS IT NOW EXISTS; THENCE S85°02'09"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 203.21 FEET; THENCE N04°57'51"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET; THENCE S85°02'09"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 422.66 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1390.74 FEET, A CHORD BEARING OF 577°51'22"E, AN ARC LENGTH OF 277.34 FEET, AND A CHORD LENGTH OF 276.88 FEET; THENCE N17°51'25"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 7.00 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1397.74 FEET, A CHORD BEARING OF S66°32'48"E, AN ARC LENGTH OF 273.06 FEET, AND A CHORD LENGTH OF 272.62 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1437.70 FEET, A CHORD BEARING OF S54°45'33"E, AN ARC LENGTH OF 320.55 FEET, AND A CHORD LENGTH OF 319.89 FEET; THENCE S42°42'09"W, A DISTANCE OF 367.84 FEET TO A FOUND 1" REBAR, ALSO KNOWN TO BE THE CENTER CORNER OF SAID SECTION; THENCE S01°29'29"E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 2287.17 FEET TO THE POINT OF BEGINNING. CONTAINS 54.37 ACRES MORE OR LESS

AND

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 22 EAST OF THE 6TH P.M., AS DESCRIBED BY ROGER B. DILL LS 1408 ON MARCH 12TH, 2021, IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE S87°35'38"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 720.72 FEET TO A FOUND 1/2" REBAR; THENCE N01°29'34"W, A DISTANCE OF 369.77 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AMELIA EARHART ROAD AKA U.S. 73 HWY AS IT NOW EXISTS; THENCE S65°03'26"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 804.78 FEET TO THE POINT OF BEGINNING. CONTAINS 3.05 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 as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "REDFORD ADDITION".

The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated.

The undersigned proprietor of the above described tract of land does hereby certify that all prior existing easement rights on land to be dedicated for the public use running in any person, utility, or corporation have been avoided except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", "Access Easement" or "A/E", and "Water Line Easement" or "W/L", is hereby granted to the City of Leavenworth, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

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 Leavenworth County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

Tracts "A" is an unbuildable tract and is not entitled to building permits.

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 Leavenworth County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

RECORDED: DATE BOOK PAGE

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this day of 2021.

RED FORGE, LLC

RON E. REDFORD, Chairman

MARK A. REDFORD, President

STATE OF KANSAS

COUNTY OF LEAVENWORTH

BE IT REMEMBERED, that on this day of 2021, before me, a Notary Public in and for said County and State, came RON E. REDFORD, Chairman and MARK A. REDFORD, President of RED FORGE, LLC to me personally known to be the same person who executed the foregoing instrument of 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:

This plat of REDFORD ADDITION has been submitted and approved by Leavenworth County Planning Commission, this day of 2021.

CHAIRMAN - STEVEN ROSENTHAL

SECRETARY - KRYSYAL VOTH

This plat approved by the Governing Body of Leavenworth County, Kansas, this day of 2021.

CHAIRMAN - MIKE SMITH ATTEST - COUNTY CLERK - JANET KLASINSKI

The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy or adequacy of the design, dimensions, elevations, and quantities.

COUNTY ENGINEER

State of Kansas, County of Leavenworth, SS.

This is to certify that this instrument was filed for record in the Register of Deeds office on the day of 2021, in Book Page.

REGISTER OF DEEDS, TERRILLOIS G. MASHBURN

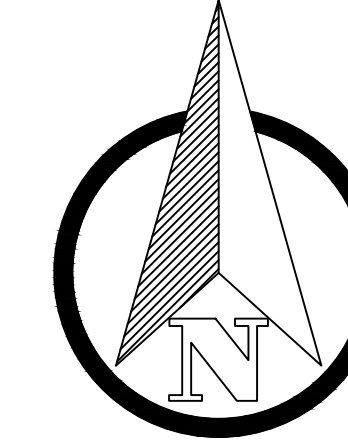
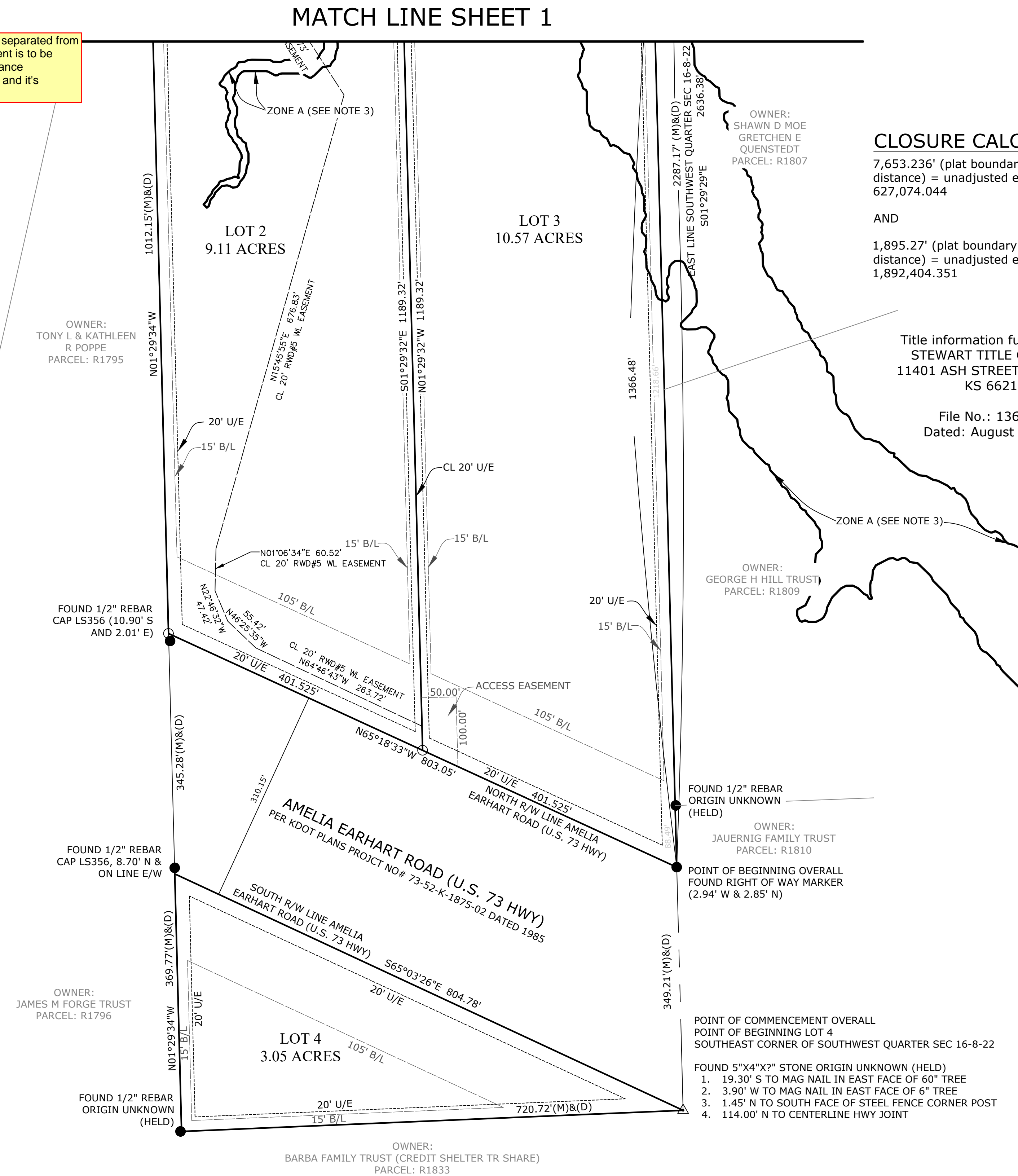
I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

LEAVENWORTH COUNTY SURVEY REVIEWER MICHAEL J. BOGINA, KS PS-1655

10-06-2021 OLSSON REVIEW

The access easement needs to be separated from public easements. Access easement is to be private. Include language maintenance responsibility within said easement and it's appurtenances

Revise. Not the City.



FINAL PLAT



ANDREA.WEISHAUBT@ATLASSURVEYORS.COM

LEGEND

- Δ DENOTES FOUND MONUMENT AS NOTED
○ DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
● DENOTES FOUND 1/2" REBAR CAP LS 1408 UNLESS NOTED OTHERWISE
B/L BUILDING LINE
U/E UTILITY EASEMENT
CB CHORD BEARING
CL CHORD LENGTH
AL ARC LENGTH
R RADIUS

GENERAL NOTES

- 1. The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983, the East line of the Northwest Quarter of Sec. 16-8-22 S01°29'29"E.
2. All distances shown hereon are ground distances in feet.
3. Floodplain Note: According to "FIRM" Map Community Panel Numbers 20103C0150G, effective July 16, 2015, this plat is located in Zones "X" and "A".
4. Ks One Call was not called at the time of survey.
5. The minimum Front Yard Setback for Single Family Lot shall be 105 feet from the right-of-way line.
6. The minimum Side Yard Setback for Single Family Lot shall be 15 feet from each side of structure.
7. The minimum Rear Yard Setback for Single Family Lot shall be 40 feet from the structure to the property line.
8. Benchmark - Bernsten Break-away monument with aluminum cap stamped "2007-05-002" in concrete mass
-N - 376700.83
-E -2176409.75
-Elv-890.412
9. Cities Service Gas Company "blanket" easement per Book 385 Page 603.
10. Union Gas System Inc "blanket" easement per Book 444 Page 376.
11. Current Use - Residential / Proposed Use - Residential
12. Current Zoning RR-2.5 / Proposed Zoning RR 2.5
13. All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations.
14. All lots will be on septic sewer systems.
15. Lot 2 and 3 access is limited to the existing field entrance. Lot 4 access is limited to the existing field entrance. Any improvements to said field entrances (widening, resurfacing, changing geometry, etc.) requires approval by KDOT.
16. Lot 1 and Tract A are subject to the County's Access Management Policy.
17. Tract A is an unbuildable tract and is not entitled to building permits.

CLOSURE CALCULATIONS

7,653.236' (plat boundary) / 0.01' (closing distance) = unadjusted error of closure 1 in 627,074.044

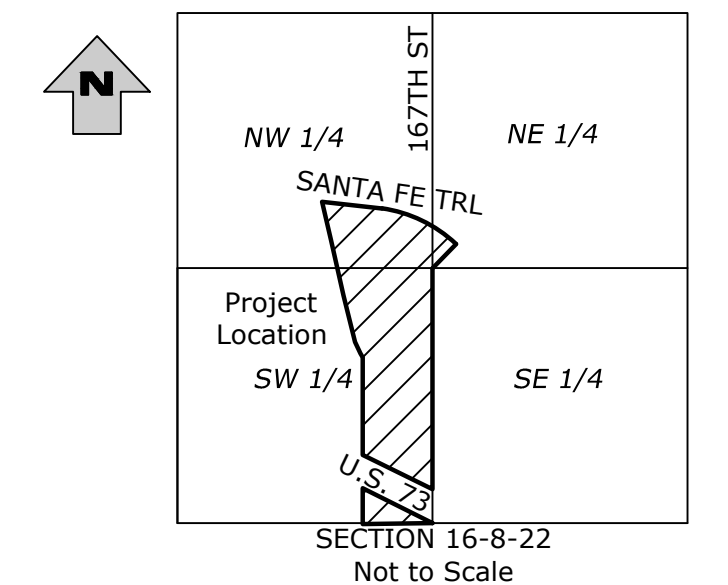
AND

1,895.27' (plat boundary) / 0.00' (closing distance) = unadjusted error of closure 1 in 1,892,404.351

Title information furnished by: STEWART TITLE COMPANY 11401 ASH STREET LEAWOOD, KS 66211

File No.: 1368333 Dated: August 4, 2001

VICINITY MAP



This is to certify on this 12TH day of March, 2021 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.

ROGER B. DILL LS 1408

SCALE PREPARED FOR

1"=100'

SEC-TWN-RNG

16-8-22

RON REDFORD 16669 SANTA FE TRAIL, LEAVENWORTH, KS 66048

DATE

AUGUST 4, 2021

AVAILABLE UTILITIES: EVERGY - 800-383-1183 RURAL WATER DISTRICT #2 - 913-240-8085 AT&T - 913-250-0118

Allison, Amy

From: Mitch Pleak <mpleak@olsson.com>
Sent: Wednesday, October 6, 2021 4:21 PM
To: Allison, Amy
Cc: Anderson, Lauren; Noll, Bill; 019-2831
Subject: RE: DEV-21-144 & 145

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Amy,
Lauren and I have reviewed the drainage report. No further comments.

Thanks,

Mitch Pleak

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Wednesday, October 6, 2021 3:52 PM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>
Subject: FW: DEV-21-144 & 145

From: Austin Thompson <austin.thompson@atlassurveyors.com>
Sent: Wednesday, October 6, 2021 3:38 PM
To: Allison, Amy <AAllison@leavenworthcounty.gov>
Cc: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>
Subject: Re: DEV-21-144 & 145

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Amy,

My apologies, I completely read over that part in your email. Please see attached. Please let us know if you have any other comments or concerns.

Thanks

On Wed, Oct 6, 2021 at 3:25 PM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Austin,

The comment referring to the drainage report was included in the Public Works email and I made a reference to it in my email.

Amy

From: Allison, Amy
Sent: Wednesday, October 6, 2021 3:19 PM
To: 'Austin Thompson' <austin.thompson@atlassurveyors.com>
Cc: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>
Subject: RE: DEV-21-144 & 145

Good Afternoon Austin,

We still need the revised drainage report with the updated stamp. Otherwise, I'm waiting on final review of the documents you submitted on October 4th.

Sincerely,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.684.5757

From: Austin Thompson <austin.thompson@atlassurveyors.com>
Sent: Monday, October 4, 2021 9:08 AM
To: Allison, Amy <AAllison@leavenworthcounty.gov>
Cc: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>
Subject: Re: DEV-21-144 & 145

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Allison and Joshua,

Please see attached. On the last submission I made a mistake with the SW Corner of the SW Quarter. That corner is actually calculated (I copied the label from the SE Corner of the SW Quarter, but forgot to change the label), and after further review we feel this corner is not pertinent to the survey. Therefore we have removed the corner.

Thanks

On Fri, Oct 1, 2021 at 10:06 AM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Austin,

Also, the RWD contacted us about the easement for their existing line. We will need that shown on the plats.

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Sent: Friday, October 1, 2021 9:57 AM
To: 'Austin Thompson' <austin.thompson@atlassurveyors.com>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>
Subject: RE: DEV-21-144 & 145

Good Morning Austin,

Please find comments for the revised plats submitted on September 28th attached. Please note the comment about the drainage report on the Public Works email and then the comment about fire hydrants.

Let me know if you have any questions.

Sincerely,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.684.5757

From: Austin Thompson <austin.thompson@atlassurveyors.com>

Sent: Tuesday, September 28, 2021 3:06 PM

To: Allison, Amy <AAllison@leavenworthcounty.gov>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>

Cc: Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>

Subject: Re: DEV-21-144 & 145

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Amy and Joshua,

Please see attached updates.

Thanks

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On Mon, Sep 27, 2021 at 8:24 AM Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com> wrote:

Thank you,

Andrea Weishaubt, LSIT

Partner

Atlas Surveyors

913-702-5073

----- Forwarded message -----

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Date: Thu, Sep 23, 2021 at 3:21 PM
Subject: RE: DEV-21-144 & 145
To: Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>

Cc: Sloop, Stephanie <SSloop@leavenworthcounty.gov>, Gentzler, Joshua <JGentzler@leavenworthcounty.gov>, Anderson, Lauren <LAnderson@leavenworthcounty.gov>

Good Afternoon Andrea,

Please find the Engineering comments for the revised Redford Addition submittals. In regards to the comment about Tract A being unbuildable, we would prefer that a notation is made under Tract A in the survey saying "Not a Buildable Tract" and a note made under the General Notes saying "Tract A is an unbuildable tract and is not entitled to building permits."

Let me know if you have any questions.

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.684.5757

From: Allison, Amy

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Cc: Sloop, Stephanie <SSloop@leavenworthcounty.gov>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>

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We have additional comments for the revised plats, see attached. In addition, we did hear from KDOT about the existing entrances. His email is enclosed as well. We do request you include a note on the plat that Lot 2 & 3 will have a shared access easement.

If you could get all changes to my office by Friday, September 24th, I would appreciate it.

Sincerely,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.684.5757

--

Austin Thompson @austin.thompson@atlassurveyors.com

CAD Technician II

UAS Remote Pilot

Cell: (913) 957-3315

2300 Hutton Road Suite 108 Kansas City, KS 66109

207 S. 5th Street Leavenworth, KS 66048



--

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207 S. 5th Street Leavenworth, KS 66048



Allison, Amy

From: Anderson, Lauren
Sent: Wednesday, October 6, 2021 4:20 PM
To: Allison, Amy
Cc: Michael Bogina
Subject: FW: DEV-21-144 & 145
Attachments: Redford Addition Comments 2021.10.06.pdf

Amy,

Please see the attached survey comments and question below. There is a new RWD #5 easement that is shown on the final plat that had not been on previous submittals. This would be an easement granted TO RWD5, not to the county or city as noted in the dedications. My assumption is that this is an existing easement for the existing line, if that's the case, we need a book and page provided for the recorded easement. IF this is a new easement, we need the appropriate dedication shown on the plat (if easements can be dedicated like that on plats).

Thanks,
Lauren

From: Michael Bogina <mjbogina@olsson.com>
Sent: Wednesday, October 6, 2021 4:03 PM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: RE: DEV-21-144 & 145

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Comments attached. I disagree with Mr. Thompson's assertion below that the omitted section corner is not pertinent to the survey. The South line of Lot 4 lies on this section line, so the line and its terminal point must be shown, defined and referenced.

From a county standpoint, is RWD#5 part of the City of Leavenworth? The new water easement is labeled as being dedicated to RWD5, but the dedication language dedicates Water Line Easements to the City. They may need to revise one or the other to make it do what they want.

From: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Sent: Wednesday, October 6, 2021 12:57 PM
To: Michael Bogina <mjbogina@olsson.com>
Subject: FW: DEV-21-144 & 145

Mike,

Please see attached.

Lauren

From: Allison, Amy
Sent: Monday, October 4, 2021 10:32 AM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 'MPleak@olsson.com' <MPleak@olsson.com>
Subject: FW: DEV-21-144 & 145

Lauren and Mitch,

This sounds like a surveying item but didn't know if it would create a conflict with Engineering.

Amy

From: Austin Thompson <austin.thompson@atlassurveyors.com>

Sent: Monday, October 4, 2021 9:08 AM

To: Allison, Amy <AAllison@leavenworthcounty.gov>

Cc: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>

Subject: Re: DEV-21-144 & 145

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Allison and Joshua,

Please see attached. On the last submission I made a mistake with the SW Corner of the SW Quarter. That corner is actually calculated (I copied the label from the SE Corner of the SW Quarter, but forgot to change the label), and after further review we feel this corner is not pertinent to the survey. Therefore we have removed the corner.

Thanks

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FINAL PLAT

REDFORD ADDITION

A TRACT OF LAND IN THE SECTION 16, TOWNSHIP 8 SOUTH, RANGE 22 EAST OF THE 6TH P.M. IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS.

1 Description with LENA (LSRR also has red corner and section designation)



FINAL PLAT



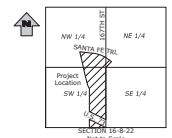
LEGEND

- ▲ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH L&F 1408 CAP
- BUILDING LINE
- UTILITY EASEMENT
- CHORD BEARING
- CHORD LENGTH
- AREA
- ZONE A LIMITS FEMA FLOOD MAP

GENERAL NOTES

1. The basis for the bearing system for this plat is the corner North 300 U.S. State Plane 1983, the East line of the Northwest Quarter of Sec 16-8-22 561°09'22".
2. All distances shown herein are ground distances in feet.
3. Foundation Note: According to "FRS" Map Community Parcel Numbers 202203200, effective July 16, 2022, this plat is located in Zone "F" and "A".
4. No One Call was not called at the time of survey.
5. The minimum Front Yard Setback for Single Family Lot shall be 105 feet from the right-of-way line.
6. The minimum Rear Yard Setback for Single Family Lot shall be 15 feet from each side of structure.
7. The minimum Rear Yard Setback for Single Family Lot shall be 40 feet from the structure to the property line.
8. Benchmark: Benchmark Break-away monument with aluminum cap stamped "2007-05-00" in concrete form.
 - 175000.33
 - 175000.33
 - 175000.33
 - 175000.33
9. City Service Gas Company "tanker" assessment per Book 385 Page 613.
10. Union Gas System Inc. "tanker" assessment per Book 444 Page 376.
11. Current Zoning: Residential / Proposed Use: Residential
12. Current Zoning RR-2.5 / Proposed Zoning RR 2.5
13. All proposed structures within this plat shall comply with the Leavenworth County zoning and subdivision regulations.
14. All lots will be an septic sewer system.
15. Lot 1 and 2 access is limited to the existing field entrance. Lot 4 access is limited to the existing field entrance. Any improvements to said field entrance (including, re-surfacing, changing geometry, etc.) require approval by RCOT.
16. Lot 1 and Tract A are adjacent to the County's Access Management Policy.
17. Tract A is an unbuildable tract and is not entitled to building permits.

VICINITY MAP



| | |
|---|--|
| <p>SCALE</p> <p style="text-align: center;">1" = 100'</p> <p>SEC-TWN-RNG</p> <p style="text-align: center;">16-8-22</p> | <p>PREPARED FOR</p> <p style="text-align: center;">RON REDFORD 16669 SANTA FE TRAIL, LEAVENWORTH, KS 66648</p> <p>DATE</p> <p style="text-align: center;">AUGUST 4, 2021</p> |
|---|--|

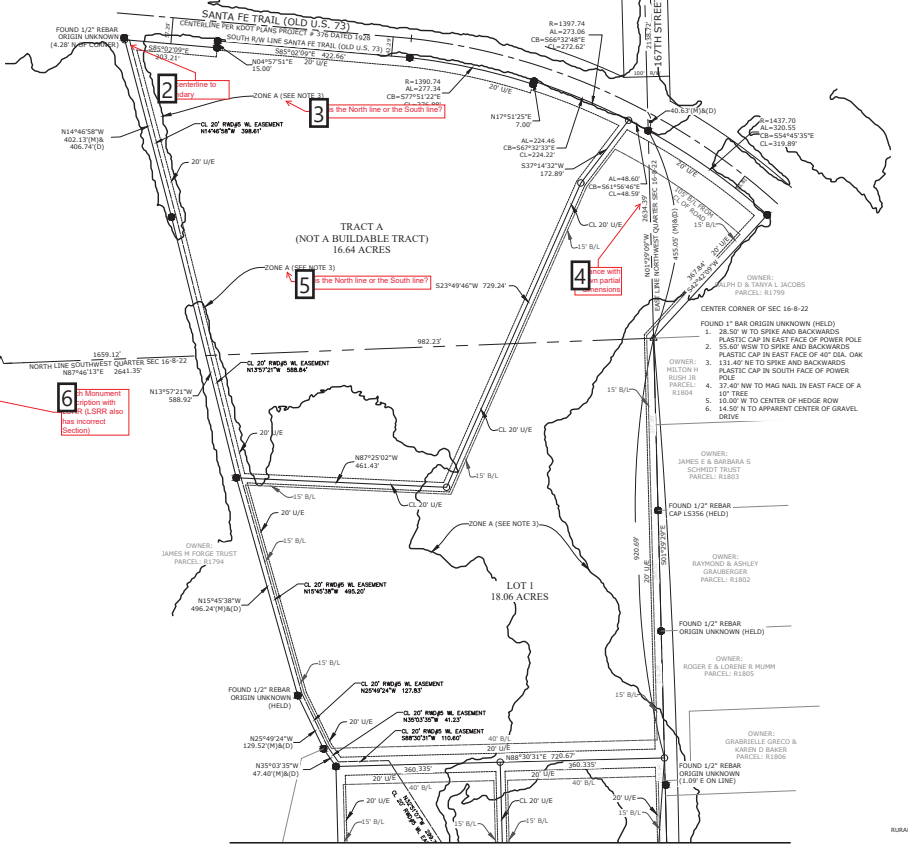
AVAILABLE UTILITIES:
 RFBW-1-800-343-1183
 RURAL WATER DISTRICT #2 - 913-240-8885
 AWT - 913-250-0118

SHEET 1 OF 2

- NORTHWEST CORNER OF SEC 16-8-22
 FOUND 1/2" REBAR ORIGIN UNKNOWN (HELD)
 1. 34.80' WSW TO 600 NAIL IN NORTH FACE OF POWER POLE
 2. 74.50' ESE TO 600 NAIL IN TOP OF FENCE POST
 3. 61.30' E TO 600 NAIL IN TOP CORNER FENCE POST
 4. 50.80' NNE TO 600 NAIL IN WEST FACE OF POWER POLE
 5. 8.00' W TO CENTERLINE OF 171ST ST IN LINE WITH FENCE EAST

- WEST QUARTER CORNER OF SEC 16-8-22
 FOUND STONE 6"x8"x4" ORIGIN UNKNOWN (HELD)
 1. 9.80' N TO SPIKE AND NODD DISK IN V.C. FENCE POST
 2. 2.00' S TO 600 NAIL IN WEST FACE OF FENCE POST
 3. 0.50' W TO LINE "T" POST AT GROUND
 4. 15.30' S MAG NAIL IN WEST FACE OF FE POST IN THE NORTH-SOUTH FENCE LINE

- NORTHEAST CORNER NORTHWEST QUARTER OF SEC 16-8-22
 FOUND 2" ALUMN CAP (HELD)
 1. 78.25' N TO 1/2" REBAR IN APPARENT CENTER OF 16TH STREET
 2. 90.75' NW TO TOP CENTER OF "T" POST
 3. 55.68' SW TO NAIL AND NODD BANNER IN THE SE FACE OF POWER POLE
 4. 272.40' SSW TO MAG NAIL IN EAST FACE OF POWER POLE IN APPARENT CENTER OF 16TH STREET



MATCH LINE SHEET 2

Summary of Comments on Redford Addition.pdf

Page: 1

- ☰ Number: 1 Author: mjbogina Subject: Callout Date: 10/6/2021 3:40:58 PM
Match Description with LSRR (LSRR also has incorrect corner and section designation)

- ☰ Number: 2 Author: mjbogina Subject: Callout Date: 10/6/2021 3:56:19 PM
Tie centerline to boundary

- ☰ Number: 3 Author: mjbogina Subject: Callout Date: 10/6/2021 3:46:11 PM
Is this the North line or the South line?

- ☰ Number: 4 Author: mjbogina Subject: Callout Date: 10/6/2021 3:43:02 PM
Balance with shown partial dimensions

- ☰ Number: 5 Author: mjbogina Subject: Callout Date: 10/6/2021 3:45:58 PM
Is this the North line or the South line?

- ☰ Number: 6 Author: mjbogina Subject: Callout Date: 10/6/2021 3:46:57 PM
Match Monument Description with LSRR (LSRR also has incorrect Section)

☰ Number: 1 Author: mjbogina Subject: Typewritten Text Date: 10/6/2021 3:48:33 PM

Balance Shown Acreage with Mapcheck and Description

☰ Number: 2 Author: mjbogina Subject: Callout Date: 10/6/2021 3:55:56 PM

Tie centerline to boundary

☰ Number: 3 Author: mjbogina Subject: Callout Date: 10/6/2021 3:50:39 PM

Show and label the South line of the SW 1/4. It is memorialized in the description and is pertinent to the boundary of Lot 4. Show the SE Corner of the SW 1/4 to establish the line.

MEMO

To: Krystal Voth
From: Chuck Magaha
Subject: Redford Addition
Date: October 1, 2021

Krystal, I have reviewed the preliminary plat of the Redford Addition Subdivision presented by Ron Redford. The subdivision meets the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed along Amelia Earhart Road has a Fire hydrant present in front of Lot 4 and between Lot 2 and 3. This will be sufficient for the subdivision. I have no further recommendation.

If you have any questions please call me 684-0455.

Allison, Amy

From: Gentzler, Joshua
Sent: Wednesday, September 8, 2021 10:35 AM
To: Allison, Amy; 'tmgoetz@stjoewireless.com'
Subject: Redford Addition Water Line

Amy,

I received a call from Time Goetz from Water District 5.

He told me that there is a 6" water line running from the master meter pit at the field entrance of the Redford property and then generally along the field edge northwest to the old Railroad ROW where it turns north toward Santa Fe. You can see where it was installed on the 2006 aerials of the property.

The Water District is working on getting an easement for the line but also wanted us to know as we proceed with the Plat review.

Joshua Gentzler
Planner II
[Planning & Zoning](#)
Leavenworth County
913.684.0464

Allison, Amy

From: Steven Taylor [KDOT] <Steven.Taylor@ks.gov>
Sent: Monday, September 20, 2021 11:20 AM
To: Allison, Amy
Cc: Gentzler, Joshua
Subject: RE: DEV-21-144 & 145 Preliminary and Final Plat – Redford

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

We would request a shared access for lots 2 & 3 using the existing field entrance. Lot 4 would also use the existing field access.

Any improvements to these entrances (widening, resurfacing, changing geometry, etc.) would require an Access Permit.

Steve Taylor
Kansas Department of Transportation
Utility Coordinator
District 1 Area 3
650 north K-7 Highway
Bonner Springs, Ks.
913-942-3049

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, September 3, 2021 11:11 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Thorne, Eric <ethorne@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Steven Taylor [KDOT] <Steven.Taylor@ks.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 'butchbollin@yahoo.com' <butchbollin@yahoo.com>; 'Tyler.Rebel@westarenergy.com' <Tyler.Rebel@westarenergy.com>; 'tmgoetz@stjoewireless.com' <tmgoetz@stjoewireless.com>
Cc: Sloop, Stephanie <SSloop@leavenworthcounty.gov>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: RE: DEV-21-144 & 145 Preliminary and Final Plat – Redford

EXTERNAL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for the Redford Addition located at 16669 Santa Fe Trail (075-16-0-00-03-003.00). The applicant proposed to plat 4 lots and a tract. The property is zoned RR-2.5.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, September 9, 2021.

If you have any questions or need additional information, please contact me at (913) 684-5757 or at AAllison@LeavenworthCounty.org.

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.684.5757



ALC
 ATLAS LAND CONSULTING
 SURVEYING | ENGINEERING | DRONE | CAD
 913-702-5073
 606 Jefferson Hills Court, Lawrence, Kansas 66044

606 Jefferson Hills Court
 Lawrence, KS 66044

DRAINAGE STUDY

For:

Redford Addition

A tract of land in Section 16, Township 8, Range 22
 Leavenworth, Leavenworth County, KS

Prepared for:

Ron Redford
 16669 Santa Fe Trail
 Leavenworth, KS 66048
 913-306-4058



Prepared by:

ATLAS LAND CONSULTING, LLC
 606 Jefferson Hills Court
 Lawrence, Kansas 66044
 913-702-5073

August 27, 2021

| Revision | Date | By | Description |
|----------|---------|-----|--------------------|
| 1 | 9/15/21 | TAE | Comment Response 1 |
| 2 | 9/28/21 | TAE | Comment Response 2 |
| 3 | | | |



TABLE OF CONTENTS

Contents

GENERAL INFORMATION 3

METHODOLOGY 5

EXISTING CONDITION ANALYSIS 6

PROPOSED CONDITION ANALYSIS 8

SUMMARY 9

ATTACHMENTS

- Drainage Area Map (Figure 1)
- Parcel Map
- HydroCAD Report
- Soil Report
- USDA TR-55 Table 2-2



GENERAL INFORMATION

Description

The Redford Addition project is a 4-lot subdivision located in a tract of land in section 16, Township 8 South, Range 22 East between Amelia Earhart Rd. and Leavenworth County Road 14.

Project Location

The project is located in Leavenworth, Leavenworth County, Kansas. The site is located within FEMA FIRM Panel 20103C0150G (Effective date: 7/16/2015). A portion of the site is located in Flood Zone A (Without Base Flood Elevation), while the rest of the site is located in Flood Zone X (Area of minimal flood hazard).

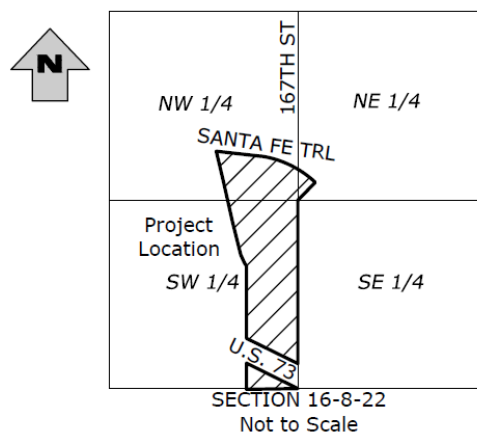
Watershed

This site is located within the Salt Creek (Hydrologic Unit Code 102400110305) [per EPA WATERS GeoViewer – <https://www.epa.gov/waterdata/waters-geoviewer>]. Runoff from the site discharges to Salt Creek which runs through the site, and a small portion on the south end of the property discharges to the east along the highway and eventually to Salt Creek.

Site Acreage

The development includes 54.38 acres.

Location Map



LOCATION MAP

Soils

Soil on this site is made up of a combination of soils summarized in Table A.

| Table A. Soil Data | | | |
|--|--------------|----------------|------------|
| Soil Name | Acres on Lot | Percent of Lot | HSG Rating |
| Kennebec silt loam, occasionally flooded | 27.4 | 43.0 | C |
| Kennebec silt loam, frequently flooded | 0.2 | 0.3 | B |
| Ladoga silt loam, 3-8% slopes | 19.9 | 31.2 | C |
| Marshall silt loam, 5-9% slopes | 0.1 | 0.2 | C |
| Armster clay loam, 8-12% slopes, eroded | 3.2 | 5.0 | D |
| Knox silt loam, 7-12% slopes | 13.0 | 20.4 | B |

See the attached Soil Report.

Curve Numbers

The Curve numbers used for this project came from the USDA Urban Hydrology for Small Watersheds (TR-55) Document, Table 2-2.

See the attached excerpt from the USDA TR-55 Design Document

METHODOLOGY

Hydrologic Calculations

Calculations were performed utilizing HydroCAD 10.10 (<http://www.hydrocad.net>). The following formula was used by HydroCAD to compute the composite CN values for the drainage areas:

$$CN_c = \frac{CN_1A_1 + CN_2A_2 \dots CN_nA_n}{A_1 + A_2 \dots A_n} \quad \text{Eq. 11.1}$$

CN_c =Composite (weighted) CN value
 CN_1 - CN_n =Individual CN values
 A_1 - A_n =Area associated with each CN value

The following formula was used by HydroCAD to compute peak runoff:

$$Q = CiA \quad \text{Eq. 15.1}$$

Q =Peak Runoff
 C =Runoff Coefficient
 i =Rainfall intensity
 A =Area

Please see HydroCAD's Technical Reference Manual for any concerns or questions about computational methods.

Runoff

HydroCAD was configured to utilize the SCS TR-20 runoff method (SCS Unit Hydrograph Method).

Time of Concentration

The Time of Concentration methods outlined in APWA 5602.7 were used to calculate the Time of Concentration. When flow lengths were very short, the APWA 5600 minimum Time of Concentration of 5 minutes was utilized.

Rainfall Data

24 hour rainfall amounts for the following events were utilized (Leavenworth County, KS):

Table B. Rainfall Data

| Event | Depth (in.) |
|-----------------------------|-------------|
| 2-Year (50% annual chance) | 3.53 |
| 10-Year (10% annual chance) | 5.25 |
| 100-Year (1% annual chance) | 8.30 |

EXISTING CONDITION ANALYSIS

On-site Drainage Area

The majority of the existing partially developed 54.38-acre site currently drains overland to the creek to the north (drainage area E1). One small portion flows to the west to the neighboring property, then back onto the subject property (drainage area E2). Another small portion flows to the east along the existing highway (drainage area E3). All drainage areas drain to Salt Creek to the south, which eventually goes to Rush Creek. There are no existing detention or water treatment facilities onsite. See attached Drainage Area Map (Figure 1)

Land Use and Curve Number

The current property exists as a partially developed area primarily with a Hydrologic Soil Group (HSG) classification of C, but with some smaller areas of HSG B and D. See Table C for a breakdown of the existing ground cover.

Table C. Existing Ground Cover

| Existing Ground Cover | | | |
|-----------------------|--------------------|-----|----|
| Area (ac) | Description | HSG | CN |
| Area E1 | | | |
| 20.37 | Straight row crops | C | 85 |
| 10.23 | Woods | C | 73 |
| 6.98 | Woods | B | 60 |
| 0.80 | Pond | n/a | 98 |
| 2.42 | Pasture | D | 84 |
| 2.37 | Pasture | C | 79 |
| 4.18 | Pasture | B | 69 |
| 0.08 | Buildings | n/a | 98 |
| 0.27 | Gravel Drive | n/a | 96 |
| Weighted CN | | | 77 |

| Existing Ground Cover | | | |
|-----------------------|--------------------|-----|----|
| Area (ac) | Description | HSG | CN |
| Area E2 | | | |
| 5.83 | Straight row crops | C | 85 |
| 0.25 | Woods | B | 60 |
| 0.60 | Woods | C | 73 |
| Weighted CN | | | 83 |

| Existing Ground Cover | | | |
|-----------------------|-------------|-----|----|
| Area (ac) | Description | HSG | CN |
| Area E3 | | | |
| 3.05 | Pasture | C | 79 |
| Weighted CN | | | 79 |



Time of Concentration

The time of concentration for the northern drainage area was calculated as 87.8 minutes, and the time of concentration for the southern drainage area was calculated as 7.6 minutes. See the attached HydroCAD report.

Runoff

The following is a summary of the existing Drainage Area's runoff:

Table D. Existing Drainage Area Runoff (cfs)

| | Storm Event | | |
|------------------------------|-------------|-------|--------|
| | 2-yr | 10-yr | 100-yr |
| North Drainage Area E1 | 27.52 | 55.13 | 108.14 |
| Mid Drainage Area E2 | 6.00 | 10.83 | 19.68 |
| South Drainage Area E3 | 7.19 | 13.58 | 25.41 |
| Total (Combined hydrographs) | 33.60 | 66.04 | 128.11 |

See the attached HydroCAD report.

PROPOSED CONDITION ANALYSIS

On-site Drainage Area

The proposed development will create 4 single-family residential lots ranging from 3.05 to 18.06 acres and one 16.64-acre tract. This development does not alter the existing drainage areas boundaries. See the attached Drainage Area Map (Figure 1).

Land Use and Curve Number

The proposed development will place three new houses with accompanying buildings and driveways. The existing pond and any other water surface features are to remain undisturbed by development. The proposed building sizes, drive lengths, and lawn space areas were assumed using knowledge of nearby, existing single-family rural residential dwellings. Below is a table summarizing the proposed ground cover.

Table E. Proposed Ground Cover

| Proposed Ground Cover | | | |
|------------------------------|--------------------|-----|----|
| Area (ac) | Description | HSG | CN |
| Area P1 | | | |
| 13.58 | Straight row crops | C | 85 |
| 10.23 | Woods | C | 73 |
| 6.98 | Woods | B | 60 |
| 0.80 | Pond | n/a | 98 |
| 2.42 | Pasture | D | 84 |
| 6.86 | Pasture | C | 79 |
| 4.18 | Pasture | B | 69 |
| 0.20 | Buildings | n/a | 98 |
| 0.45 | Gravel Drive | n/a | 96 |
| 1.70 | Lawn | C | 74 |
| Weighted CN | | | 76 |

| Proposed Ground Cover | | | |
|------------------------------|--------------|-----|----|
| Area (ac) | Description | HSG | CN |
| Area P2 | | | |
| 5.33 | Lawn | C | 74 |
| 0.25 | Woods | B | 60 |
| 0.60 | Woods | C | 73 |
| 0.49 | Pasture | C | 79 |
| 0.12 | Buildings | n/a | 98 |
| 0.19 | Gravel Drive | n/a | 96 |
| Weighted CN | | | 75 |

| Proposed Ground Cover | | | |
|------------------------------|--------------|-----|----|
| Area (ac) | Description | HSG | CN |
| Area P3 | | | |
| 0.10 | Gravel Drive | n/a | 96 |
| 0.11 | Buildings | n/a | 98 |
| 2.84 | Lawn | C | 74 |
| Weighted CN | | | 76 |

Time of Concentration

Because the drainage areas do not change, the time of concentration is the same as the existing drainage areas.

Runoff

Table F is a summary of the proposed site's runoff.

Table F. Proposed Drainage Area Runoff (cfs)

| | Storm Event | | |
|------------------------------|-------------|-------|--------|
| | 2-yr | 10-yr | 100-yr |
| North Drainage Area P1 | 25.94 | 52.81 | 104.77 |
| Mid Drainage Area P2 | 3.58 | 7.43 | 14.95 |
| South Drainage Area P3 | 5.76 | 11.70 | 23.09 |
| Total (Combined hydrographs) | 30.09 | 61.28 | 121.68 |

The proposed site's outflow is required to be less than its existing runoff rate. Table G shows the comparison of the proposed site's runoff and the site's existing runoff rate.

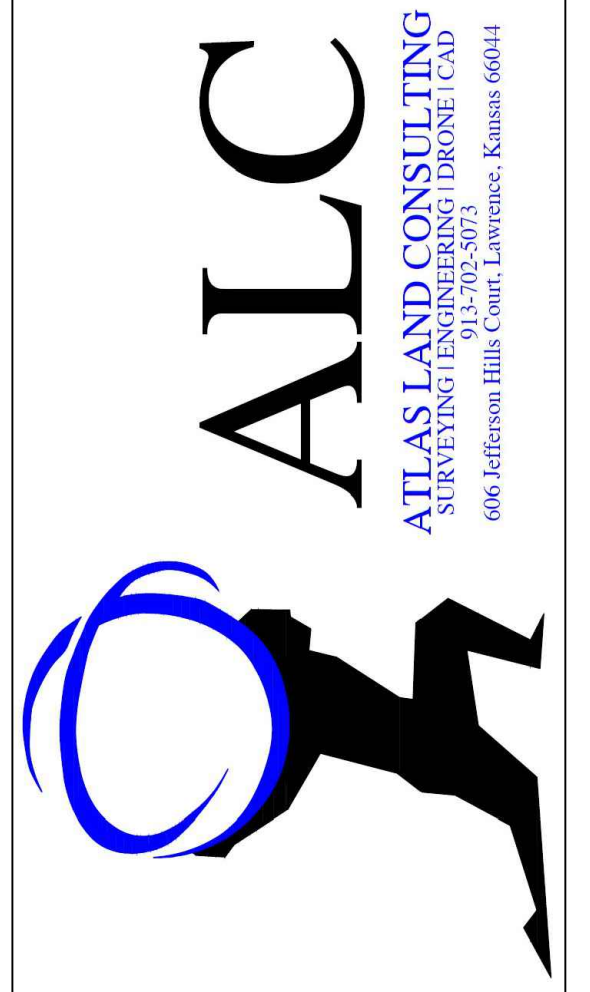
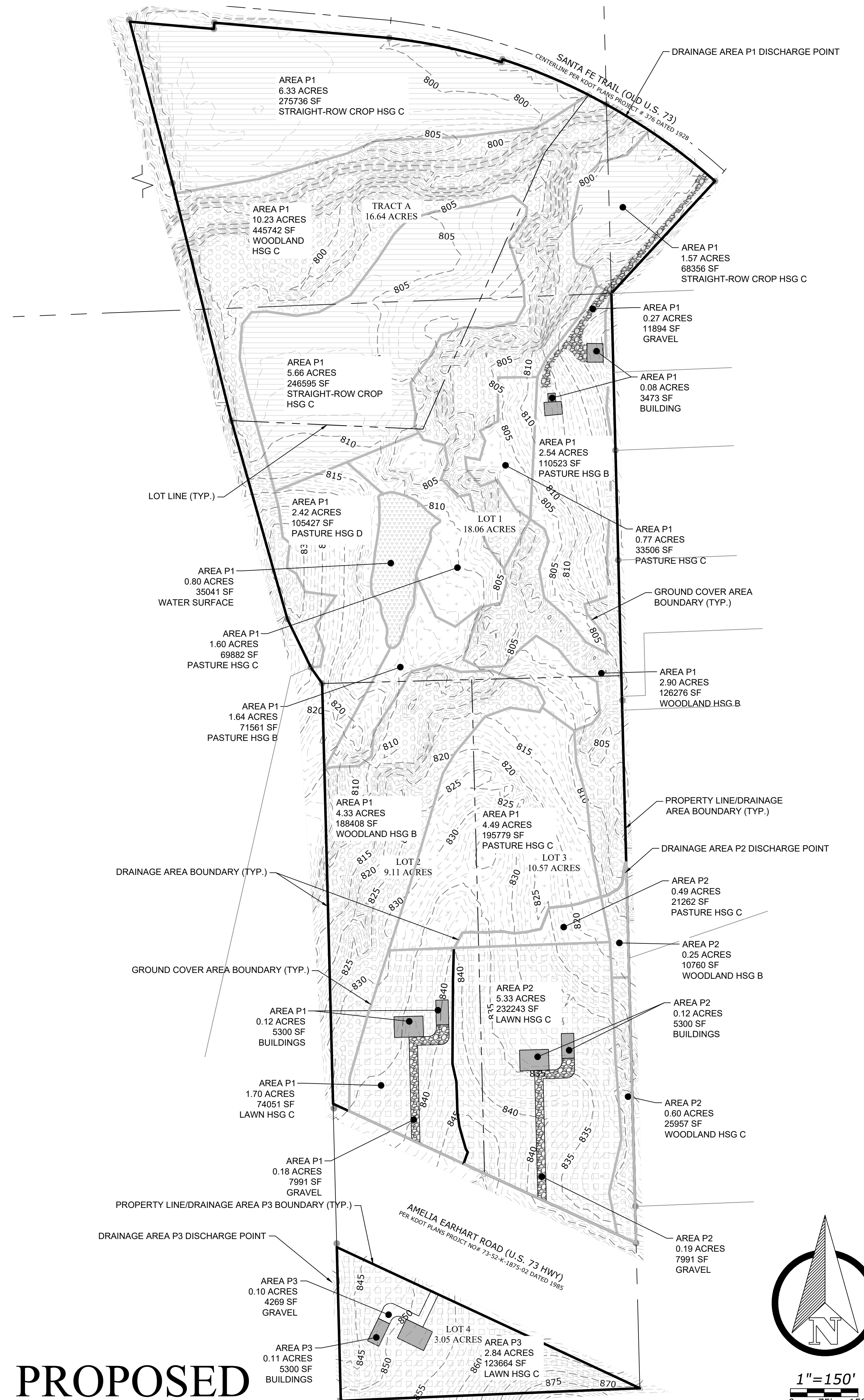
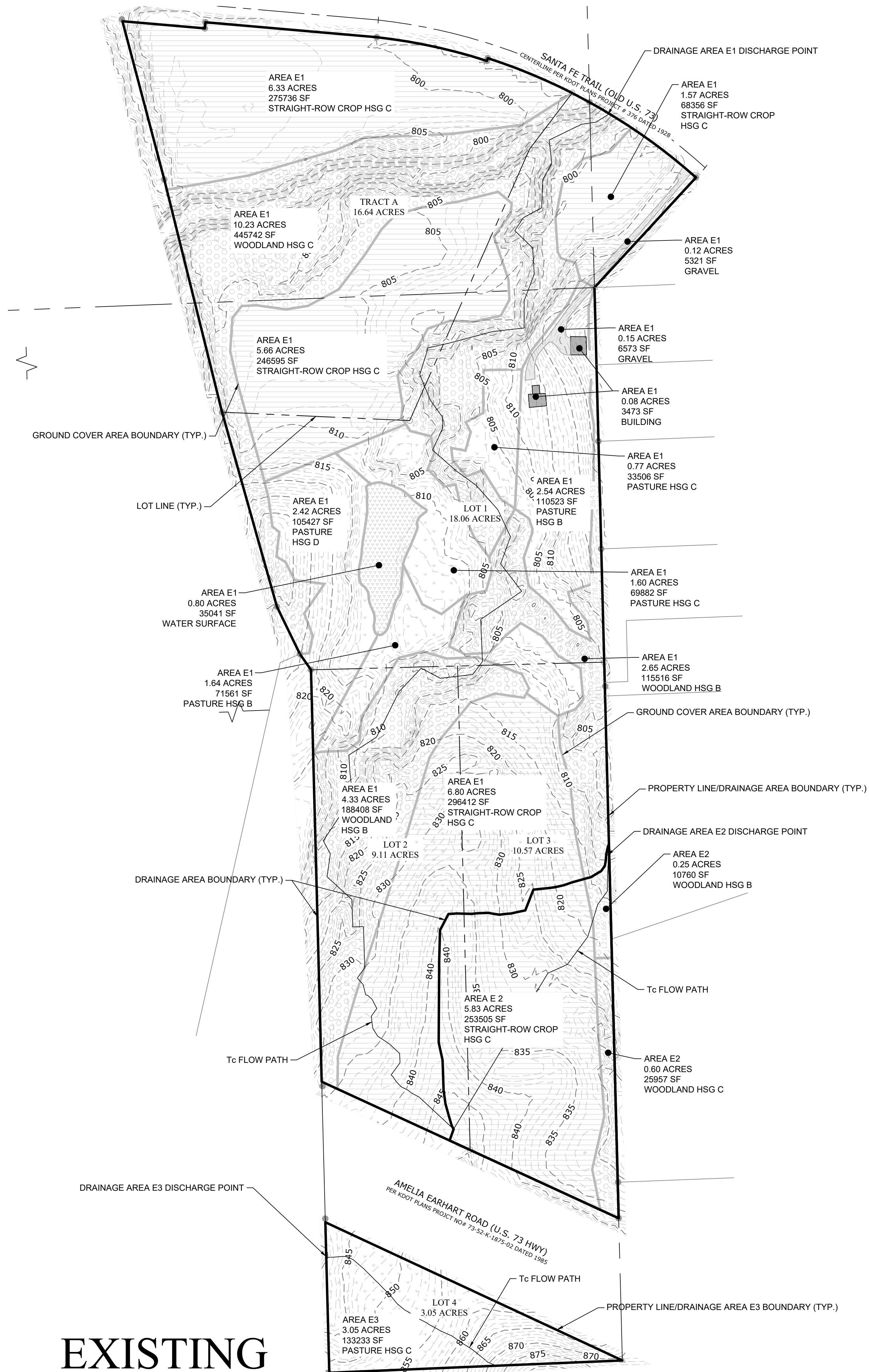
Table G. Runoff Flow Summary (cfs)

| Event | Existing Peak Discharge | Proposed Peak Discharge | Reduction |
|----------|-------------------------|-------------------------|-----------|
| 2-Year | 33.60 | 30.09 | 3.51 |
| 10-Year | 66.04 | 61.28 | 4.76 |
| 100-Year | 128.11 | 121.68 | 6.43 |

See attached HyrdoCAD report

SUMMARY

The proposed development for the Redford Addition is a 4-lot subdivision. By changing crop land and pasture into residential land use, the proposed development will reduce the peak flow in all storm events so that downstream storm water systems are not negatively affected by the development. Because the project will not negatively affect the downstream system, we recommend that the project be developed as designed.



STEVE WARGER, PE

REDFORD ADDITION

A TRACT OF LAND IN THE SECTION 16,
TOWNSHIP 8 SOUTH, RANGE 22 EAST OF
THE 6TH P.M. IN THE CITY OF
LEAVENWORTH, LEAVENWORTH
COUNTY, KANSAS

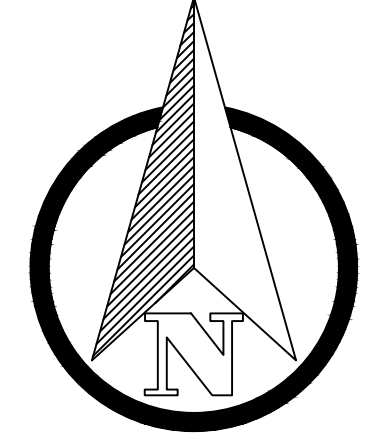
| NO. | BY | QD | DATE | REVISION |
|-----|----|----|------|----------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

FOR PERMIT

PREPARED FOR:

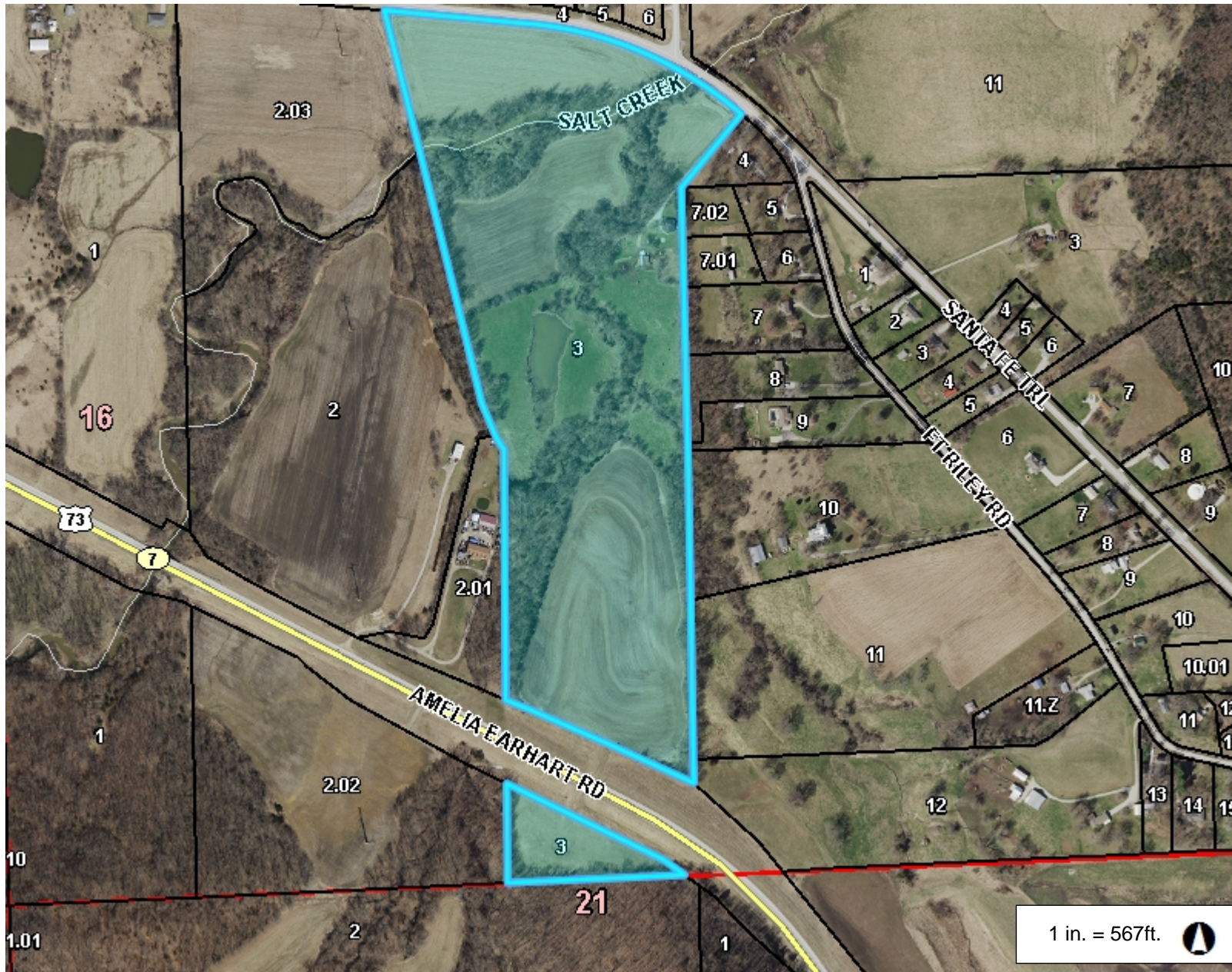
RON REDFORD
16669 SANTA FE TRAIL,
LEAVENWORTH, KS 66048

PROJECT #: 21-0020
ISSUE DATE: 08/27/2021



1" = 150'
0 75 150'

Leavenworth County, KS



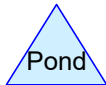
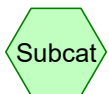
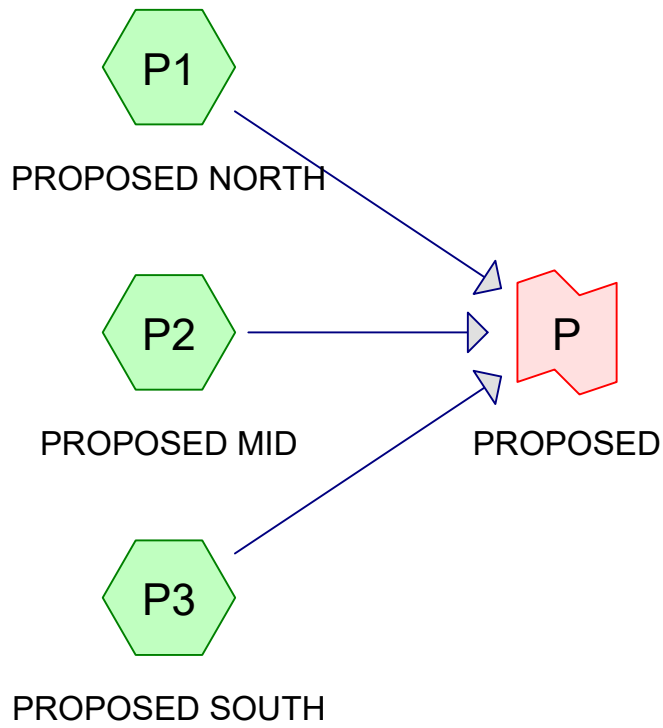
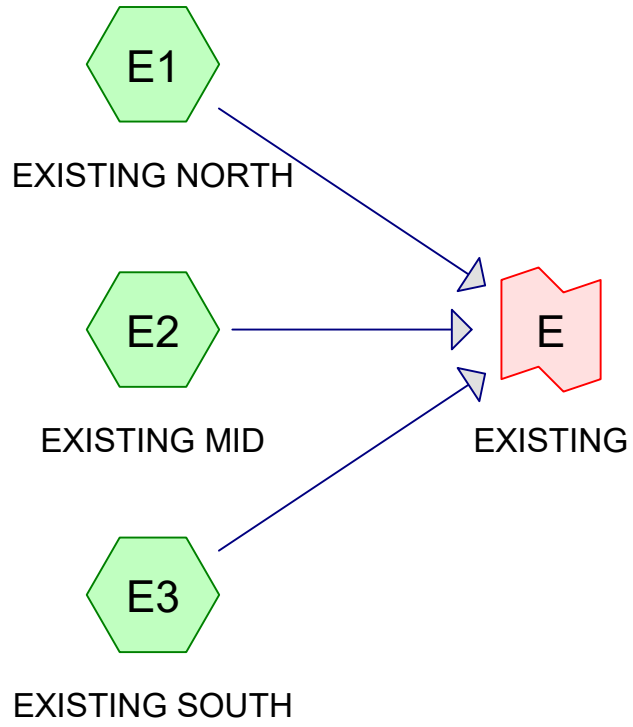
Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Routing Diagram for Redford Drainage

Prepared by {enter your company name here}, Printed 9/28/2021
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Redford Drainage

MSE 24-hr 4 2-Year Rainfall=3.53"

Prepared by {enter your company name here}

Printed 9/28/2021

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Page 2

Summary for Subcatchment E1: EXISTING NORTH

Runoff = 27.52 cfs @ 13.22 hrs, Volume= 5.244 af, Depth> 1.32"

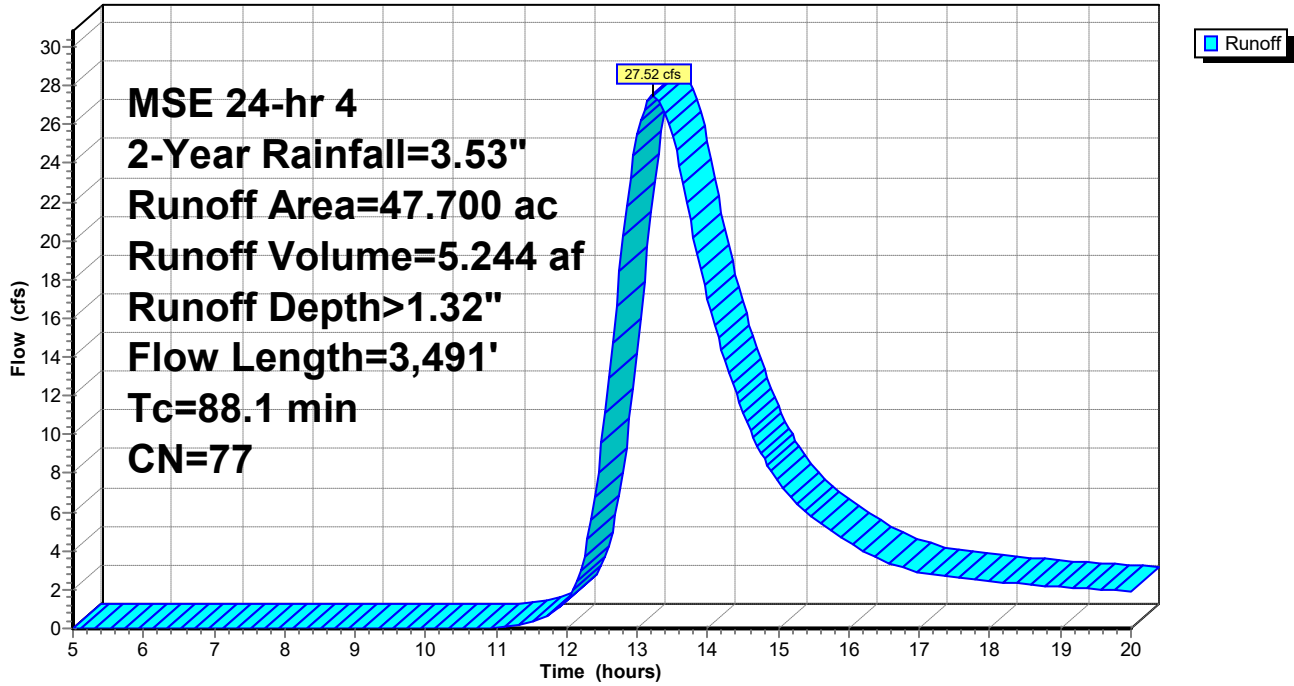
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.53"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 20.370 | 85 | Row crops, straight row, Good, HSG C |
| 10.230 | 73 | Woods, Fair, HSG C |
| 6.980 | 60 | Woods, Fair, HSG B |
| 0.800 | 98 | Water Surface, HSG C |
| 2.420 | 84 | Pasture/grassland/range, Fair, HSG D |
| 2.370 | 79 | Pasture/grassland/range, Fair, HSG C |
| 4.180 | 69 | Pasture/grassland/range, Fair, HSG B |
| 0.080 | 98 | Unconnected roofs, HSG C |
| 0.270 | 96 | Gravel surface, HSG C |
| 47.700 | 77 | Weighted Average |
| 46.820 | | 98.16% Pervious Area |
| 0.880 | | 1.84% Impervious Area |
| 0.080 | | 9.09% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 76.5 | 2,819 | 0.0151 | 0.61 | | Shallow Concentrated Flow, Woods |
| | | | | | Woodland Kv= 5.0 fps |
| 1.2 | 180 | 0.0050 | 2.57 | 123.36 | Channel Flow, Creek |
| | | | | | Area= 48.0 sf Perim= 60.6' r= 0.79' |
| | | | | | n= 0.035 Earth, dense weeds |
| 10.4 | 492 | 0.0358 | 0.79 | | Lag/CN Method, Pasture |
| 88.1 | 3,491 | Total | | | |

Subcatchment E1: EXISTING NORTH

Hydrograph



Summary for Subcatchment E2: EXISTING MID

Runoff = 6.00 cfs @ 12.98 hrs, Volume= 0.971 af, Depth> 1.74"

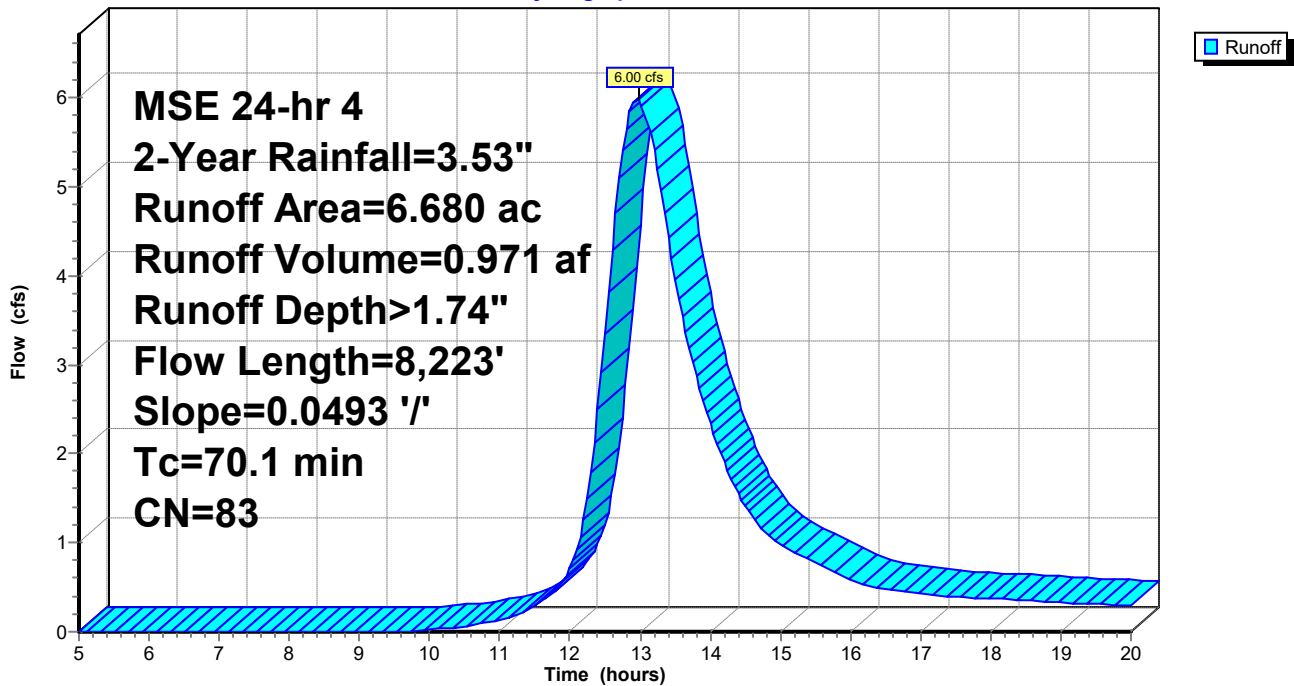
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 2-Year Rainfall=3.53"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 5.830 | 85 | Row crops, straight row, Good, HSG C |
| 0.250 | 60 | Woods, Fair, HSG B |
| 0.600 | 73 | Woods, Fair, HSG C |
| 6.680 | 83 | Weighted Average |
| 6.680 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|----------------|
| 70.1 | 8,223 | 0.0493 | 1.96 | | Lag/CN Method, |

Subcatchment E2: EXISTING MID

Hydrograph



Redford Drainage

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MSE 24-hr 4 2-Year Rainfall=3.53"

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Summary for Subcatchment E3: EXISTING SOUTH

Runoff = 7.19 cfs @ 12.15 hrs, Volume= 0.381 af, Depth> 1.50"

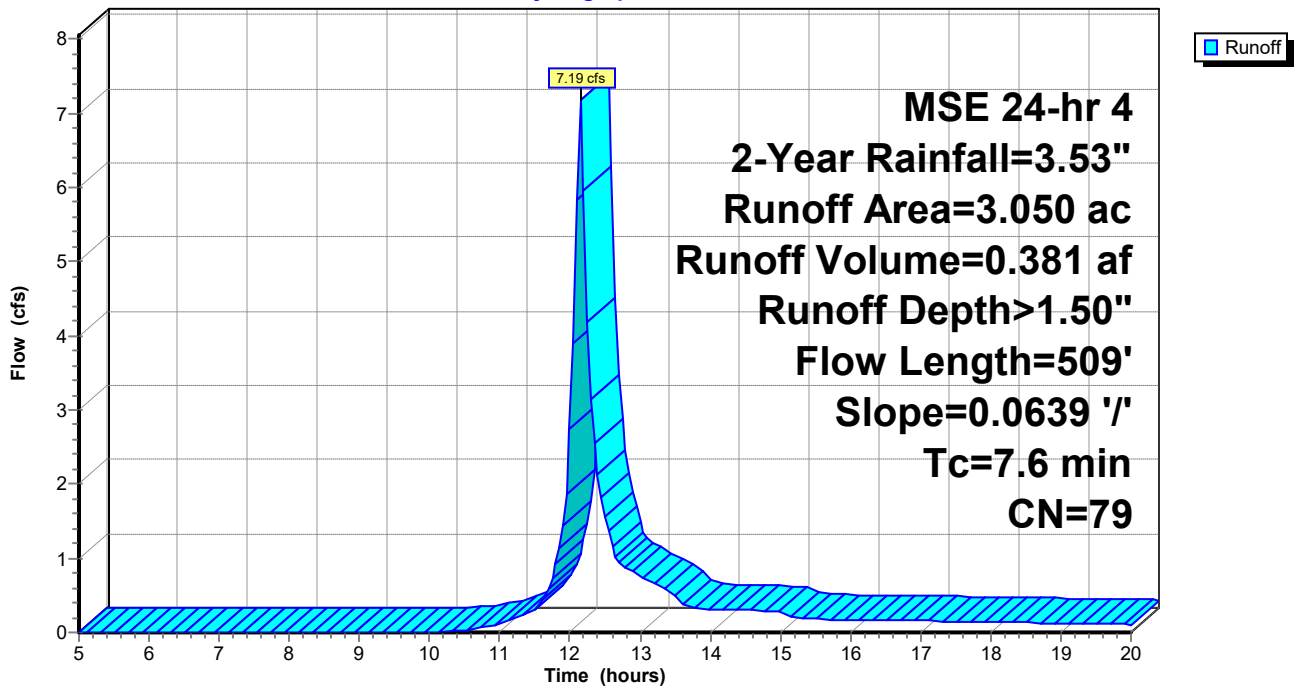
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.53"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 3.050 | 79 | Pasture/grassland/range, Fair, HSG C |
| 3.050 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|----------------|
| 7.6 | 509 | 0.0639 | 1.12 | | Lag/CN Method, |

Subcatchment E3: EXISTING SOUTH

Hydrograph



Redford Drainage

MSE 24-hr 4 2-Year Rainfall=3.53"

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Page 6

Summary for Subcatchment P1: PROPOSED NORTH

Runoff = 25.94 cfs @ 13.25 hrs, Volume= 4.963 af, Depth> 1.26"

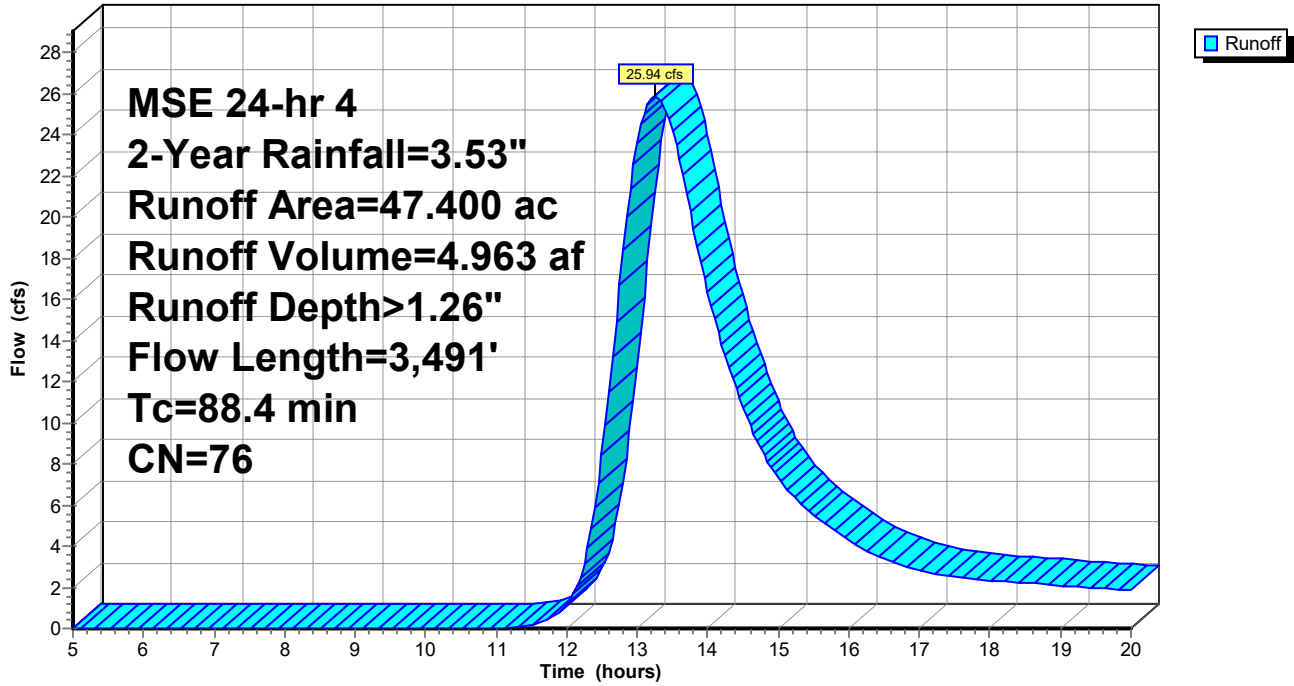
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.53"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 13.580 | 85 | Row crops, straight row, Good, HSG C |
| 10.230 | 73 | Woods, Fair, HSG C |
| 6.980 | 60 | Woods, Fair, HSG B |
| 0.800 | 98 | Water Surface, HSG C |
| 2.420 | 84 | Pasture/grassland/range, Fair, HSG D |
| 6.860 | 79 | Pasture/grassland/range, Fair, HSG C |
| 4.180 | 69 | Pasture/grassland/range, Fair, HSG B |
| 0.200 | 98 | Unconnected roofs, HSG C |
| 0.450 | 96 | Gravel surface, HSG C |
| 1.700 | 74 | >75% Grass cover, Good, HSG C |
| 47.400 | 76 | Weighted Average |
| 46.400 | | 97.89% Pervious Area |
| 1.000 | | 2.11% Impervious Area |
| 0.200 | | 20.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 76.5 | 2,819 | 0.0151 | 0.61 | | Shallow Concentrated Flow, Woods |
| | | | | | Woodland Kv= 5.0 fps |
| 1.2 | 180 | 0.0050 | 2.57 | 123.36 | Channel Flow, Creek |
| | | | | | Area= 48.0 sf Perim= 60.6' r= 0.79' |
| | | | | | n= 0.035 Earth, dense weeds |
| 10.7 | 492 | 0.0358 | 0.76 | | Lag/CN Method, Pasture |
| 88.4 | 3,491 | Total | | | |

Subcatchment P1: PROPOSED NORTH

Hydrograph



Redford Drainage

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MSE 24-hr 4 2-Year Rainfall=3.53"

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Summary for Subcatchment P2: PROPOSED MID

Runoff = 3.58 cfs @ 13.26 hrs, Volume= 0.695 af, Depth> 1.19"

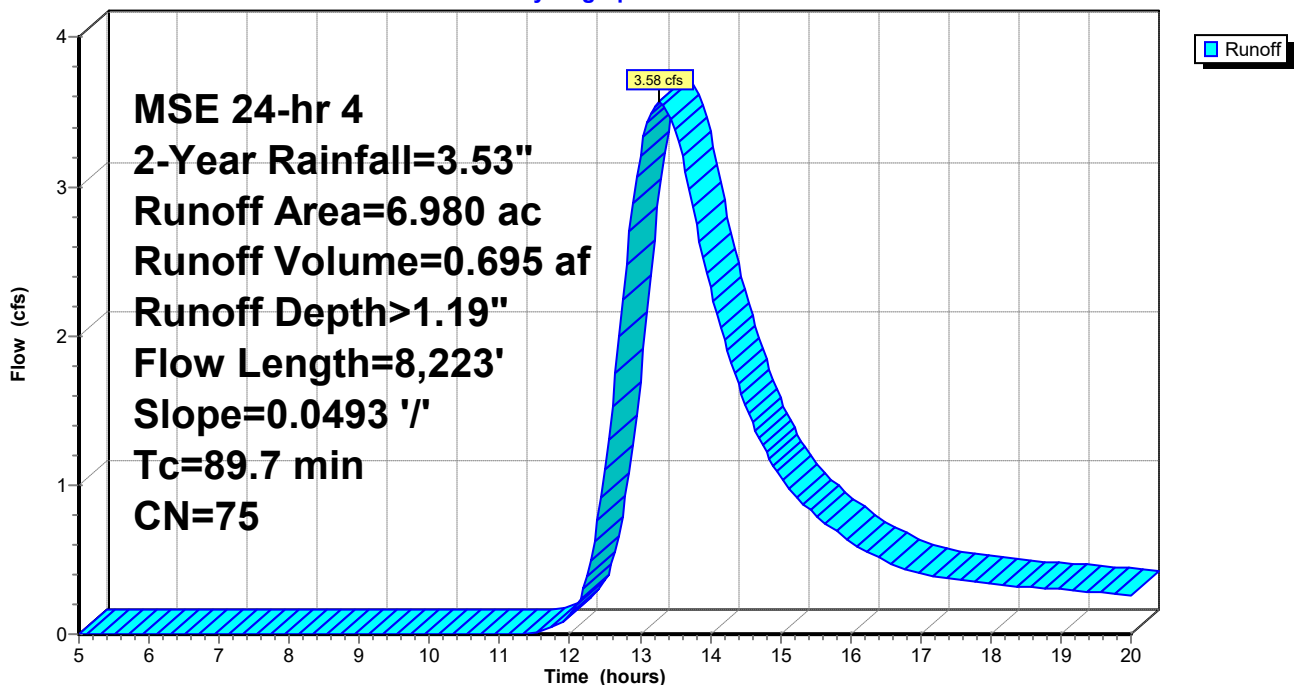
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.53"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 5.330 | 74 | >75% Grass cover, Good, HSG C |
| 0.250 | 60 | Woods, Fair, HSG B |
| 0.600 | 73 | Woods, Fair, HSG C |
| 0.490 | 79 | Pasture/grassland/range, Fair, HSG C |
| 0.120 | 98 | Unconnected roofs, HSG C |
| 0.190 | 96 | Gravel surface, HSG C |
| 6.980 | 75 | Weighted Average |
| 6.860 | | 98.28% Pervious Area |
| 0.120 | | 1.72% Impervious Area |
| 0.120 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|----------------|
| 89.7 | 8,223 | 0.0493 | 1.53 | | Lag/CN Method, |

Subcatchment P2: PROPOSED MID

Hydrograph



Redford Drainage

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MSE 24-hr 4 2-Year Rainfall=3.53"

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Summary for Subcatchment P3: PROPOSED SOUTH

Runoff = 5.76 cfs @ 12.16 hrs, Volume= 0.315 af, Depth> 1.24"

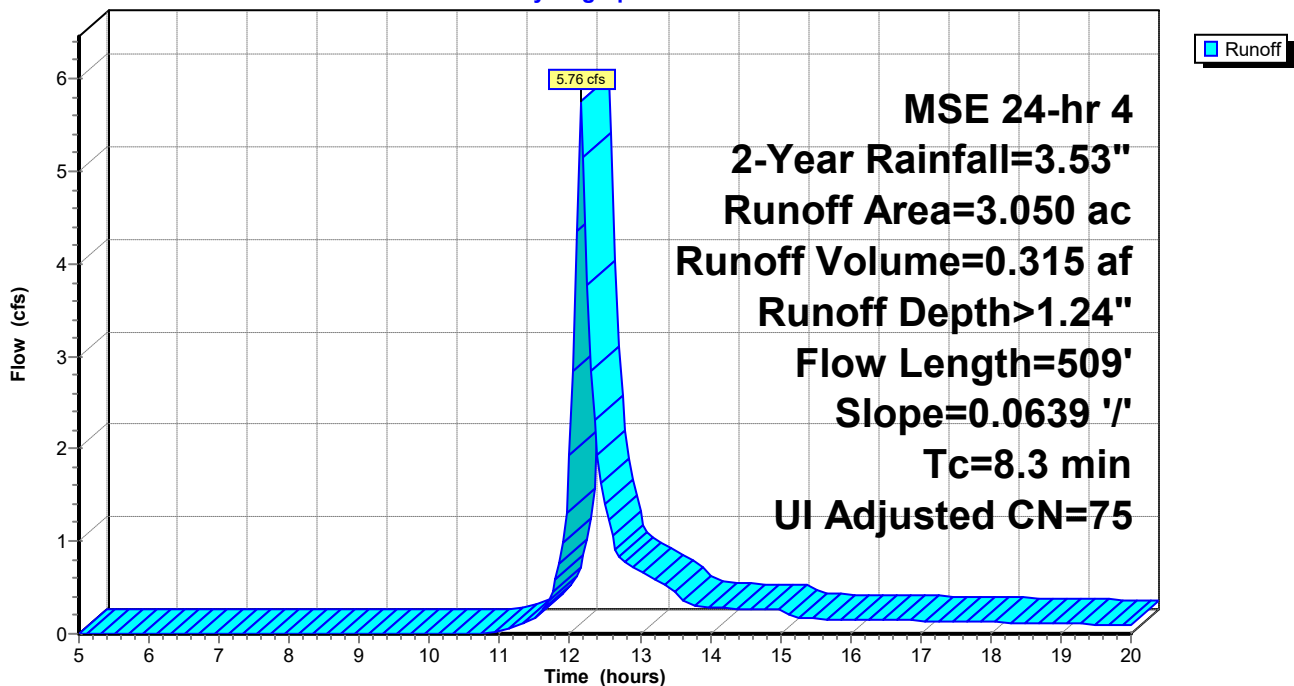
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.53"

| Area (ac) | CN | Adj | Description |
|-----------|----|-----|-------------------------------|
| 2.830 | 74 | | >75% Grass cover, Good, HSG C |
| 0.122 | 98 | | Unconnected roofs, HSG C |
| 0.098 | 96 | | Gravel surface, HSG C |
| 3.050 | 76 | 75 | Weighted Average, UI Adjusted |
| 2.928 | | | 96.00% Pervious Area |
| 0.122 | | | 4.00% Impervious Area |
| 0.122 | | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|----------------|
| 8.3 | 509 | 0.0639 | 1.03 | | Lag/CN Method, |

Subcatchment P3: PROPOSED SOUTH

Hydrograph



Redford Drainage

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MSE 24-hr 4 2-Year Rainfall=3.53"

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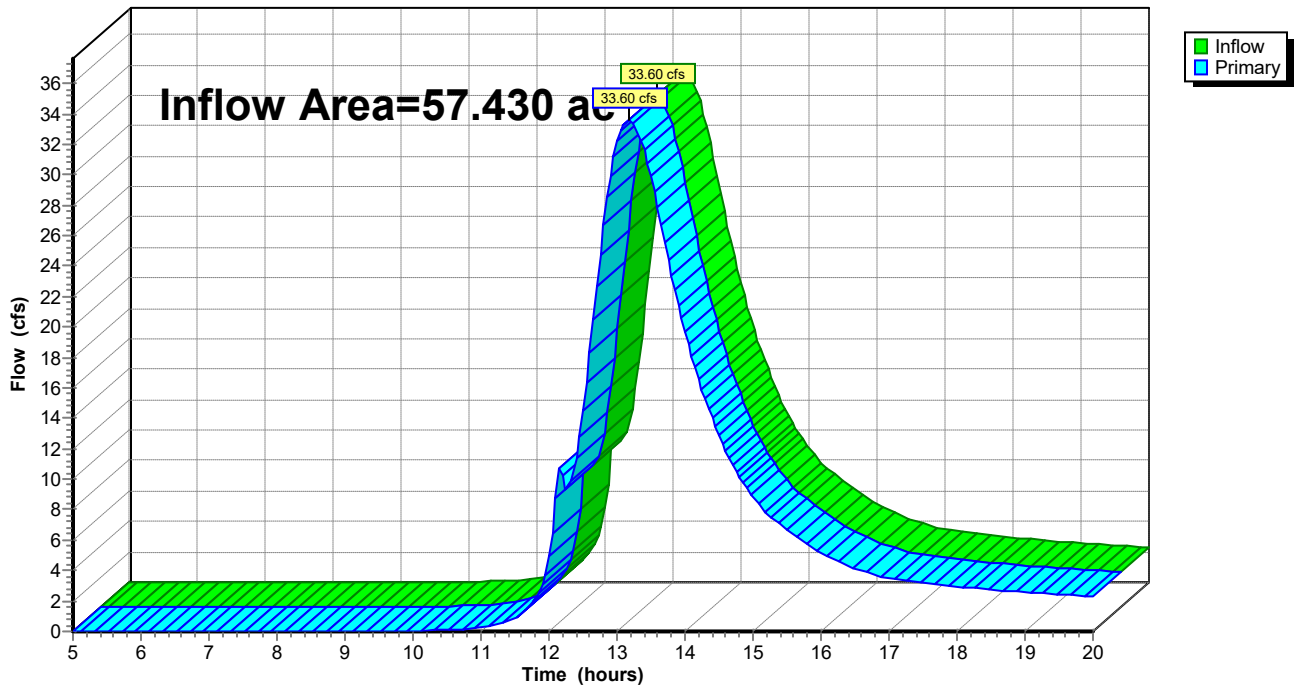
Summary for Link E: EXISTING

Inflow Area = 57.430 ac, 1.53% Impervious, Inflow Depth > 1.38" for 2-Year event
Inflow = 33.60 cfs @ 13.19 hrs, Volume= 6.596 af
Primary = 33.60 cfs @ 13.19 hrs, Volume= 6.596 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link E: EXISTING

Hydrograph



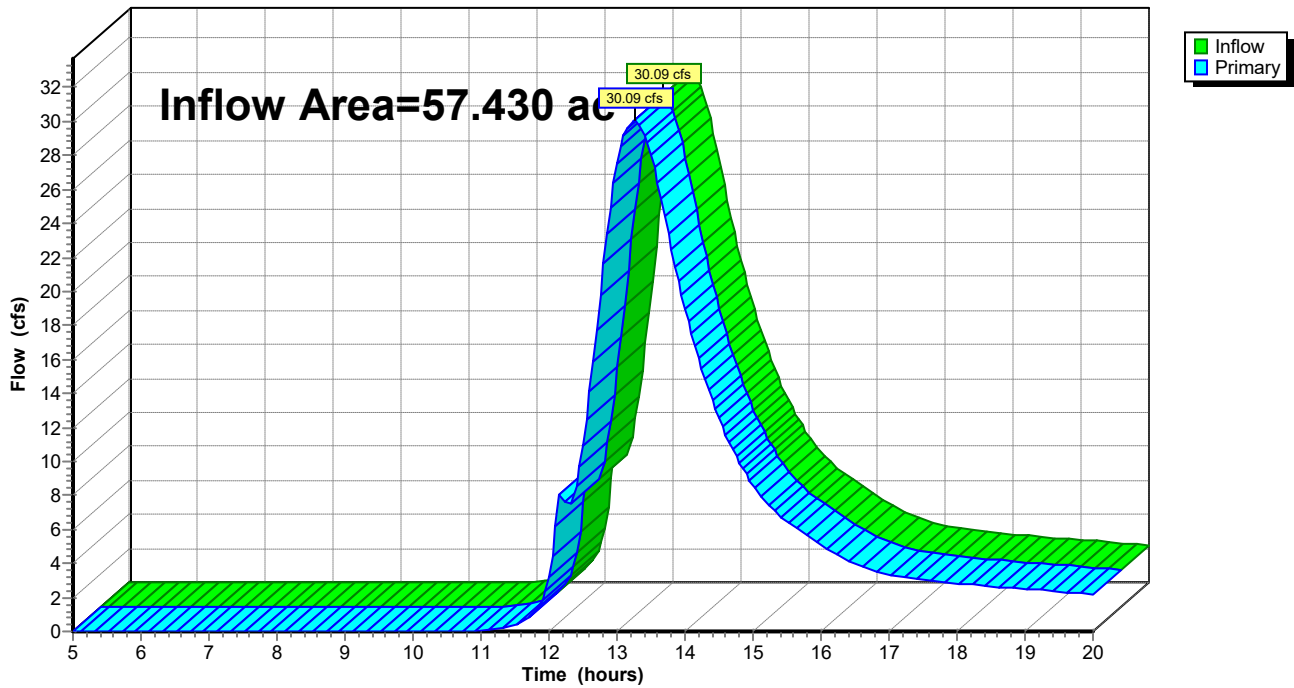
Summary for Link P: PROPOSED

Inflow Area = 57.430 ac, 2.16% Impervious, Inflow Depth > 1.25" for 2-Year event
Inflow = 30.09 cfs @ 13.25 hrs, Volume= 5.973 af
Primary = 30.09 cfs @ 13.25 hrs, Volume= 5.973 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link P: PROPOSED

Hydrograph



Redford Drainage

MSE 24-hr 4 10-Year Rainfall=5.25"

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Summary for Subcatchment E1: EXISTING NORTH

Runoff = 55.13 cfs @ 13.20 hrs, Volume= 10.361 af, Depth> 2.61"

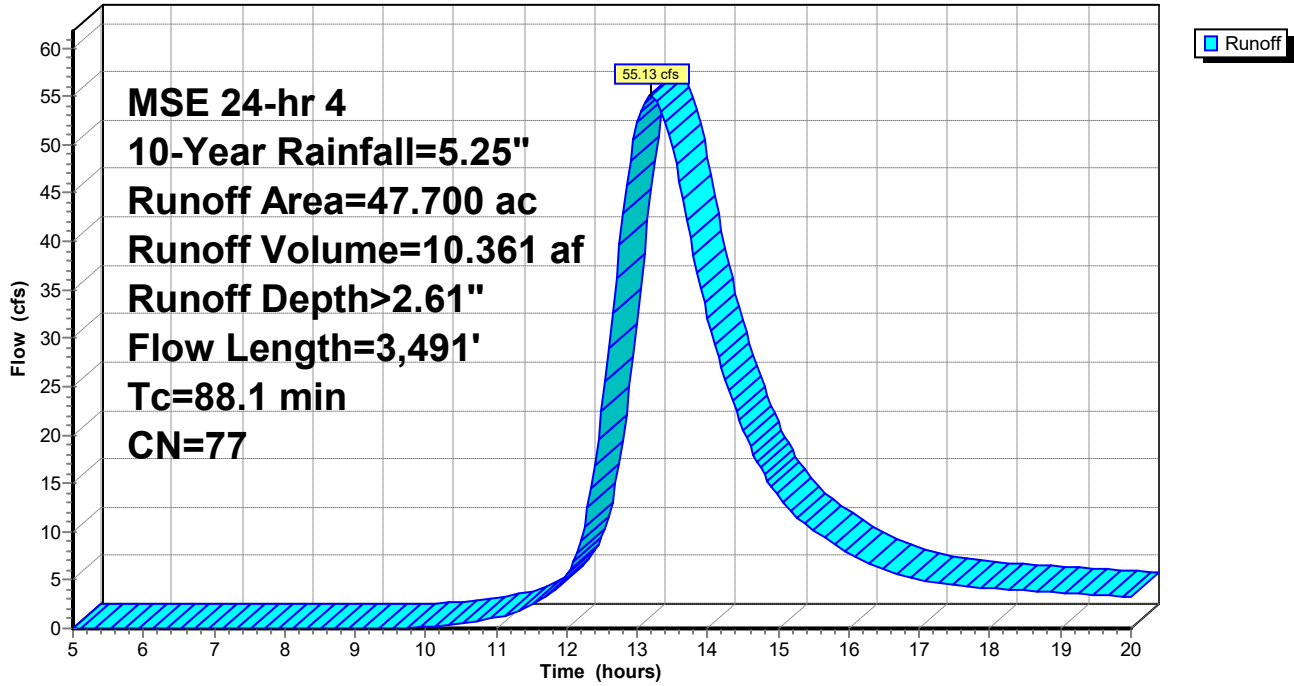
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.25"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 20.370 | 85 | Row crops, straight row, Good, HSG C |
| 10.230 | 73 | Woods, Fair, HSG C |
| 6.980 | 60 | Woods, Fair, HSG B |
| 0.800 | 98 | Water Surface, HSG C |
| 2.420 | 84 | Pasture/grassland/range, Fair, HSG D |
| 2.370 | 79 | Pasture/grassland/range, Fair, HSG C |
| 4.180 | 69 | Pasture/grassland/range, Fair, HSG B |
| 0.080 | 98 | Unconnected roofs, HSG C |
| 0.270 | 96 | Gravel surface, HSG C |
| 47.700 | 77 | Weighted Average |
| 46.820 | | 98.16% Pervious Area |
| 0.880 | | 1.84% Impervious Area |
| 0.080 | | 9.09% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 76.5 | 2,819 | 0.0151 | 0.61 | | Shallow Concentrated Flow, Woods |
| | | | | | Woodland Kv= 5.0 fps |
| 1.2 | 180 | 0.0050 | 2.57 | 123.36 | Channel Flow, Creek |
| | | | | | Area= 48.0 sf Perim= 60.6' r= 0.79' |
| | | | | | n= 0.035 Earth, dense weeds |
| 10.4 | 492 | 0.0358 | 0.79 | | Lag/CN Method, Pasture |
| 88.1 | 3,491 | Total | | | |

Subcatchment E1: EXISTING NORTH

Hydrograph



Redford Drainage

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MSE 24-hr 4 10-Year Rainfall=5.25"

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Summary for Subcatchment E2: EXISTING MID

Runoff = 10.83 cfs @ 12.95 hrs, Volume= 1.768 af, Depth> 3.18"

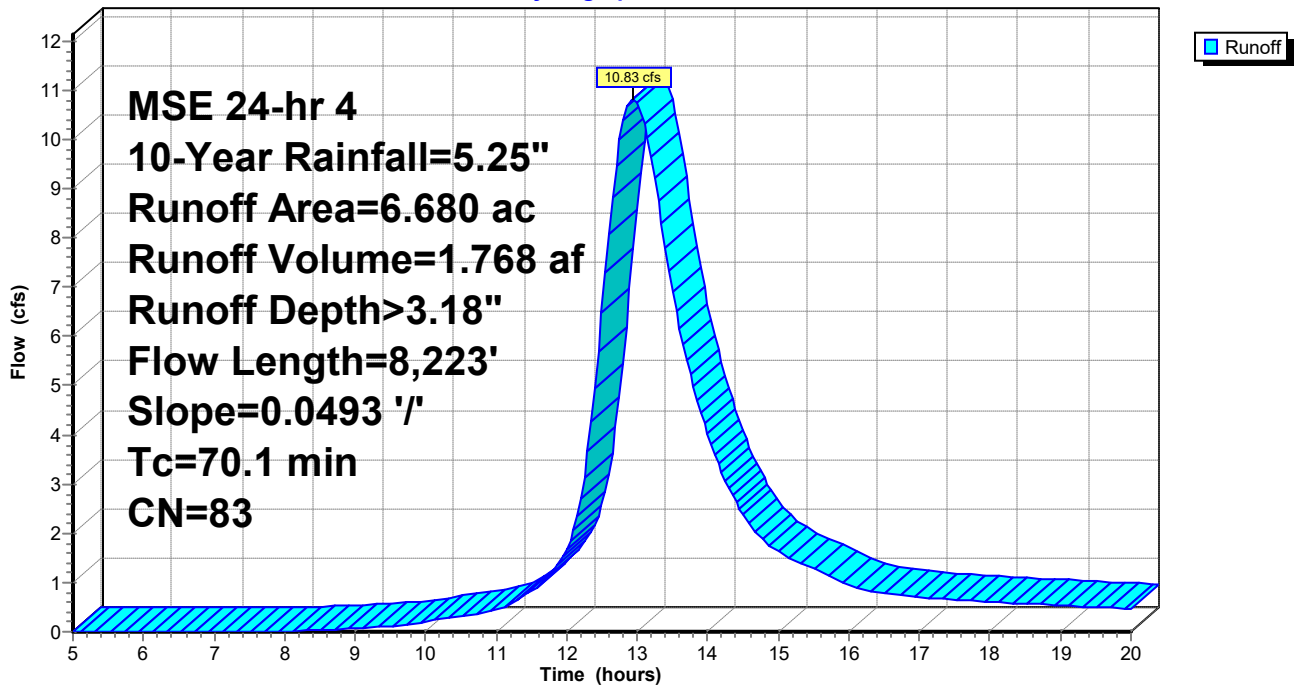
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.25"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 5.830 | 85 | Row crops, straight row, Good, HSG C |
| 0.250 | 60 | Woods, Fair, HSG B |
| 0.600 | 73 | Woods, Fair, HSG C |
| 6.680 | 83 | Weighted Average |
| 6.680 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|----------------|
| 70.1 | 8,223 | 0.0493 | 1.96 | | Lag/CN Method, |

Subcatchment E2: EXISTING MID

Hydrograph



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MSE 24-hr 4 10-Year Rainfall=5.25"

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Summary for Subcatchment E3: EXISTING SOUTH

Runoff = 13.58 cfs @ 12.15 hrs, Volume= 0.728 af, Depth> 2.87"

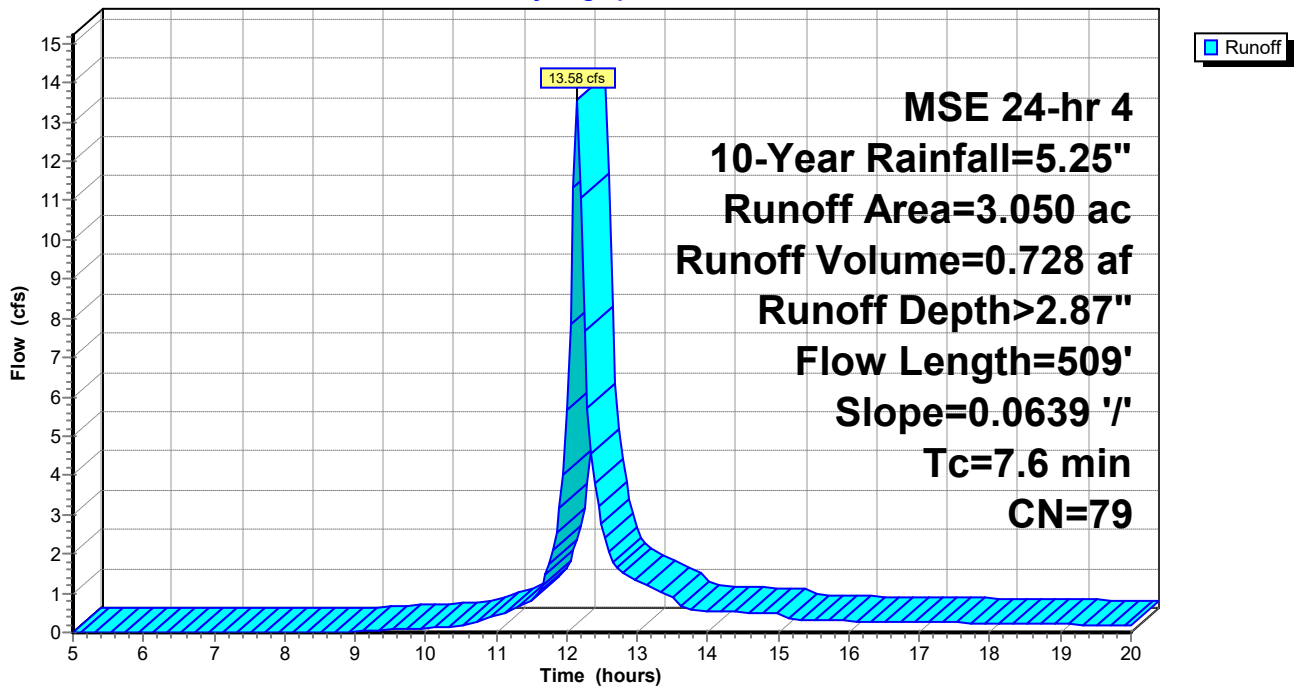
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.25"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 3.050 | 79 | Pasture/grassland/range, Fair, HSG C |
| 3.050 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|----------------|
| 7.6 | 509 | 0.0639 | 1.12 | | Lag/CN Method, |

Subcatchment E3: EXISTING SOUTH

Hydrograph



Redford Drainage

MSE 24-hr 4 10-Year Rainfall=5.25"

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Summary for Subcatchment P1: PROPOSED NORTH

Runoff = 52.81 cfs @ 13.23 hrs, Volume= 9.950 af, Depth> 2.52"

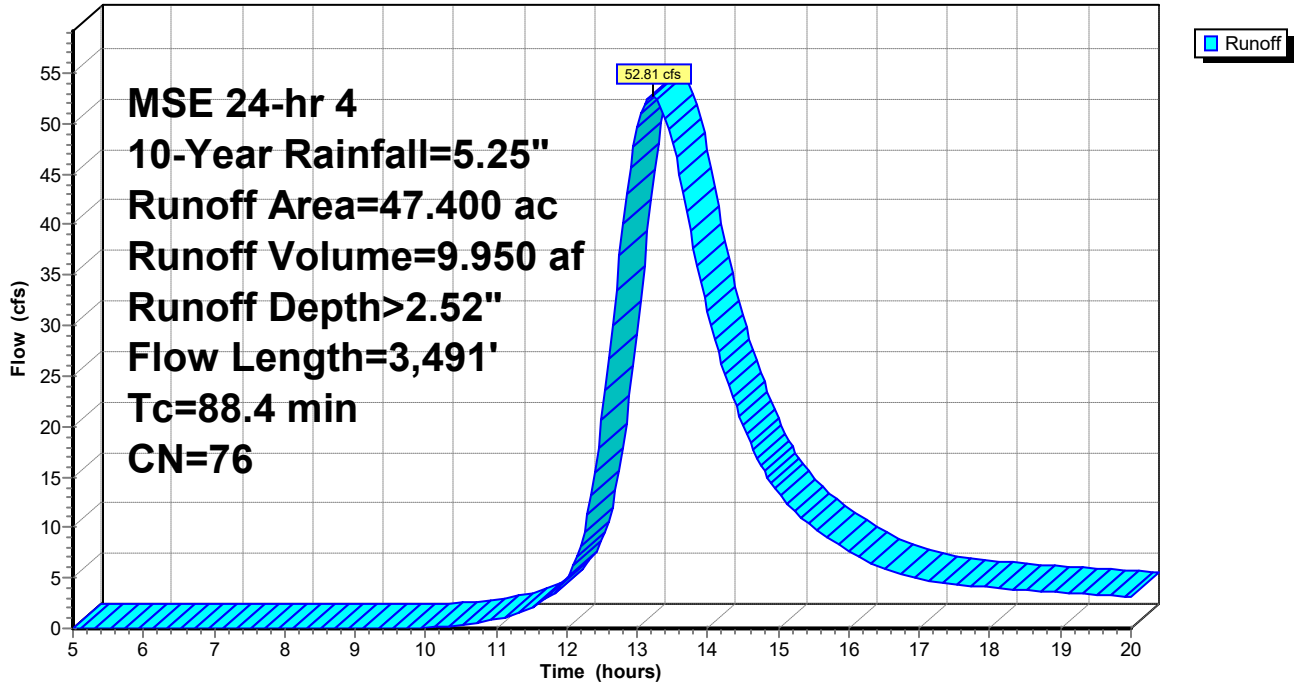
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 10-Year Rainfall=5.25"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 13.580 | 85 | Row crops, straight row, Good, HSG C |
| 10.230 | 73 | Woods, Fair, HSG C |
| 6.980 | 60 | Woods, Fair, HSG B |
| 0.800 | 98 | Water Surface, HSG C |
| 2.420 | 84 | Pasture/grassland/range, Fair, HSG D |
| 6.860 | 79 | Pasture/grassland/range, Fair, HSG C |
| 4.180 | 69 | Pasture/grassland/range, Fair, HSG B |
| 0.200 | 98 | Unconnected roofs, HSG C |
| 0.450 | 96 | Gravel surface, HSG C |
| 1.700 | 74 | >75% Grass cover, Good, HSG C |
| 47.400 | 76 | Weighted Average |
| 46.400 | | 97.89% Pervious Area |
| 1.000 | | 2.11% Impervious Area |
| 0.200 | | 20.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 76.5 | 2,819 | 0.0151 | 0.61 | | Shallow Concentrated Flow, Woods |
| | | | | | Woodland Kv= 5.0 fps |
| 1.2 | 180 | 0.0050 | 2.57 | 123.36 | Channel Flow, Creek |
| | | | | | Area= 48.0 sf Perim= 60.6' r= 0.79' |
| | | | | | n= 0.035 Earth, dense weeds |
| 10.7 | 492 | 0.0358 | 0.76 | | Lag/CN Method, Pasture |
| 88.4 | 3,491 | Total | | | |

Subcatchment P1: PROPOSED NORTH

Hydrograph



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MSE 24-hr 4 10-Year Rainfall=5.25"

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Summary for Subcatchment P2: PROPOSED MID

Runoff = 7.43 cfs @ 13.24 hrs, Volume= 1.414 af, Depth> 2.43"

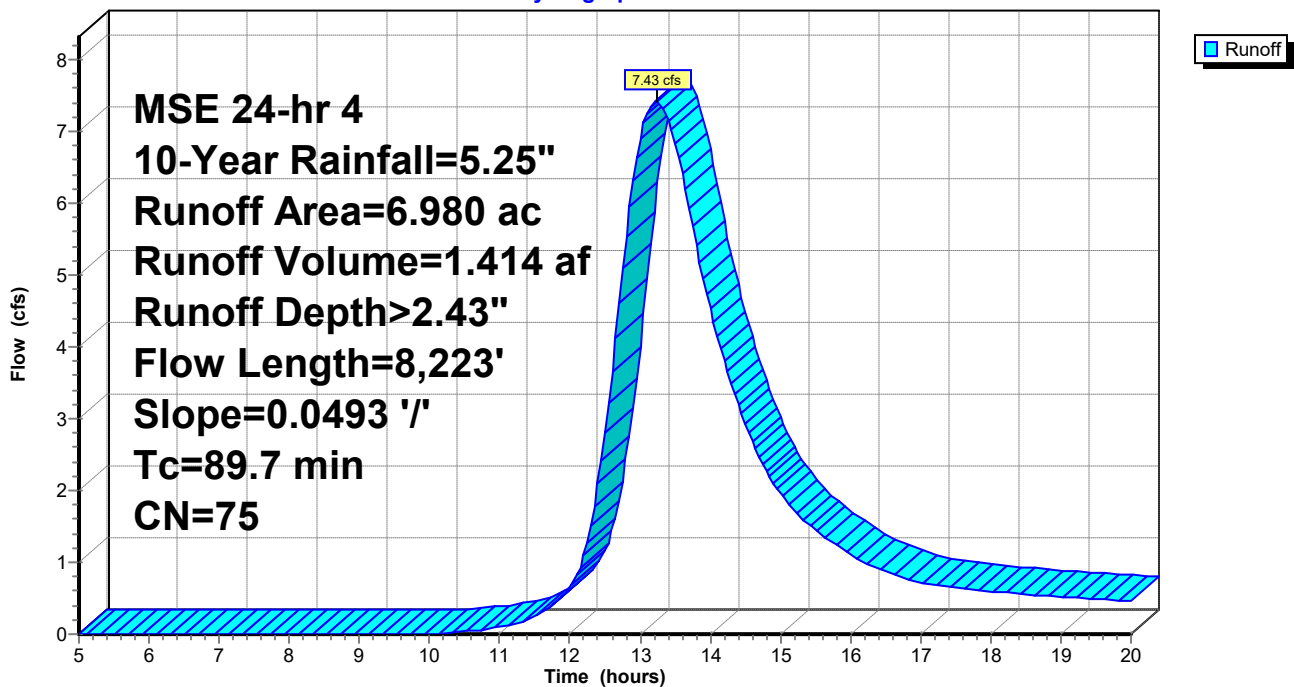
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.25"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 5.330 | 74 | >75% Grass cover, Good, HSG C |
| 0.250 | 60 | Woods, Fair, HSG B |
| 0.600 | 73 | Woods, Fair, HSG C |
| 0.490 | 79 | Pasture/grassland/range, Fair, HSG C |
| 0.120 | 98 | Unconnected roofs, HSG C |
| 0.190 | 96 | Gravel surface, HSG C |
| 6.980 | 75 | Weighted Average |
| 6.860 | | 98.28% Pervious Area |
| 0.120 | | 1.72% Impervious Area |
| 0.120 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|----------------|
| 89.7 | 8,223 | 0.0493 | 1.53 | | Lag/CN Method, |

Subcatchment P2: PROPOSED MID

Hydrograph



Redford Drainage

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MSE 24-hr 4 10-Year Rainfall=5.25"

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Summary for Subcatchment P3: PROPOSED SOUTH

Runoff = 11.70 cfs @ 12.16 hrs, Volume= 0.638 af, Depth> 2.51"

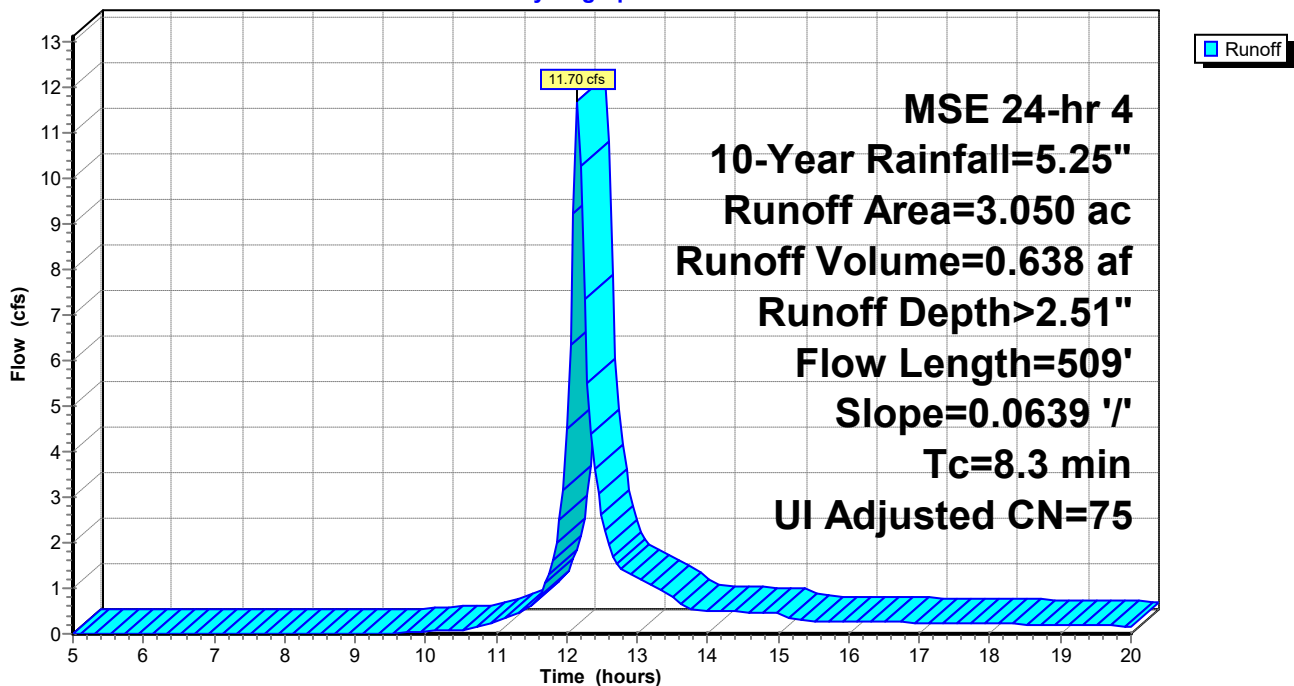
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.25"

| Area (ac) | CN | Adj | Description |
|-----------|----|-----|-------------------------------|
| 2.830 | 74 | | >75% Grass cover, Good, HSG C |
| 0.122 | 98 | | Unconnected roofs, HSG C |
| 0.098 | 96 | | Gravel surface, HSG C |
| 3.050 | 76 | 75 | Weighted Average, UI Adjusted |
| 2.928 | | | 96.00% Pervious Area |
| 0.122 | | | 4.00% Impervious Area |
| 0.122 | | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|----------------|
| 8.3 | 509 | 0.0639 | 1.03 | | Lag/CN Method, |

Subcatchment P3: PROPOSED SOUTH

Hydrograph



Redford Drainage

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MSE 24-hr 4 10-Year Rainfall=5.25"

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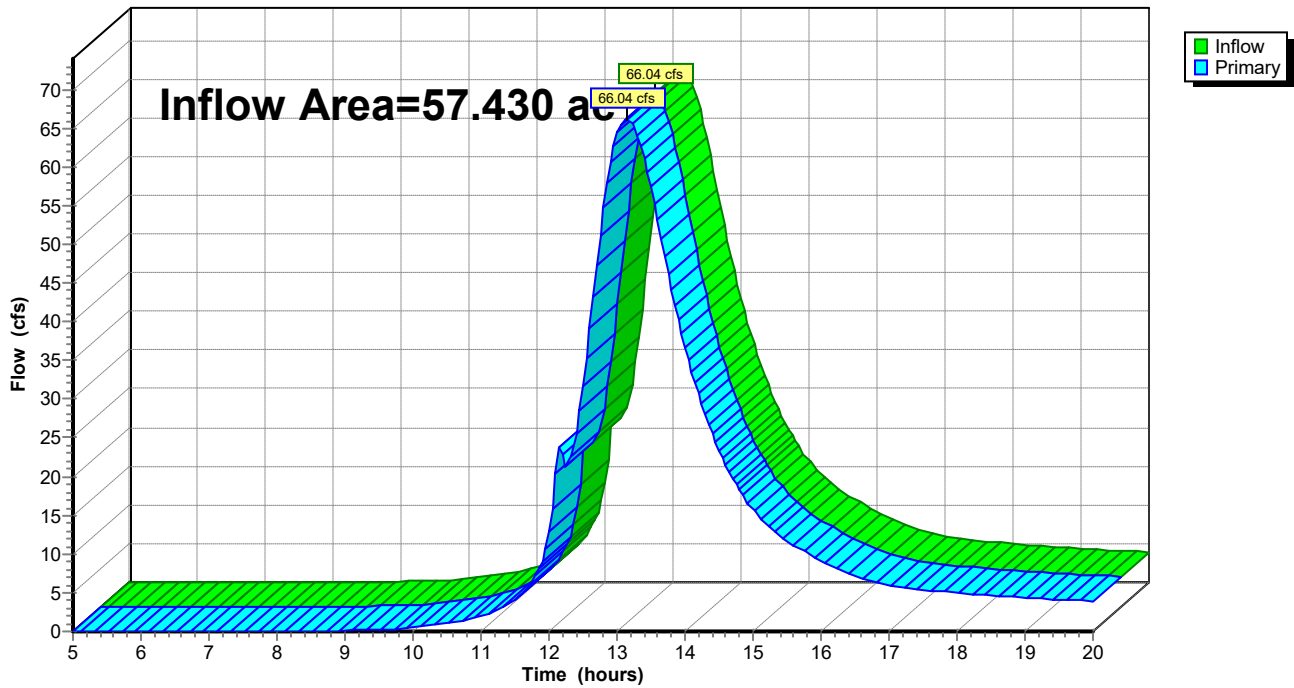
Summary for Link E: EXISTING

Inflow Area = 57.430 ac, 1.53% Impervious, Inflow Depth > 2.69" for 10-Year event
Inflow = 66.04 cfs @ 13.15 hrs, Volume= 12.858 af
Primary = 66.04 cfs @ 13.15 hrs, Volume= 12.858 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link E: EXISTING

Hydrograph



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MSE 24-hr 4 10-Year Rainfall=5.25"

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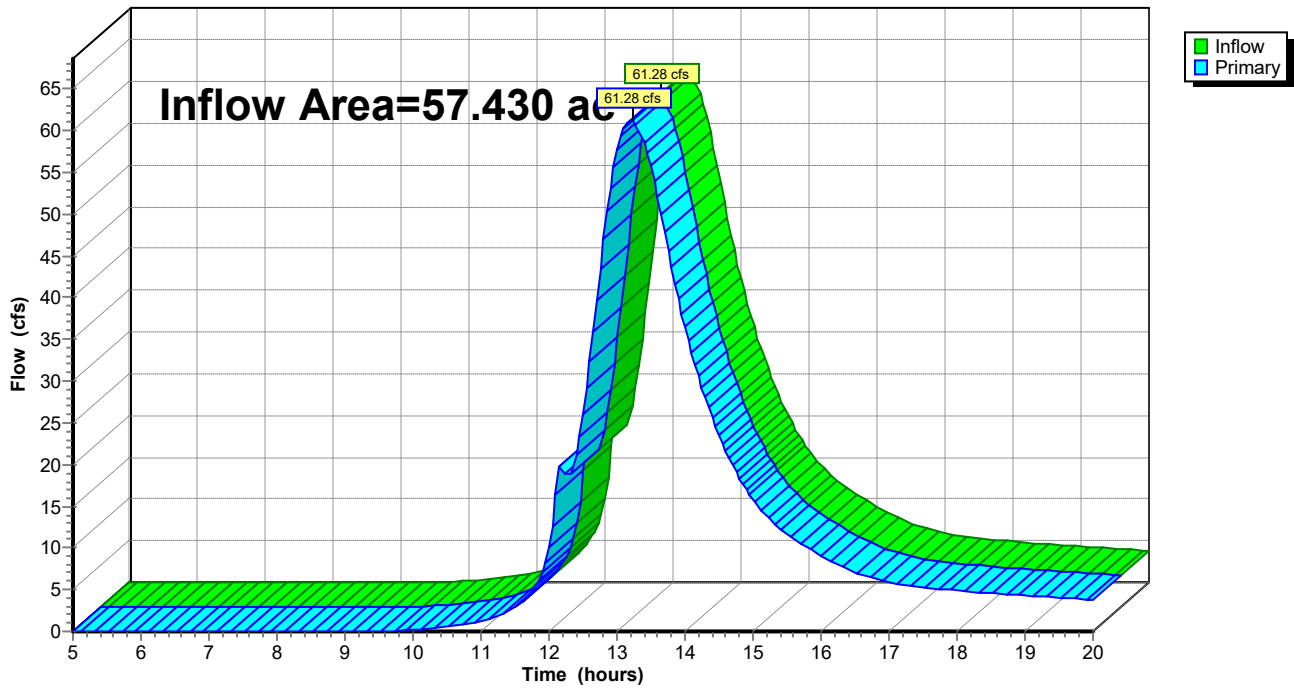
Summary for Link P: PROPOSED

Inflow Area = 57.430 ac, 2.16% Impervious, Inflow Depth > 2.51" for 10-Year event
Inflow = 61.28 cfs @ 13.23 hrs, Volume= 12.002 af
Primary = 61.28 cfs @ 13.23 hrs, Volume= 12.002 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link P: PROPOSED

Hydrograph



Redford Drainage

MSE 24-hr 4 100-Year Rainfall=8.30"

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Summary for Subcatchment E1: EXISTING NORTH

Runoff = 108.14 cfs @ 13.18 hrs, Volume= 20.506 af, Depth> 5.16"

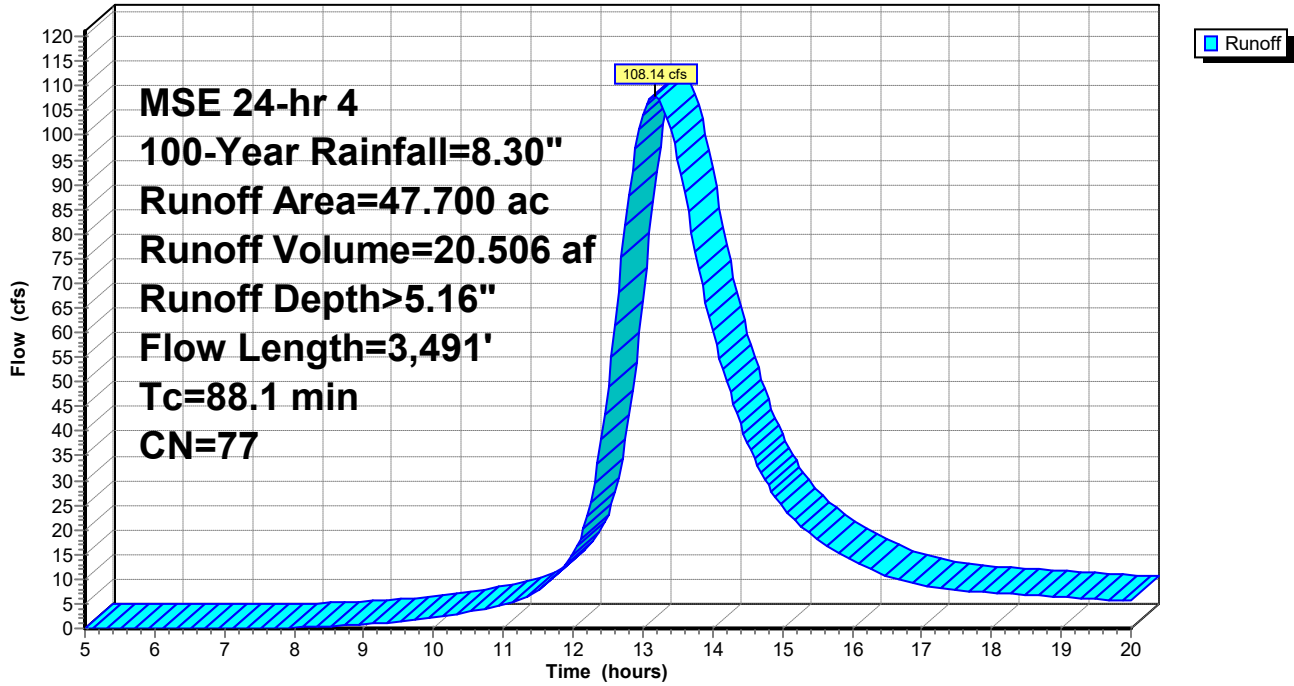
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.30"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 20.370 | 85 | Row crops, straight row, Good, HSG C |
| 10.230 | 73 | Woods, Fair, HSG C |
| 6.980 | 60 | Woods, Fair, HSG B |
| 0.800 | 98 | Water Surface, HSG C |
| 2.420 | 84 | Pasture/grassland/range, Fair, HSG D |
| 2.370 | 79 | Pasture/grassland/range, Fair, HSG C |
| 4.180 | 69 | Pasture/grassland/range, Fair, HSG B |
| 0.080 | 98 | Unconnected roofs, HSG C |
| 0.270 | 96 | Gravel surface, HSG C |
| 47.700 | 77 | Weighted Average |
| 46.820 | | 98.16% Pervious Area |
| 0.880 | | 1.84% Impervious Area |
| 0.080 | | 9.09% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 76.5 | 2,819 | 0.0151 | 0.61 | | Shallow Concentrated Flow, Woods |
| | | | | | Woodland Kv= 5.0 fps |
| 1.2 | 180 | 0.0050 | 2.57 | 123.36 | Channel Flow, Creek |
| | | | | | Area= 48.0 sf Perim= 60.6' r= 0.79' |
| | | | | | n= 0.035 Earth, dense weeds |
| 10.4 | 492 | 0.0358 | 0.79 | | Lag/CN Method, Pasture |
| 88.1 | 3,491 | Total | | | |

Subcatchment E1: EXISTING NORTH

Hydrograph



Redford Drainage

MSE 24-hr 4 100-Year Rainfall=8.30"

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Summary for Subcatchment E2: EXISTING MID

Runoff = 19.68 cfs @ 12.92 hrs, Volume= 3.279 af, Depth> 5.89"

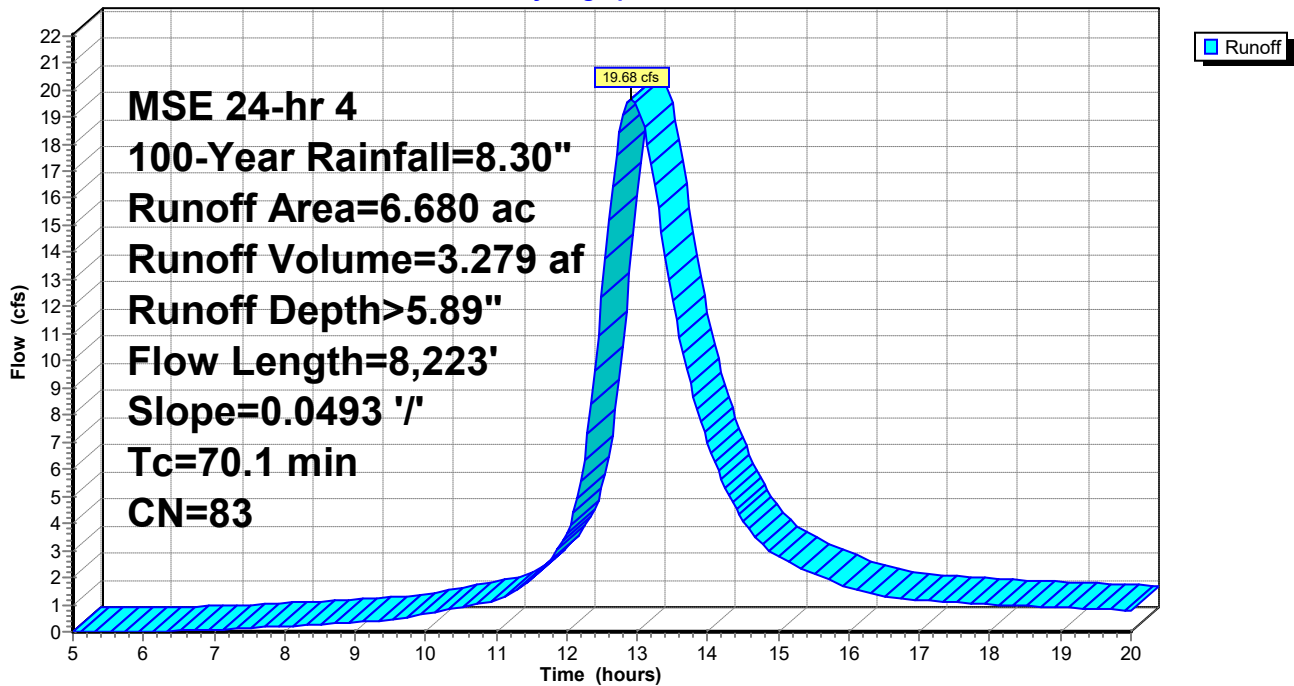
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.30"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 5.830 | 85 | Row crops, straight row, Good, HSG C |
| 0.250 | 60 | Woods, Fair, HSG B |
| 0.600 | 73 | Woods, Fair, HSG C |
| 6.680 | 83 | Weighted Average |
| 6.680 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|----------------|
| 70.1 | 8,223 | 0.0493 | 1.96 | | Lag/CN Method, |

Subcatchment E2: EXISTING MID

Hydrograph



Redford Drainage

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MSE 24-hr 4 100-Year Rainfall=8.30"

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Summary for Subcatchment E3: EXISTING SOUTH

Runoff = 25.41 cfs @ 12.15 hrs, Volume= 1.405 af, Depth> 5.53"

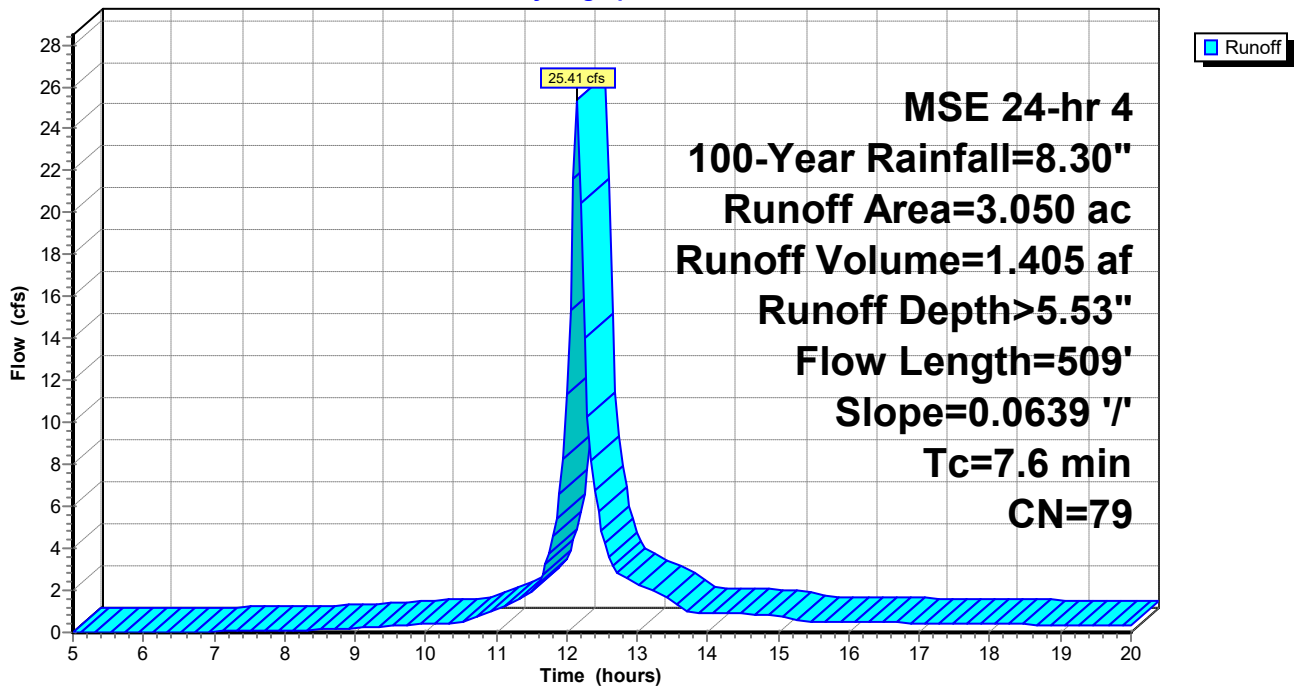
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.30"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 3.050 | 79 | Pasture/grassland/range, Fair, HSG C |
| 3.050 | | 100.00% Pervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|----------------|
| 7.6 | 509 | 0.0639 | 1.12 | | Lag/CN Method, |

Subcatchment E3: EXISTING SOUTH

Hydrograph



Redford Drainage

MSE 24-hr 4 100-Year Rainfall=8.30"

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Summary for Subcatchment P1: PROPOSED NORTH

Runoff = 104.77 cfs @ 13.18 hrs, Volume= 19.918 af, Depth> 5.04"

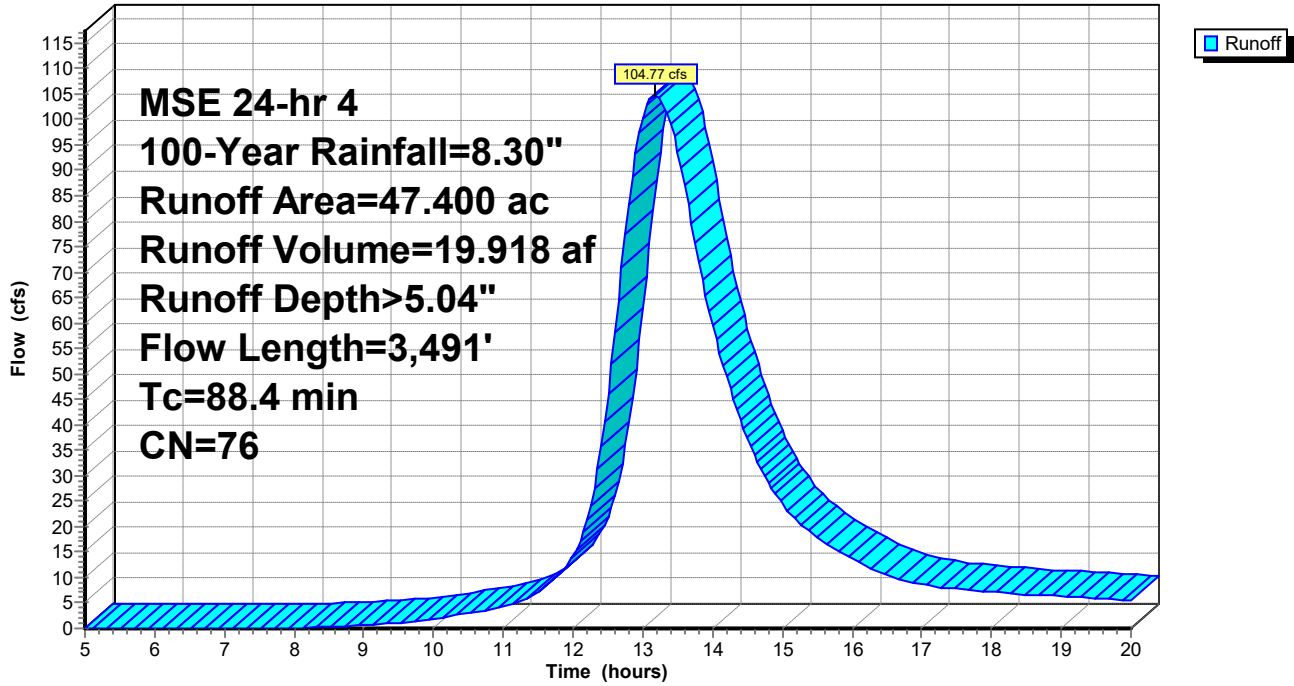
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.30"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 13.580 | 85 | Row crops, straight row, Good, HSG C |
| 10.230 | 73 | Woods, Fair, HSG C |
| 6.980 | 60 | Woods, Fair, HSG B |
| 0.800 | 98 | Water Surface, HSG C |
| 2.420 | 84 | Pasture/grassland/range, Fair, HSG D |
| 6.860 | 79 | Pasture/grassland/range, Fair, HSG C |
| 4.180 | 69 | Pasture/grassland/range, Fair, HSG B |
| 0.200 | 98 | Unconnected roofs, HSG C |
| 0.450 | 96 | Gravel surface, HSG C |
| 1.700 | 74 | >75% Grass cover, Good, HSG C |
| 47.400 | 76 | Weighted Average |
| 46.400 | | 97.89% Pervious Area |
| 1.000 | | 2.11% Impervious Area |
| 0.200 | | 20.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 76.5 | 2,819 | 0.0151 | 0.61 | | Shallow Concentrated Flow, Woods |
| | | | | | Woodland Kv= 5.0 fps |
| 1.2 | 180 | 0.0050 | 2.57 | 123.36 | Channel Flow, Creek |
| | | | | | Area= 48.0 sf Perim= 60.6' r= 0.79' |
| | | | | | n= 0.035 Earth, dense weeds |
| 10.7 | 492 | 0.0358 | 0.76 | | Lag/CN Method, Pasture |
| 88.4 | 3,491 | Total | | | |

Subcatchment P1: PROPOSED NORTH

Hydrograph



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MSE 24-hr 4 100-Year Rainfall=8.30"

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Summary for Subcatchment P2: PROPOSED MID

Runoff = 14.95 cfs @ 13.22 hrs, Volume= 2.865 af, Depth> 4.92"

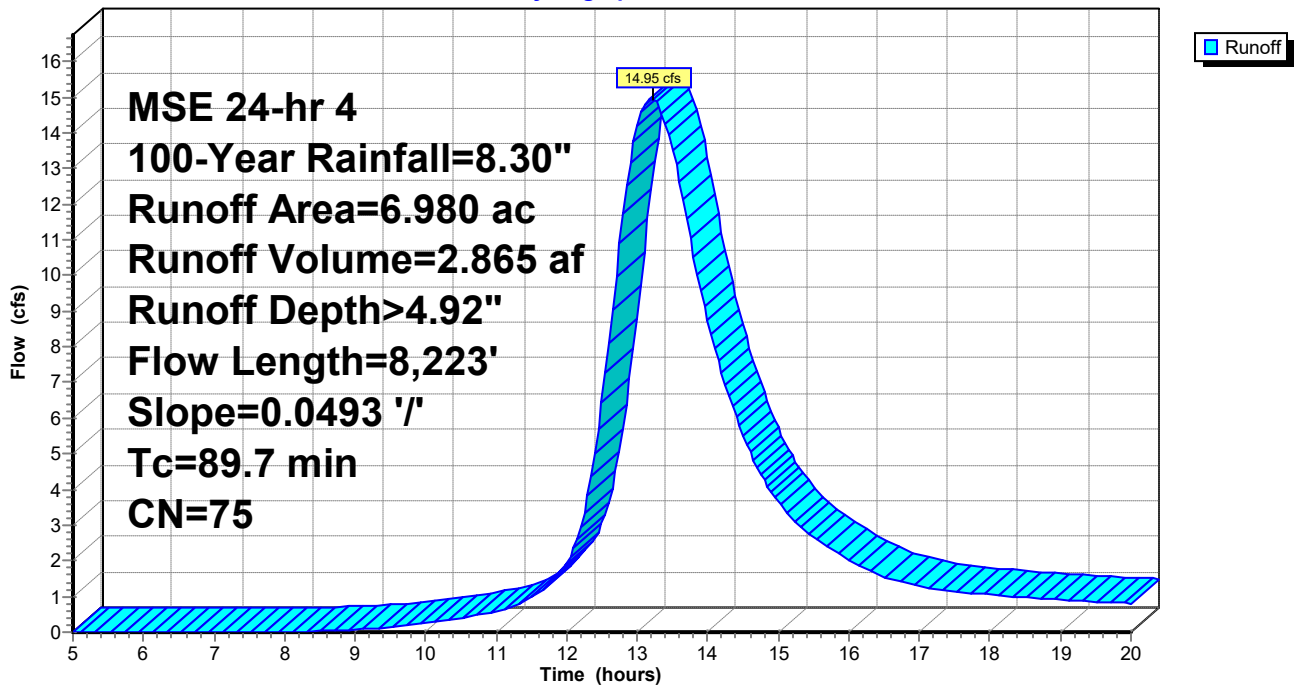
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.30"

| Area (ac) | CN | Description |
|-----------|----|--------------------------------------|
| 5.330 | 74 | >75% Grass cover, Good, HSG C |
| 0.250 | 60 | Woods, Fair, HSG B |
| 0.600 | 73 | Woods, Fair, HSG C |
| 0.490 | 79 | Pasture/grassland/range, Fair, HSG C |
| 0.120 | 98 | Unconnected roofs, HSG C |
| 0.190 | 96 | Gravel surface, HSG C |
| 6.980 | 75 | Weighted Average |
| 6.860 | | 98.28% Pervious Area |
| 0.120 | | 1.72% Impervious Area |
| 0.120 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|----------------|
| 89.7 | 8,223 | 0.0493 | 1.53 | | Lag/CN Method, |

Subcatchment P2: PROPOSED MID

Hydrograph



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MSE 24-hr 4 100-Year Rainfall=8.30"

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Summary for Subcatchment P3: PROPOSED SOUTH

Runoff = 23.09 cfs @ 12.15 hrs, Volume= 1.286 af, Depth> 5.06"

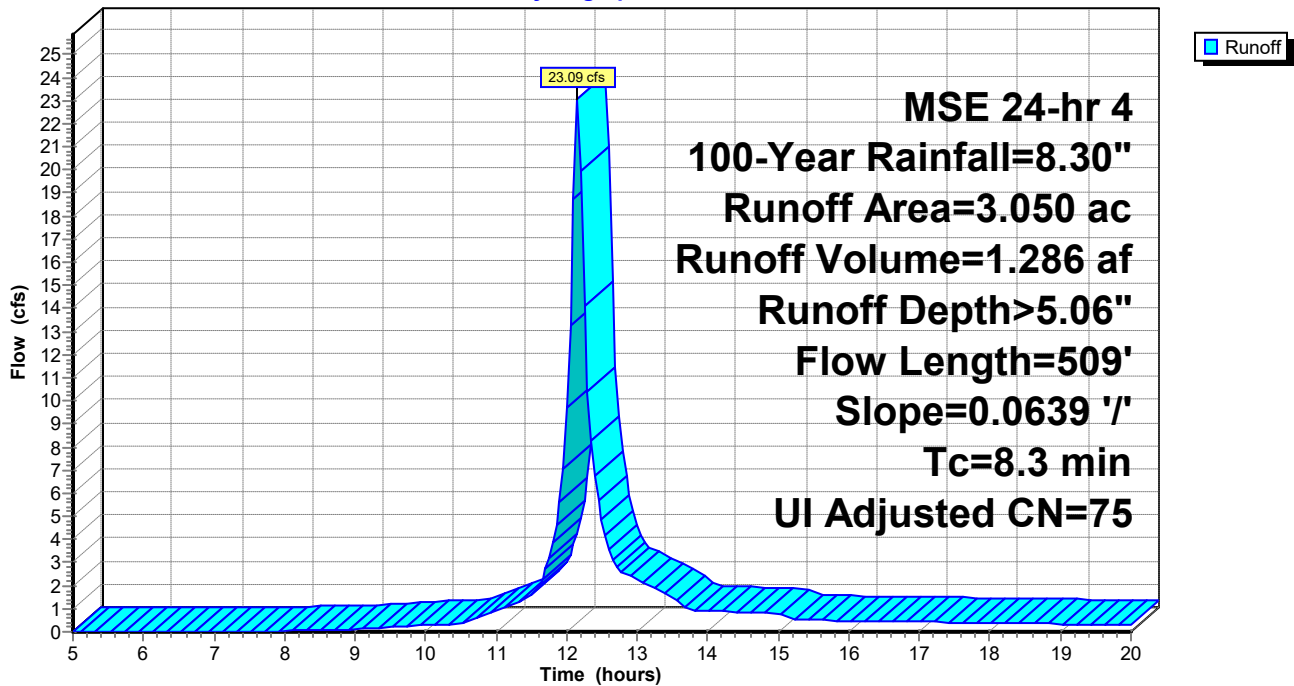
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.30"

| Area (ac) | CN | Adj | Description |
|-----------|----|-----|-------------------------------|
| 2.830 | 74 | | >75% Grass cover, Good, HSG C |
| 0.122 | 98 | | Unconnected roofs, HSG C |
| 0.098 | 96 | | Gravel surface, HSG C |
| 3.050 | 76 | 75 | Weighted Average, UI Adjusted |
| 2.928 | | | 96.00% Pervious Area |
| 0.122 | | | 4.00% Impervious Area |
| 0.122 | | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|----------------|
| 8.3 | 509 | 0.0639 | 1.03 | | Lag/CN Method, |

Subcatchment P3: PROPOSED SOUTH

Hydrograph



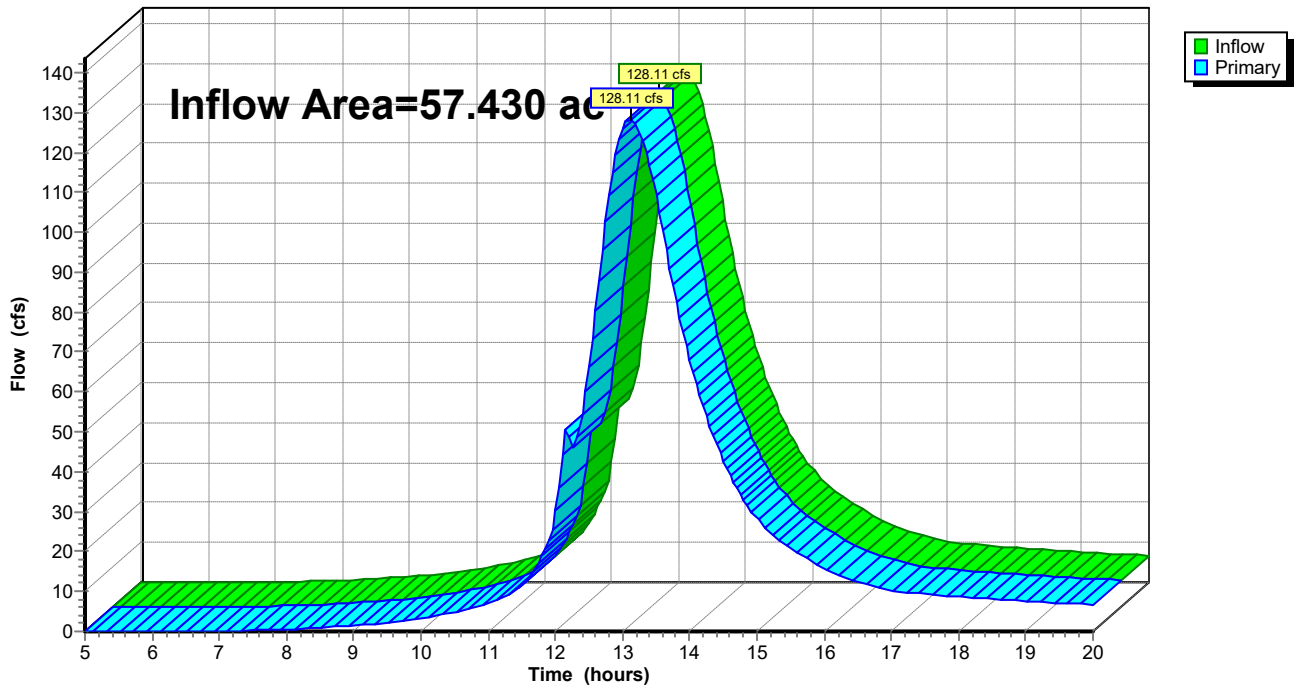
Summary for Link E: EXISTING

Inflow Area = 57.430 ac, 1.53% Impervious, Inflow Depth > 5.26" for 100-Year event
Inflow = 128.11 cfs @ 13.12 hrs, Volume= 25.190 af
Primary = 128.11 cfs @ 13.12 hrs, Volume= 25.190 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link E: EXISTING

Hydrograph



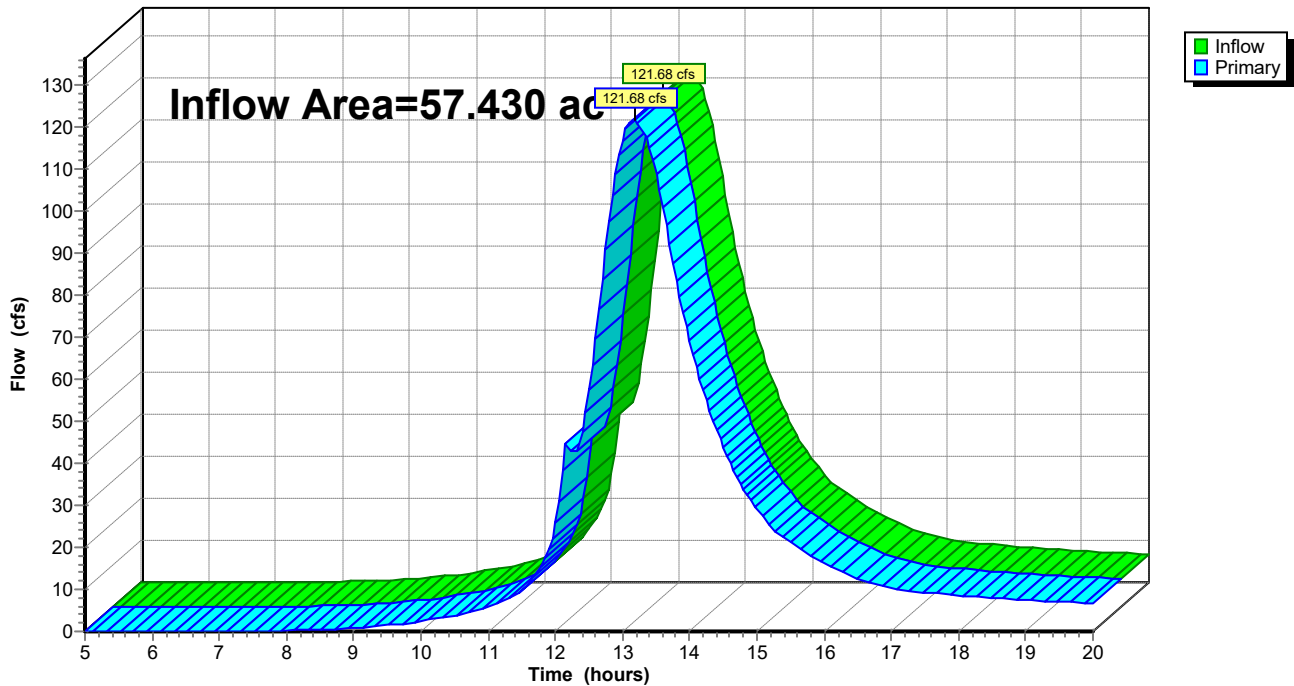
Summary for Link P: PROPOSED

Inflow Area = 57.430 ac, 2.16% Impervious, Inflow Depth > 5.03" for 100-Year event
Inflow = 121.68 cfs @ 13.18 hrs, Volume= 24.069 af
Primary = 121.68 cfs @ 13.18 hrs, Volume= 24.069 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

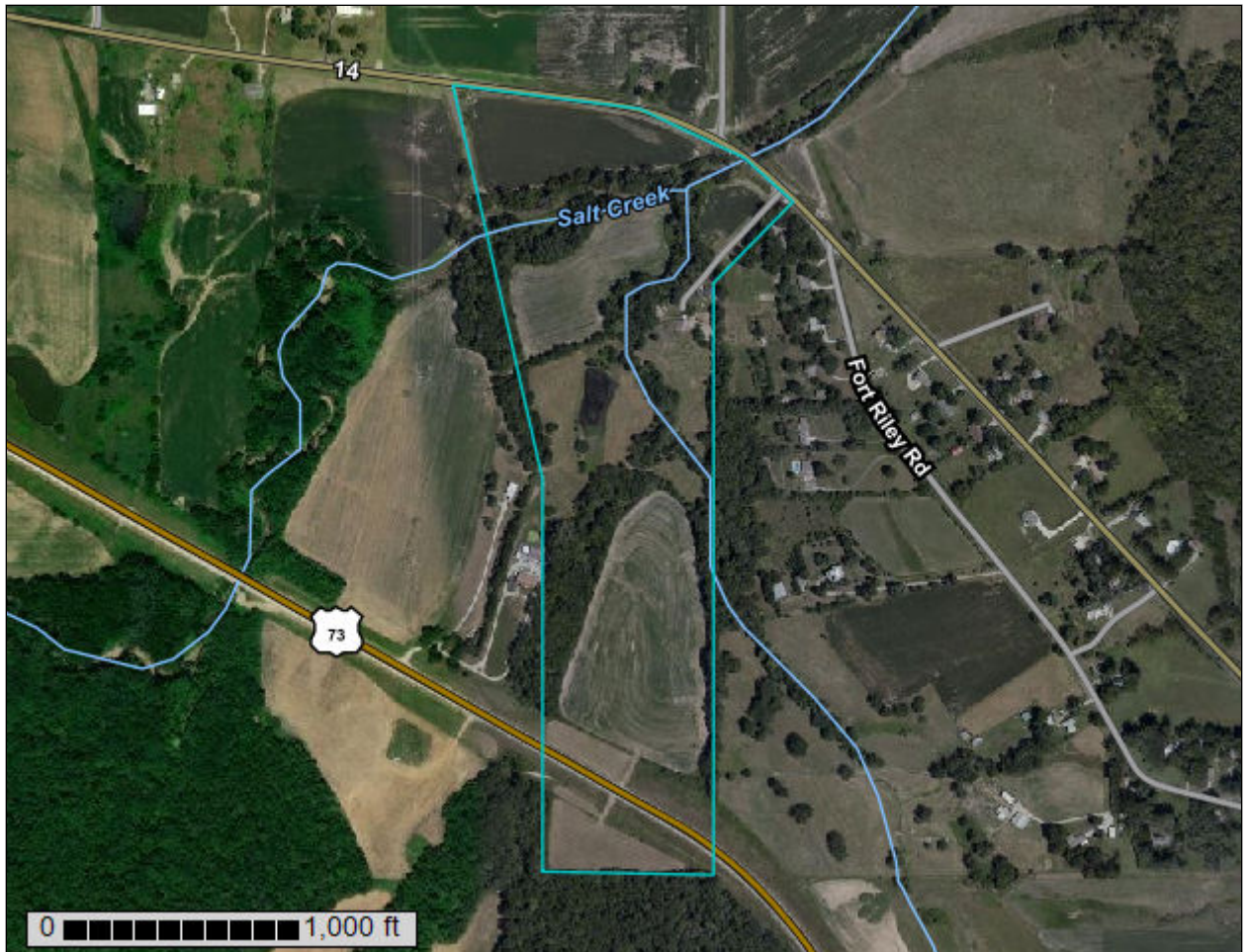
Link P: PROPOSED

Hydrograph



Custom Soil Resource Report for Leavenworth County, Kansas

Redford Drainage Study



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.

Map Scale: 1:5,990 if printed on A portrait (8.5" x 11") sheet.


0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Leavenworth County, Kansas
 Survey Area Data: Version 15, Jun 10, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 16, 2019—Sep 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| 7050 | Kennebec silt loam, occasionally flooded | 27.4 | 43.0% |
| 7051 | Kennebec silt loam, frequently flooded | 0.2 | 0.3% |
| 7285 | Ladoga silt loam, 3 to 8 percent slopes | 19.9 | 31.2% |
| 7291 | Marshall silt loam, 5 to 9 percent slopes | 0.1 | 0.2% |
| 7907 | Armster clay loam, 8 to 12 percent slopes, eroded | 3.2 | 5.0% |
| 7955 | Knox silt loam, 7 to 12 percent slopes | 13.0 | 20.4% |
| Totals for Area of Interest | | 63.8 | 100.0% |

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

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was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Leavenworth County, Kansas

7050—Kennebec silt loam, occasionally flooded

Map Unit Setting

National map unit symbol: 2lpr
Elevation: 730 to 1,700 feet
Mean annual precipitation: 29 to 39 inches
Mean annual air temperature: 52 to 55 degrees F
Frost-free period: 159 to 203 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Kennebec and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kennebec

Setting

Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

Ap - 0 to 8 inches: silt loam
A - 8 to 41 inches: silt loam
AC - 41 to 54 inches: silty clay loam
C - 54 to 79 inches: silty clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 40 to 44 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very high (about 14.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Ecological site: R106XY070NE - Loamy Terrace
Forage suitability group: Overflow (G106XY500NE)
Other vegetative classification: Overflow (G106XY500NE)
Hydric soil rating: No

Minor Components

Muscotah

Percent of map unit: 5 percent

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Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R106XY070NE - Loamy Terrace
Other vegetative classification: Clayey Subsoil (G106XY210NE)
Hydric soil rating: No

Reading

Percent of map unit: 3 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: R106XY070NE - Loamy Terrace
Other vegetative classification: Loam (G106XY100NE)
Hydric soil rating: No

Wabash

Percent of map unit: 3 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R106XY070NE - Loamy Terrace
Other vegetative classification: Clayey Bottomland (G106XY295NE)
Hydric soil rating: Yes

Colo

Percent of map unit: 2 percent
Landform: Flood plains on river valleys
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R106XY032NE - Subirrigated
Other vegetative classification: Wet (G106XY900NE)
Hydric soil rating: Yes

Olmitz

Percent of map unit: 2 percent
Landform: Hillslopes
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: R106XY075NE - Loamy Upland
Other vegetative classification: Loam (G106XY100NE)
Hydric soil rating: No

7051—Kennebec silt loam, frequently flooded

Map Unit Setting

National map unit symbol: 20hx1
Elevation: 770 to 1,200 feet
Mean annual precipitation: 31 to 47 inches
Mean annual air temperature: 52 to 55 degrees F
Frost-free period: 175 to 215 days
Farmland classification: Not prime farmland

Map Unit Composition

Kennebec and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kennebec

Setting

Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

Ap - 0 to 8 inches: silt loam
A - 8 to 41 inches: silt loam
AC - 41 to 54 inches: silt loam
C - 54 to 79 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)
Depth to water table: About 40 to 44 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very high (about 13.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B
Ecological site: R106XY013KS - Loamy Lowland (PE 30-37)
Forage suitability group: Overflow (G106XY500NE)
Other vegetative classification: Overflow (G106XY500NE)
Hydric soil rating: No

Minor Components

Muscotah

Percent of map unit: 5 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R106XY013KS - Loamy Lowland (PE 30-37)
Other vegetative classification: Clayey Subsoil (G106XY210NE)
Hydric soil rating: No

7285—Ladoga silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 20hyg
Elevation: 700 to 1,300 feet
Mean annual precipitation: 31 to 47 inches
Mean annual air temperature: 43 to 66 degrees F
Frost-free period: 175 to 215 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Ladoga and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ladoga

Setting

Landform: Hillslopes
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Silty and clayey loess

Typical profile

Ap - 0 to 7 inches: silt loam
Bt - 7 to 40 inches: silty clay loam
BC - 40 to 49 inches: silty clay loam
C - 49 to 60 inches: silty clay loam

Properties and qualities

Slope: 4 to 7 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None

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Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 11.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Ecological site: R106XY015KS - Loamy Upland (PE 30-37)

Hydric soil rating: No

Minor Components

Knox

Percent of map unit: 10 percent

Landform: Hillslopes

Ecological site: R107BY003MO - Deep Loess Exposed Backslope Savanna

Quercus macrocarpa-Quercus alba/Amorpha canescens/Schizachyrium scoparium-Dalea candida Bur Oak-White Oak/Leadplant/Little Bluestem-White

Prairie Clover, F107BY004MO - Deep Loess Protected Backslope Woodland

Quercus rubra-Tilia americana/Asimina triloba-Ulmus rubra/Carex jamesii-

Sanguinaria canadensis Northern Red Oak-American Basswood/Pawpaw-

Slippery Elm/James' Sedge-Bloodroot

Hydric soil rating: No

Sharpsburg

Percent of map unit: 10 percent

Landform: Hillslopes

Ecological site: R107XY015KS - Loamy Upland (PE 35-37)

Hydric soil rating: No

7291—Marshall silt loam, 5 to 9 percent slopes

Map Unit Setting

National map unit symbol: 2vcv1

Elevation: 710 to 1,470 feet

Mean annual precipitation: 31 to 47 inches

Mean annual air temperature: 48 to 55 degrees F

Frost-free period: 175 to 215 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Marshall and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Marshall

Setting

Landform: Interfluves

Landform position (two-dimensional): Shoulder, summit, backslope

Landform position (three-dimensional): Interfluve

Custom Soil Resource Report

Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loess

Typical profile

Ap - 0 to 6 inches: silt loam
A - 6 to 20 inches: silty clay loam
BA - 20 to 27 inches: silty clay loam
Bw1 - 27 to 59 inches: silty clay loam
Bw2 - 59 to 71 inches: silty clay loam
C - 71 to 79 inches: silty clay loam

Properties and qualities

Slope: 5 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R106XY015KS - Loamy Upland (PE 30-37)
Hydric soil rating: No

Minor Components

Sharpsburg

Percent of map unit: 10 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R106XY015KS - Loamy Upland (PE 30-37)
Hydric soil rating: No

7907—Armster clay loam, 8 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2m7km
Elevation: 770 to 1,200 feet
Mean annual precipitation: 31 to 47 inches
Mean annual air temperature: 52 to 55 degrees F

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Frost-free period: 175 to 215 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Armster, eroded, and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Armster, Eroded

Setting

Landform: Hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loess over pedisegment over till

Typical profile

Ap - 0 to 4 inches: clay loam

A - 4 to 7 inches: clay loam

Bt1 - 7 to 15 inches: clay loam

2Bt2 - 15 to 44 inches: clay loam

2BC - 44 to 63 inches: clay loam

2C - 63 to 79 inches: clay loam

Properties and qualities

Slope: 8 to 12 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 33 to 38 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: D

Ecological site: R106XY007KS - Clay Upland (PE 30-37)

Forage suitability group: Clayey Subsoil (G106XY210NE)

Other vegetative classification: Clayey Subsoil (G106XY210NE)

Hydric soil rating: No

Minor Components

Olmitz

Percent of map unit: 4 percent

Landform: Hillslopes

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: R106XY015KS - Loamy Upland (PE 30-37)

Other vegetative classification: Loam (G106XY100NE)

Custom Soil Resource Report

Hydric soil rating: No

Shelby, eroded

Percent of map unit: 4 percent

Landform: Hillslopes

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: R106XY015KS - Loamy Upland (PE 30-37)

Other vegetative classification: Loam (G106XY100NE)

Hydric soil rating: No

Martin, eroded

Percent of map unit: 4 percent

Landform: Hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: R106XY015KS - Loamy Upland (PE 30-37)

Other vegetative classification: Clayey Subsoil (G106XY210NE)

Hydric soil rating: No

Sarcoxie, eroded

Percent of map unit: 3 percent

Landform: Interfluves

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve, side slope

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: R107XY015KS - Loamy Upland (PE 35-37)

Other vegetative classification: Clayey Subsoil (G106XY210NE)

Hydric soil rating: No

7955—Knox silt loam, 7 to 12 percent slopes

Map Unit Setting

National map unit symbol: 20hzy

Elevation: 550 to 1,300 feet

Mean annual precipitation: 31 to 47 inches

Mean annual air temperature: 43 to 66 degrees F

Frost-free period: 175 to 215 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Knox and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Knox

Setting

Landform: Hillslopes
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Fine-silty loess

Typical profile

Ap - 0 to 6 inches: silt loam
Bt - 6 to 39 inches: silty clay loam
BC - 39 to 60 inches: silty clay loam

Properties and qualities

Slope: 7 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: R107BY003MO - Deep Loess Exposed Backslope Savanna Quercus macrocarpa-Quercus alba/Amorpha canescens/Schizachyrium scoparium-Dalea candida Bur Oak-White Oak/Leadplant/Little Bluestem-White Prairie Clover, F107BY004MO - Deep Loess Protected Backslope Woodland Quercus rubra-Tilia americana/Asimina triloba-Ulmus rubra/Carex jamesii-Sanguinaria canadensis Northern Red Oak-American Basswood/Pawpaw-Slippery Elm/James' Sedge-Bloodroot
Hydric soil rating: No

Minor Components

Welda

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Ecological site: R107BY008MO - Loamy Footslope Savanna Quercus alba-Quercus macrocarpa/Andropogon gerardii-Sorghastrum nutans White Oak-Bur Oak/Big Bluestem-Indiangrass
Hydric soil rating: No

Similar soil

Percent of map unit: 5 percent
Landform: Hillslopes
Landform position (two-dimensional): Summit, backslope, shoulder
Ecological site: R107BY007MO - Loess Upland Prairie Amorpha canescens/Andropogon gerardii-Zizia aurea Leadplant/Big Bluestem-Golden Zizia
Other vegetative classification: not specified (null_1)

Custom Soil Resource Report

Hydric soil rating: No

Armster, eroded

Percent of map unit: 5 percent

Landform: Hillslopes

Ecological site: R107BY007MO - Loess Upland Prairie *Amorpha canescens*/
Andropogon gerardii-*Zizia aurea* Leadplant/Big Bluestem-Golden *Zizia*

Hydric soil rating: No

Ladoga

Percent of map unit: 5 percent

Landform: Hillslopes

Ecological site: R107BY007MO - Loess Upland Prairie *Amorpha canescens*/
Andropogon gerardii-*Zizia aurea* Leadplant/Big Bluestem-Golden *Zizia*

Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

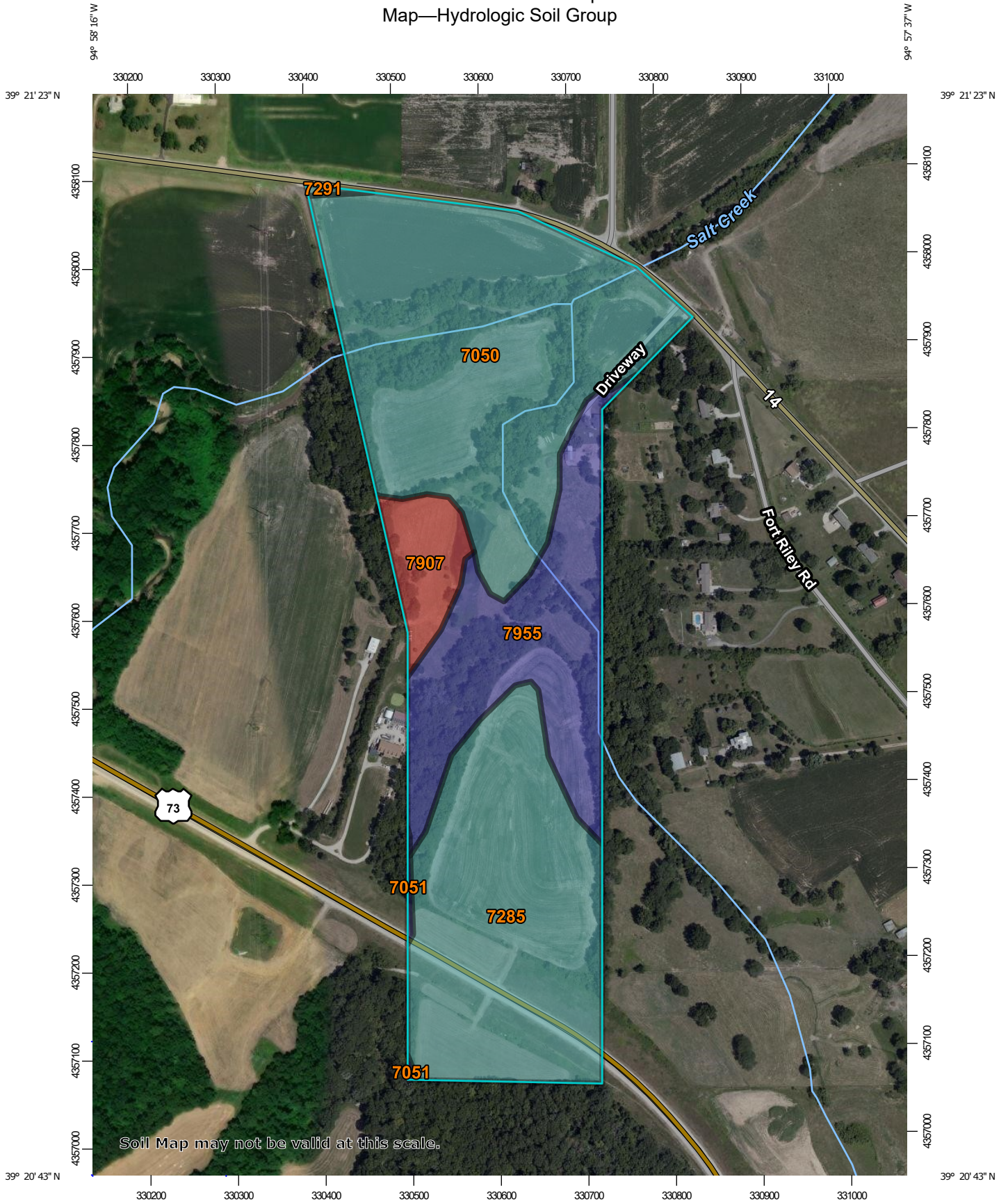
Custom Soil Resource Report

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report Map—Hydrologic Soil Group



Soil Map may not be valid at this scale.


Map Scale: 1:5,990 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet









Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 15N WGS84

MAP LEGEND









Area of Interest (AOI)
 Area of Interest (AOI)

Soils





Soil Rating Polygons


-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available


Soil Rating Lines


-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available


Soil Rating Points

-  A
-  A/D
-  B
-  B/D


 C

 C/D






 D

 Not rated or not available


Water Features

-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Leavenworth County, Kansas
 Survey Area Data: Version 15, Jun 10, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 16, 2019—Sep 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------|--------------|----------------|
| 7050 | Kennebec silt loam, occasionally flooded | C | 27.4 | 43.0% |
| 7051 | Kennebec silt loam, frequently flooded | B | 0.2 | 0.3% |
| 7285 | Ladoga silt loam, 3 to 8 percent slopes | C | 19.9 | 31.2% |
| 7291 | Marshall silt loam, 5 to 9 percent slopes | C | 0.1 | 0.2% |
| 7907 | Armster clay loam, 8 to 12 percent slopes, eroded | D | 3.2 | 5.0% |
| 7955 | Knox silt loam, 7 to 12 percent slopes | B | 13.0 | 20.4% |
| Totals for Area of Interest | | | 63.8 | 100.0% |

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Table 2-2a Runoff curve numbers for urban areas ^{1/}

| Cover description | Average percent impervious area ^{2/} | Curve numbers for hydrologic soil group | | | |
|--|--|--|----|----|----|
| | | A | B | C | D |
| Fully developed urban areas (vegetation established) | | | | | |
| Open space (lawns, parks, golf courses, cemeteries, etc.) ^{3/} : | | | | | |
| Poor condition (grass cover < 50%) | | 68 | 79 | 86 | 89 |
| Fair condition (grass cover 50% to 75%) | | 49 | 69 | 79 | 84 |
| Good condition (grass cover > 75%) | | 39 | 61 | 74 | 80 |
| Impervious areas: | | | | | |
| Paved parking lots, roofs, driveways, etc. (excluding right-of-way) | | 98 | 98 | 98 | 98 |
| Streets and roads: | | | | | |
| Paved; curbs and storm sewers (excluding right-of-way) | | 98 | 98 | 98 | 98 |
| Paved; open ditches (including right-of-way) | | 83 | 89 | 92 | 93 |
| Gravel (including right-of-way) | | 76 | 85 | 89 | 91 |
| Dirt (including right-of-way) | | 72 | 82 | 87 | 89 |
| Western desert urban areas: | | | | | |
| Natural desert landscaping (pervious areas only) ^{4/} | | 63 | 77 | 85 | 88 |
| Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders) | | 96 | 96 | 96 | 96 |
| Urban districts: | | | | | |
| Commercial and business | 85 | 89 | 92 | 94 | 95 |
| Industrial | 72 | 81 | 88 | 91 | 93 |
| Residential districts by average lot size: | | | | | |
| 1/8 acre or less (town houses) | 65 | 77 | 85 | 90 | 92 |
| 1/4 acre | 38 | 61 | 75 | 83 | 87 |
| 1/3 acre | 30 | 57 | 72 | 81 | 86 |
| 1/2 acre | 25 | 54 | 70 | 80 | 85 |
| 1 acre | 20 | 51 | 68 | 79 | 84 |
| 2 acres | 12 | 46 | 65 | 77 | 82 |
| Developing urban areas | | | | | |
| Newly graded areas (pervious areas only, no vegetation) ^{5/} | | | | | |
| | | 77 | 86 | 91 | 94 |
| Idle lands (CN's are determined using cover types similar to those in table 2-2c). | | | | | |

¹ Average runoff condition, and $I_a = 0.2S$.² The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.³ CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.⁴ Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.⁵ Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2b Runoff curve numbers for cultivated agricultural lands ^{1/}

| Cover description | | | Curve numbers for hydrologic soil group | | | |
|--|----------------------------|------------------------------------|---|----|----|----|
| Cover type | Treatment ^{2/} | Hydrologic condition ^{3/} | A | B | C | D |
| Fallow | Bare soil | — | 77 | 86 | 91 | 94 |
| | Crop residue cover (CR) | Poor | 76 | 85 | 90 | 93 |
| | | Good | 74 | 83 | 88 | 90 |
| Row crops | Straight row (SR) | Poor | 72 | 81 | 88 | 91 |
| | | Good | 67 | 78 | 85 | 89 |
| | SR + CR | Poor | 71 | 80 | 87 | 90 |
| | | Good | 64 | 75 | 82 | 85 |
| | Contoured (C) | Poor | 70 | 79 | 84 | 88 |
| | | Good | 65 | 75 | 82 | 86 |
| | C + CR | Poor | 69 | 78 | 83 | 87 |
| | | Good | 64 | 74 | 81 | 85 |
| | Contoured & terraced (C&T) | Poor | 66 | 74 | 80 | 82 |
| | | Good | 62 | 71 | 78 | 81 |
| C&T+ CR | Poor | 65 | 73 | 79 | 81 | |
| | Good | 61 | 70 | 77 | 80 | |
| Small grain | SR | Poor | 65 | 76 | 84 | 88 |
| | | Good | 63 | 75 | 83 | 87 |
| | SR + CR | Poor | 64 | 75 | 83 | 86 |
| | | Good | 60 | 72 | 80 | 84 |
| | C | Poor | 63 | 74 | 82 | 85 |
| | | Good | 61 | 73 | 81 | 84 |
| | C + CR | Poor | 62 | 73 | 81 | 84 |
| | | Good | 60 | 72 | 80 | 83 |
| | C&T | Poor | 61 | 72 | 79 | 82 |
| | | Good | 59 | 70 | 78 | 81 |
| C&T+ CR | Poor | 60 | 71 | 78 | 81 | |
| | Good | 58 | 69 | 77 | 80 | |
| Close-seeded or broadcast legumes or rotation meadow | SR | Poor | 66 | 77 | 85 | 89 |
| | | Good | 58 | 72 | 81 | 85 |
| | C | Poor | 64 | 75 | 83 | 85 |
| | | Good | 55 | 69 | 78 | 83 |
| | C&T | Poor | 63 | 73 | 80 | 83 |
| Good | 51 | 67 | 76 | 80 | | |

¹ Average runoff condition, and $I_a=0.2S$

² Crop residue cover applies only if residue is on at least 5% of the surface throughout the year.

³ Hydraulic condition is based on combination factors that affect infiltration and runoff, including (a) density and canopy of vegetative areas, (b) amount of year-round cover, (c) amount of grass or close-seeded legumes, (d) percent of residue cover on the land surface (good $\geq 20\%$), and (e) degree of surface roughness.

Poor: Factors impair infiltration and tend to increase runoff.

Good: Factors encourage average and better than average infiltration and tend to decrease runoff.

Table 2-2c Runoff curve numbers for other agricultural lands ^{1/}

| Cover type | Cover description | Hydrologic condition | Curve numbers for hydrologic soil group | | | |
|--|-------------------|----------------------|---|----|----|----|
| | | | A | B | C | D |
| Pasture, grassland, or range—continuous forage for grazing. ^{2/} | | Poor | 68 | 79 | 86 | 89 |
| | | Fair | 49 | 69 | 79 | 84 |
| | | Good | 39 | 61 | 74 | 80 |
| Meadow—continuous grass, protected from grazing and generally mowed for hay. | | — | 30 | 58 | 71 | 78 |
| Brush—brush-weed-grass mixture with brush the major element. ^{3/} | | Poor | 48 | 67 | 77 | 83 |
| | | Fair | 35 | 56 | 70 | 77 |
| | | Good | 30 ^{4/} | 48 | 65 | 73 |
| Woods—grass combination (orchard or tree farm). ^{5/} | | Poor | 57 | 73 | 82 | 86 |
| | | Fair | 43 | 65 | 76 | 82 |
| | | Good | 32 | 58 | 72 | 79 |
| Woods. ^{6/} | | Poor | 45 | 66 | 77 | 83 |
| | | Fair | 36 | 60 | 73 | 79 |
| | | Good | 30 ^{4/} | 55 | 70 | 77 |
| Farmsteads—buildings, lanes, driveways, and surrounding lots. | | — | 59 | 74 | 82 | 86 |

¹ Average runoff condition, and $I_a = 0.2S$.

² **Poor:** <50% ground cover or heavily grazed with no mulch.

Fair: 50 to 75% ground cover and not heavily grazed.

Good: > 75% ground cover and lightly or only occasionally grazed.

³ **Poor:** <50% ground cover.

Fair: 50 to 75% ground cover.

Good: >75% ground cover.

⁴ Actual curve number is less than 30; use CN = 30 for runoff computations.

⁵ CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

⁶ **Poor:** Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.

Fair: Woods are grazed but not burned, and some forest litter covers the soil.

Good: Woods are protected from grazing, and litter and brush adequately cover the soil.

Table 2-2d Runoff curve numbers for arid and semiarid rangelands ^{1/}

| Cover description Cover type | Hydrologic condition ^{2/} | Curve numbers for hydrologic soil group | | | |
|--|---------------------------------------|--|----|----|----|
| | | A ^{3/} | B | C | D |
| Herbaceous—mixture of grass, weeds, and low-growing brush, with brush the minor element. | Poor | | 80 | 87 | 93 |
| | Fair | | 71 | 81 | 89 |
| | Good | | 62 | 74 | 85 |
| Oak-aspen—mountain brush mixture of oak brush, aspen, mountain mahogany, bitter brush, maple, and other brush. | Poor | | 66 | 74 | 79 |
| | Fair | | 48 | 57 | 63 |
| | Good | | 30 | 41 | 48 |
| Pinyon-juniper—pinyon, juniper, or both; grass understory. | Poor | | 75 | 85 | 89 |
| | Fair | | 58 | 73 | 80 |
| | Good | | 41 | 61 | 71 |
| Sagebrush with grass understory. | Poor | | 67 | 80 | 85 |
| | Fair | | 51 | 63 | 70 |
| | Good | | 35 | 47 | 55 |
| Desert shrub—major plants include saltbush, greasewood, creosotebush, blackbrush, bursage, palo verde, mesquite, and cactus. | Poor | 63 | 77 | 85 | 88 |
| | Fair | 55 | 72 | 81 | 86 |
| | Good | 49 | 68 | 79 | 84 |

¹ Average runoff condition, and $I_a, = 0.2S$. For range in humid regions, use table 2-2c.

² Poor: <30% ground cover (litter, grass, and brush overstory).

Fair: 30 to 70% ground cover.

Good: > 70% ground cover.

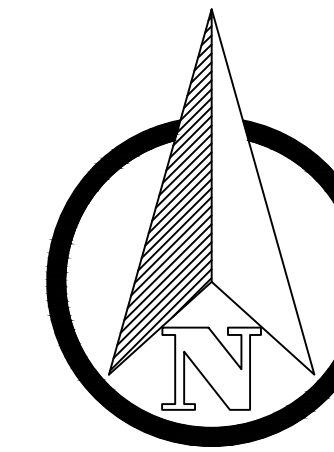
³ Curve numbers for group A have been developed only for desert shrub.

PRELIMINARY PLAT REDFORD ADDITION

A TRACT OF LAND IN THE SECTION 16, TOWNSHIP 8
SOUTH, RANGE 22 EAST OF THE 6TH P.M. IN THE CITY OF
LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS.

NORTHEAST CORNER NORTHWEST QUARTER OF SEC 16-8-22

- FOUND 2" ALUMN CAP (HELD)
- 78.25' N TO 1/2" REBAR IN APPARENT CENTER OF 167TH STREET
 - 90.75' NW TO TOP CENTER OF "T" POST
 - 55.60' SW TO NAIL AND KDOT WASHER IN THE SE FACE OF POWER POLE
 - 272.40' SSW TO MAG NAIL IN EAST FACE OF POWER POLE IN APPARENT CENTER OF 167TH STREET



PRELIMINARY PLAT



207 S. 5th Street,
Leavenworth KS 66048 913-530-8422
ANDREA.WEISHAUBT@ATLASSURVEYORS.COM

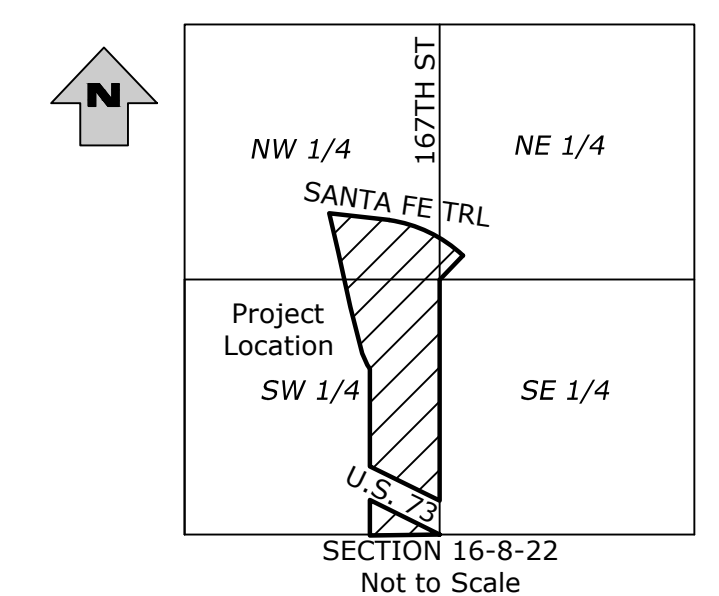
LEGEND

- △ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
- DENOTES FOUND 1/2" REBAR CAP LS 1408 UNLESS NOTED OTHERWISE
- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- CB CHORD BEARING
- CL CHORD LENGTH
- AL ARC LENGTH
- R RADIUS
- ☁ ZONE A FEMA FLOOD MAP
- 🌳 TREE LINE

GENERAL NOTES

- The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983, the East line of the Northwest Quarter of Sec 16-8-22 S01°29'29"E.
- All distances shown hereon are ground distances in feet.
- Floodplain Note: According to "FIRM" Map Community Panel Numbers 20103C0150G, effective July 16, 2015, this plat is located in Zones "X" and "A".
- Ks One Call was not called at the time of survey.
- The minimum Front Yard Setback for Single Family Lot shall be 105 feet from the right-of-way line.
- The minimum Side Yard Setback for Single Family Lot shall be 15 feet from each side of structure.
- The minimum Rear Yard Setback for Single Family Lot shall be 40 feet from the structure to the property line.
- Benchmark
- Bernsten Break-away monument with aluminum cap stamped "2007-05-002" in concrete mass
- N - 376700.83
- E - 2176409.75
- Elev - 890.412
- Cities Service Gas Company "blanket" easement per Book 385 Page 603.
- Union Gas System Inc "blanket" easement per Book 444 Page 376.
- Current Use - Residential / Proposed Use - Residential
- Current Zoning RR-2.5 / Proposed Zoning RR 2.5
- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations.
- All lots will be on septic sewer systems.
- Lot 2 and 3 access is limited to the existing field entrance. Lot 4 access is limited to the existing field entrance. Any improvements to said field entrances (widening, resurfacing, changing geometry, etc.) requires approval by KDOT.
- Lot 1 and Tract A are subject to the County's Access Management Policy.
- Tract A is an unbuildable tract and is not entitled to building permits.

VICINITY MAP



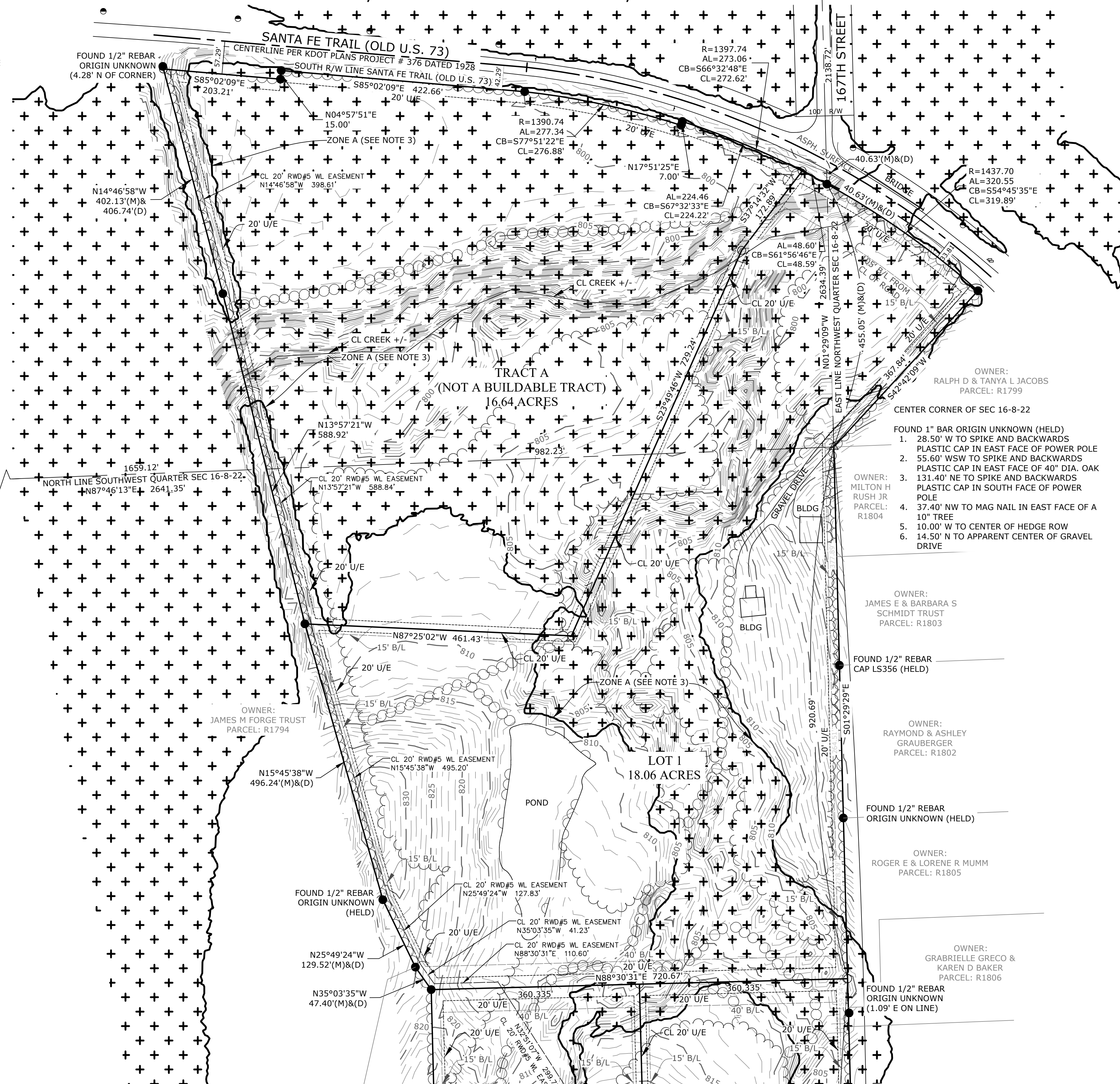
NORTHWEST CORNER OF SEC 16-8-22

- FOUND 1/2" REBAR ORIGIN UNKNOWN (HELD)
- 34.80' WSW TO 60D NAIL IN NORTH FACE OF POWER POLE
 - 74.60' ESE TO 60D NAIL IN TOP OF FENCE POST
 - 68.30' E TO 60D NAIL IN TOP CORNER FENCE POST
 - 59.80' NNE TO 60D NAIL IN WEST FACE OF POWER POLE
 - 8.00' W TO CENTERLINE OF 171ST ST IN LINE WITH FENCE EAST

WEST LINE NORTHWEST QUARTER SEC 16-8-22
N01°41'44"W 2645.09'

WEST QUARTER CORNER OF SEC 16-8-22

- FOUND STONE 6"x8"x4" ORIGIN UNKNOWN (
- 9.80' N TO SPIKE AND KDOT DISK IN TC FENCE POST
 - 2.95' S TO 60D NAIL IN WEST FACE OF POST
 - 0.50' W TO LONE "T" POST AT GROUND
 - 15.90' S MAG NAIL IN WEST FACE OF FE POST IN THE NORTH-SOUTH FENCE LINE



OWNER:
RALPH D & TANYA L JACOBS
PARCEL: R1799

- FOUND 1" BAR ORIGIN UNKNOWN (HELD)
- 28.50' W TO SPIKE AND BACKWARDS PLASTIC CAP IN EAST FACE OF POWER POLE
 - 55.60' WSW TO SPIKE AND BACKWARDS PLASTIC CAP IN EAST FACE OF 40" DIA. OAK POLE
 - 131.40' NE TO SPIKE AND BACKWARDS PLASTIC CAP IN SOUTH FACE OF POWER POLE
 - 37.40' NW TO MAG NAIL IN EAST FACE OF A 10" TREE
 - 10.00' W TO CENTER OF HEDGE ROW
 - 14.50' N TO APPARENT CENTER OF GRAVEL DRIVE

OWNER:
JAMES E & BARBARA S
SCHMIDT TRUST
PARCEL: R1803

OWNER:
RAYMOND & ASHLEY
GRAUBERGER
PARCEL: R1802

OWNER:
ROGER E & LORENE R MUMM
PARCEL: R1805

OWNER:
GRABRIELLE GRECO &
KAREN D BAKER
PARCEL: R1806

MATCH LINE SHEET 2

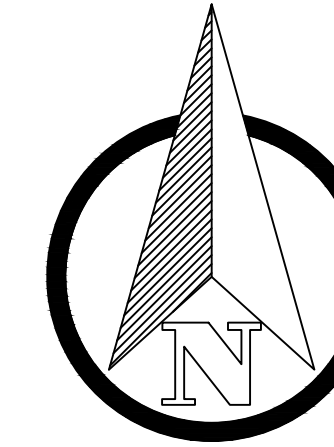
AVAILABLE UTILITIES:
EVERGY - 800-383-1183
RURAL WATER DISTRICT #2 - 913-240-8085
AT&T - 913-250-0118

SHEET 1 OF 2

| SCALE | PREPARED FOR |
|-------------|---|
| 1"=100' | RON REDFORD 16669 SANTA FE TRAIL, LEAVENWORTH, KS 66048 |
| SEC-TWN-RNG | |
| 16-8-22 | |
| DATE | AUGUST 4, 2021 |

PRELIMINARY PLAT REDFORD ADDITION

A TRACT OF LAND IN THE SECTION 16, TOWNSHIP 8
SOUTH, RANGE 22 EAST OF THE 6TH P.M. IN THE CITY OF
LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS.



PRELIMINARY PLAT



207 S. 5th Street,
Leavenworth KS 66048 913-530-8422

ANDREA.WEISHAUBT@ATLASSURVEYORS.COM

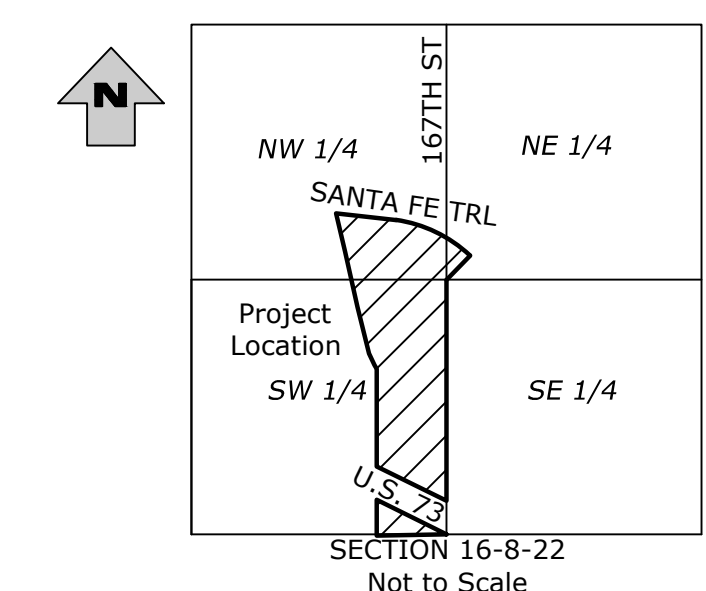
LEGEND

- △ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
- DENOTES FOUND 1/2" REBAR CAP LS 1408 UNLESS NOTED OTHERWISE
- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- CB CHORD BEARING
- CL CHORD LENGTH
- AL ARC LENGTH
- R RADIUS
- ☒ ZONE A FEMA FLOOD MAP

GENERAL NOTES

1. The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983, the East line of the Northwest Quarter of Sec 16-8-22 S01°29'29"E.
2. All distances shown hereon are ground distances in feet.
3. Floodplain Note: According to "FIRM" Map Community Panel Numbers 20103C0150G, effective July 16, 2015, this plat is located in Zones "X" and "A".
4. Ks One Call was not called at the time of survey.
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- Bensten Break-away monument with aluminum cap stamped "2007-05-002" in concrete mass
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- E - 2176409.75
- Elev - 890.412
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14. All lots will be on septic sewer systems.
15. Lot 2 and 3 access is limited to the existing field entrance. Lot 4 access is limited to the existing field entrance. Any improvements to said field entrances (widening, resurfacing, changing geometry, etc.) requires approval by KDOT.
16. Lot 1 and Tract A are subject to the County's Access Management Policy.
17. Tract A is an unbuildable tract and is not entitled to building permits.

VICINITY MAP



This is to certify on this 12TH day of March, 2021 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.

ROGER B. DILL LS 1408

SCALE PREPARED FOR

1" = 100'

SEC-TWN-RNG

16-8-22

RON REDFORD
16669 SANTA FE TRAIL,
LEAVENWORTH, KS 66048

DATE

AUGUST 4, 2021

MATCH LINE SHEET 1

DESCRIPTION

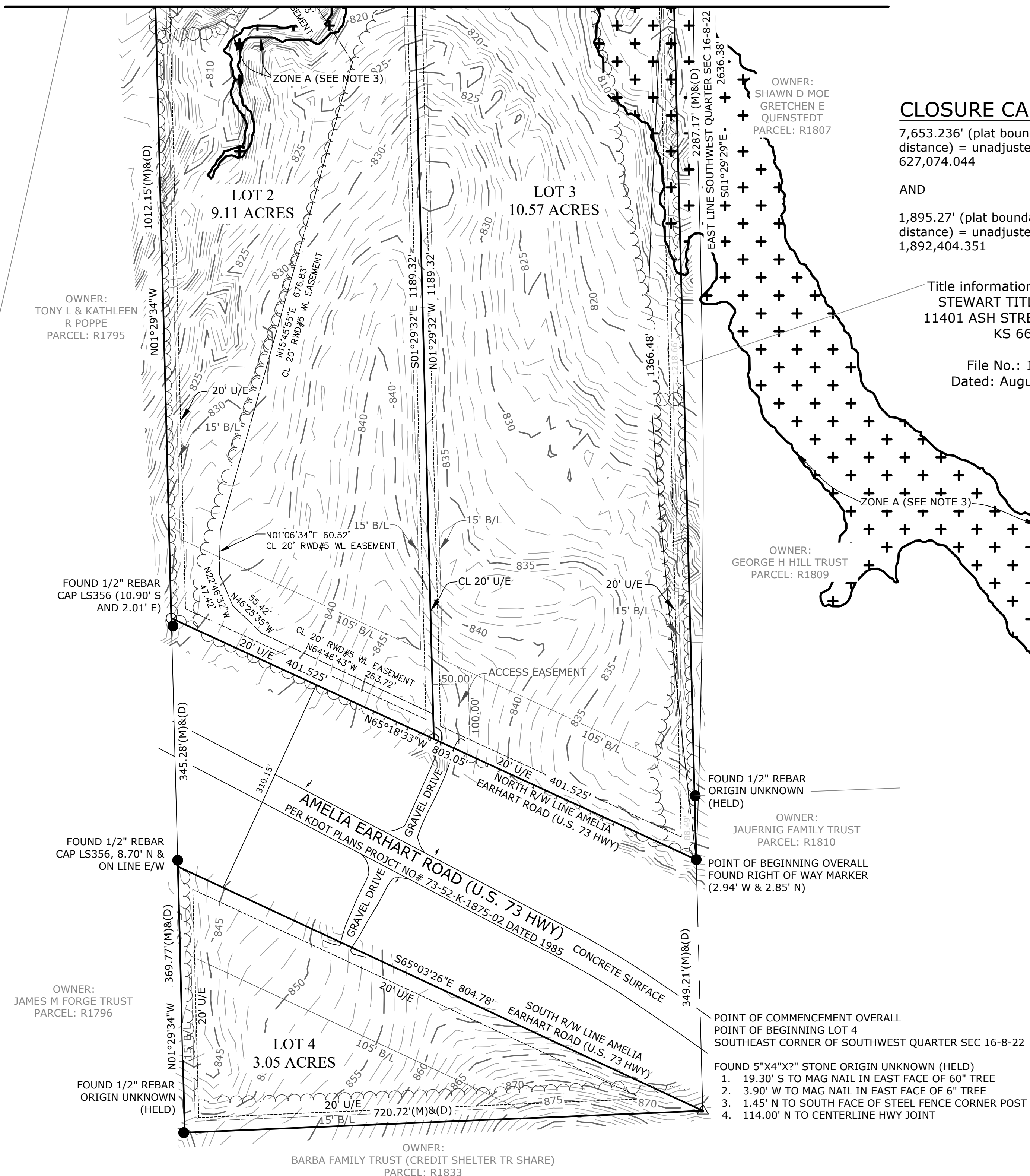
OVERALL
A TRACT OF LAND IN SECTION 16, TOWNSHIP 8 SOUTH, RANGE 22 EAST OF THE 6TH P.M., AS DESCRIBED BY ROGER B. DILL LS 1408 ON MARCH 12TH, 2021, IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE N01°29'29"W, ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 349.21 FEET TO THE NORTH RIGHT OF WAY LINE OF AMELIA EARHART ROAD AKA U.S. 73 HWY AS IT NOW EXISTS, ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE N65°18'33"W, ALONG THE NORTH RIGHT OF WAY LINE OF SAID AMELIA EARHART ROAD, A DISTANCE OF 803.05 FEET; THENCE N01°29'34"W, A DISTANCE OF 1012.15 FEET; THENCE N35°03'35"W, A DISTANCE OF 47.40 FEET; THENCE N25°49'24"W, A DISTANCE OF 129.52 FEET TO A FOUND 1/2" REBAR; THENCE N15°45'38"W, A DISTANCE OF 496.24 FEET; THENCE N13°57'21"W, A DISTANCE OF 588.92 FEET; THENCE N14°46'58"W, A DISTANCE OF 402.13 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SANTA FE TRAIL AS IT NOW EXISTS; THENCE S85°02'09"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 203.21 FEET; THENCE N04°57'51"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET; THENCE S85°02'09"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 422.66 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1390.74 FEET, A CHORD BEARING OF S77°51'22"E, AN ARC LENGTH OF 277.34 FEET, AND A CHORD LENGTH OF 276.88 FEET; THENCE N17°51'25"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 7.00 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1397.74 FEET, A CHORD BEARING OF S66°32'48"E, AN ARC LENGTH OF 273.06 FEET, AND A CHORD LENGTH OF 272.62 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1437.70 FEET, A CHORD BEARING OF S54°45'35"E, AN ARC LENGTH OF 320.55 FEET, AND A CHORD LENGTH OF 319.89 FEET; THENCE S42°42'09"W, A DISTANCE OF 367.84 FEET TO A FOUND 1" REBAR, ALSO KNOWN TO BE THE CENTER CORNER OF SAID SECTION; THENCE S01°29'29"E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 2287.17 FEET TO THE POINT OF BEGINNING.
CONTAINS 54.38 ACRES MORE OR LESS

AND

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 22 EAST OF THE 6TH P.M., AS DESCRIBED BY ROGER B. DILL LS 1408 ON MARCH 12TH, 2021, IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS 3.05 ACRES MORE OR LESS



CLOSURE CALCULATIONS

7,653.236' (plat boundary) / 0.01' (closing distance) = unadjusted error of closure 1 in 627,074.044

AND

1,895.27' (plat boundary) / 0.00' (closing distance) = unadjusted error of closure 1 in 1,892,404.351

Title information furnished by:
STEWART TITLE COMPANY
11401 ASH STREET LEAWOOD,
KS 66211

File No.: 1368333
Dated: August 4, 2021

AVAILABLE UTILITIES:

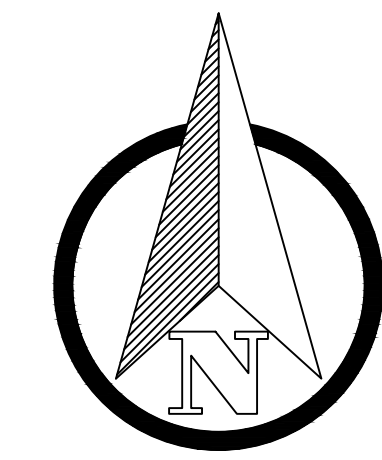
EVERGY - 800-383-1183
RURAL WATER DISTRICT #2 - 913-240-8085
AT&T - 913-250-0118

SHEET 2 OF 2

FINAL PLAT

REDFORD ADDITION

A TRACT OF LAND IN THE SECTION 16, TOWNSHIP 8 SOUTH, RANGE 22 EAST OF THE 6TH P.M. IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS.



FINAL PLAT



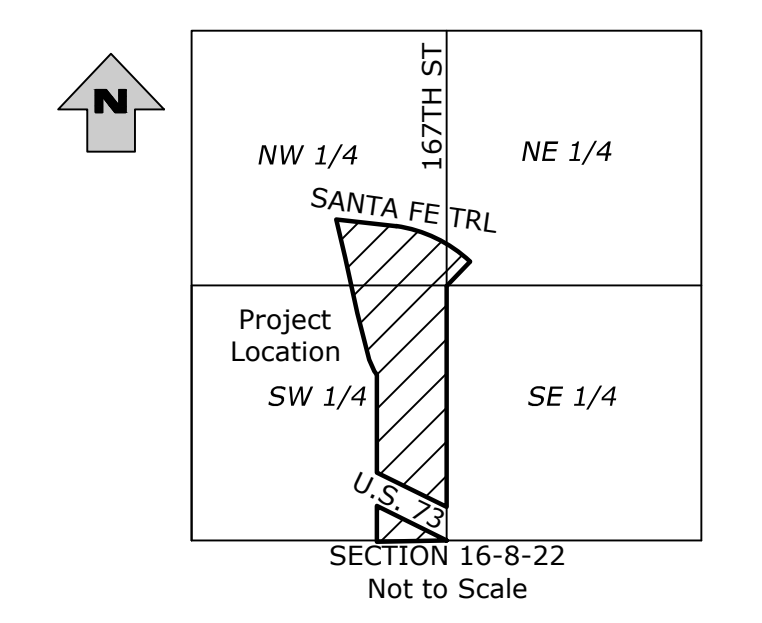
LEGEND

- △ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
- DENOTES FOUND 1/2" REBAR CAP LS 1408 UNLESS NOTED OTHERWISE
- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- CB CHORD BEARING
- CL CHORD LENGTH
- AL ARC LENGTH
- R RADIUS
- ZONE A LIMITS FEMA FLOOD MAP

GENERAL NOTES

1. The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983, the East line of the Northwest Quarter of Sec 16-8-22 S01°29'29"E.
2. All distances shown hereon are ground distances in feet.
3. Floodplain Note: According to "FIRM" Map Community Panel Numbers 20103C0150G, effective July 16, 2015, this plat is located in Zones "X" and "A"
4. Ks One Call was not called at the time of survey.
5. The minimum Front Yard Setback for Single Family Lot shall be 105 feet from the right-of-way line.
6. The minimum Side Yard Setback for Single Family Lot shall be 15 feet from each side of structure.
7. The minimum Rear Yard Setback for Single Family Lot shall be 40 feet from the structure to the property line.
8. Benchmark
-Bernsten Break-away monument with aluminum cap stamped "2007-05-002" in concrete mass
-N - 376700.83
-E - 2176409.75
-Elev - 890.412
9. Cities Service Gas Company "blanket" easement per Book 385 Page 603.
10. Union Gas System Inc "blanket" easement per Book 444 Page 376.
11. Current Use - Residential / Proposed Use - Residential
12. Current Zoning RR-2.5 / Proposed Zoning RR 2.5
13. All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations.
14. All lots will be on septic sewer systems.
15. Lot 2 and 3 access is limited to the existing field entrance. Lot 4 access is limited to the existing field entrance. Any improvements to said field entrances (widening, resurfacing, changing geometry, etc.) requires approval by KDOT.
16. Lot 1 and Tract A are subject to the County's Access Management Policy.
17. Tract A is an unbuildable tract and is not entitled to building permits.

VICINITY MAP

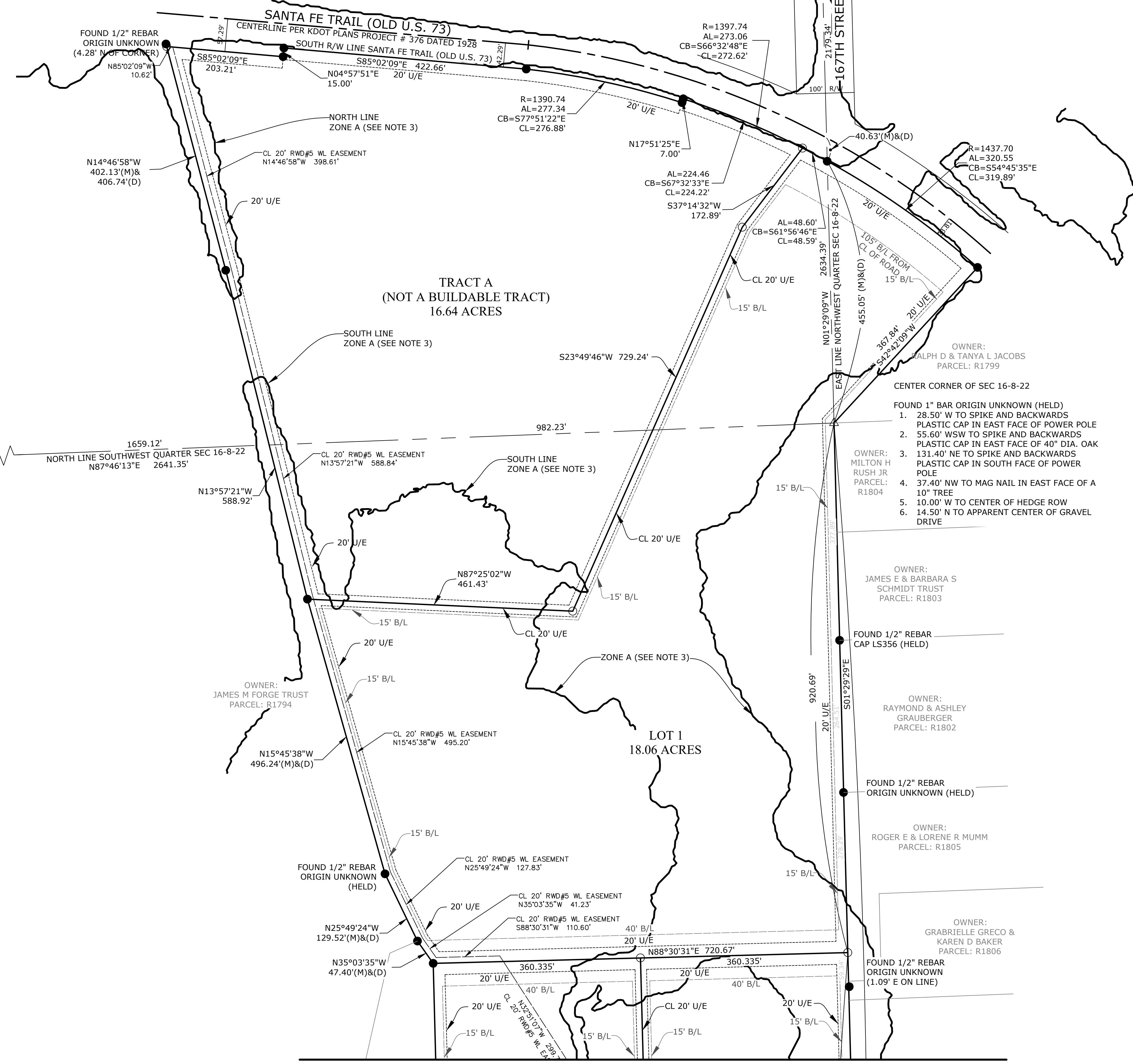


- NORTHWEST CORNER OF SEC 16-8-22
- FOUND 1/2" REBAR ORIGIN UNKNOWN (HELD)
1. 34.80' WSW TO 60D NAIL IN NORTH FACE OF POWER POLE
 2. 74.60' ESE TO 60D NAIL IN TOP OF FENCE POST
 3. 68.30' E TO 60D NAIL IN TOP CORNER FENCE POST
 4. 59.80' NNE TO 60D NAIL IN WEST FACE OF POWER POLE
 5. 8.00' W TO CENTERLINE OF 171ST ST IN LINE WITH FENCE EAST
 - 6.

WEST LINE NORTHWEST QUARTER SEC 16-8-22
N01°41'44"W
2645.09'

- WEST QUARTER CORNER OF SEC 16-8-22
- FOUND 6"x8"x4" LIMESTONE ORIGIN UNKNOW'
1. 9.80' N TO SPIKE AND KDOT DISK IN TC FENCE POST
 2. 2.95' S TO 60D NAIL IN WEST FACE OF POST
 3. 0.50' W TO LONE "T" POST AT GROUND
 4. 15.90' S MAG NAIL IN WEST FACE OF FE IN THE NORTH-SOUTH FENCE LINE

- NORTHEAST CORNER NORTHWEST QUARTER OF SEC 16-8-22
- FOUND 2" ALUMN CAP (HELD)
1. 78.25' N TO 1/2" REBAR IN APPARENT CENTER OF 167TH STREET
 2. 90.75' NW TO TOP CENTER OF "T" POST
 3. 55.60' SW TO NAIL AND KDOT WASHER IN THE SE FACE OF POWER POLE
 4. 272.40' SSW TO MAG NAIL IN EAST FACE OF POWER POLE IN APPARENT CENTER OF 167TH STREET



MATCH LINE SHEET 2

AVAILABLE UTILITIES:
EVERGY - 800-383-1183
RURAL WATER DISTRICT #2 - 913-240-8085
AT&T - 913-250-0118

SHEET 1 OF 2

| | |
|-------------------------------|---|
| SCALE 1"=100' | PREPARED FOR |
| SEC-TWN-RNG 16-8-22 | RON REDFORD 16669 SANTA FE TRAIL, LEAVENWORTH, KS 66048 |
| DATE | AUGUST 4, 2021 |

DESCRIPTION

DESCRIPTION

OVERALL
A TRACT OF LAND IN SECTION 16, TOWNSHIP 8 SOUTH, RANGE 22 EAST OF THE 6TH P.M., AS DESCRIBED BY ROGER B. DILL LS 1408 ON MARCH 12TH, 2021, IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DEDICATION

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

The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated.

The undersigned proprietor of the above described tract of land does hereby certify that all prior existing easement rights on land to be dedicated for the public use running in any person, utility, or corporation have been absolved except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the Leavenworth County, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement to enter and exit area under or outline and designated on this plat as "Access Easement" or "A/E", is hereby granted to Lots 2 and 3 for said purposes.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits and water of these areas outlined and designated on this plat as "Water Easement" or "W/E", is hereby granted to Rural Water District #5.

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 Leavenworth County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

Tracts "A" is an unbuildable tract and is not entitled to building permits.

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RECORDED: DATE BOOK PAGE

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this day of 2021.

RED FORGE, LLC

RON E. REDFORD, Chairman

MARK A. REDFORD, President

STATE OF KANSAS) JSS
COUNTY OF LEAVENWORTH)

BE IT REMEMBERED, that on this day of 2021, before me, a Notary Public in and for said County and State, came RON E. REDFORD, Chairman and MARK A. REDFORD, President of RED FORGE, LLC to me personally known to be the same person who executed the foregoing instrument of 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:

This plat of REDFORD ADDITION has been submitted and approved by Leavenworth County Planning Commission, this day of 2021.

CHAIRMAN - STEVEN ROSENTHAL

SECRETARY - KRISTAL VOTH

This plat approved by the Governing Body of Leavenworth County, Kansas, this day of 2021.

CHAIRMAN - MIKE SMITH ATTEST - COUNTY CLERK - JANET KLASINSKI

The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy or adequacy of the design, dimensions, elevations, and quantities.

COUNTY ENGINEER

State of Kansas, County of Leavenworth, SS.

This is to certify that this instrument was filed for record in the Register of Deeds office on the day of 2021, in Book Page.

REGISTER OF DEEDS, TERRILLOIS G. MASHBURN

I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary surveys. No field verification is implied. This review is for survey information only.

LEAVENWORTH COUNTY SURVEY REVIEWER MICHAEL J. BOGINA, KS PS-1655

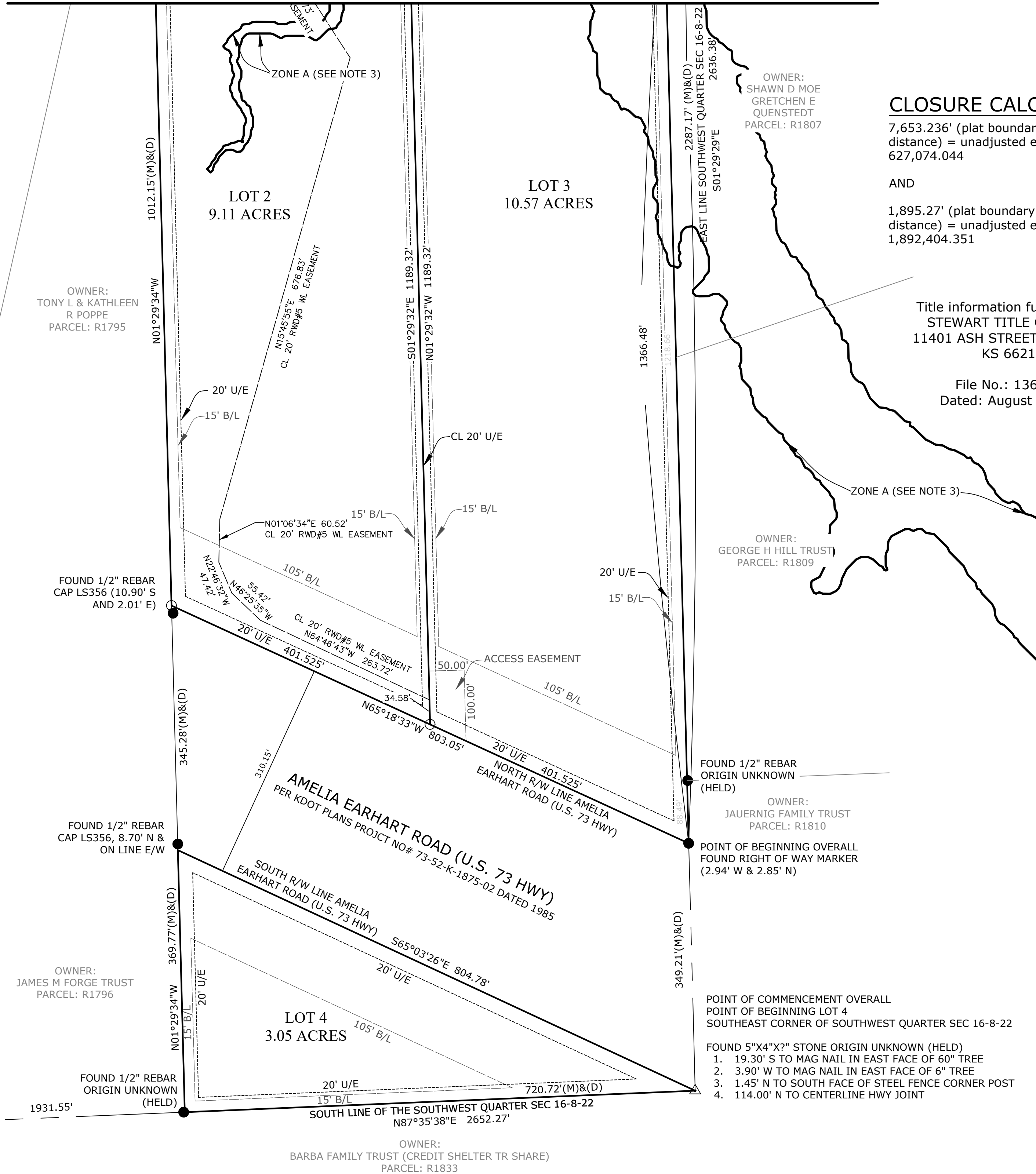
SOUTHWEST CORNER OF SOUTHWEST QUARTER SEC 16-8-22

- FOUND 2.5" ALUMN MON KDOT
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2. 8.90' S TO MAG NAIL ON EAST FACE OF 12" TREE
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FINAL PLAT
REDFORD ADDITION

A TRACT OF LAND IN THE SECTION 16, TOWNSHIP 8 SOUTH, RANGE 22 EAST OF THE 6TH P.M. IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS.

MATCH LINE SHEET 1



CLOSURE CALCULATIONS

7,653.236' (plat boundary) / 0.01' (closing distance) = unadjusted error of closure 1 in 627,074.044

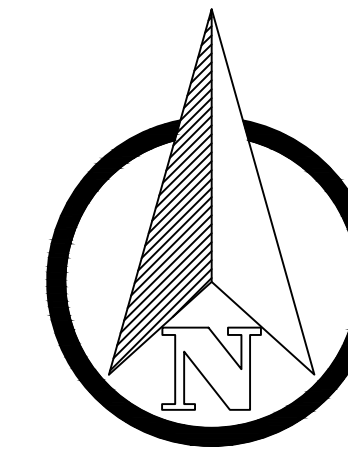
AND

1,895.27' (plat boundary) / 0.00' (closing distance) = unadjusted error of closure 1 in 1,892,404.351

Title information furnished by: STEWART TITLE COMPANY 11401 ASH STREET LEAWOOD, KS 66211

File No.: 1368333 Dated: August 4, 2001

AVAILABLE UTILITIES:
EVERGY - 800-383-1183
RURAL WATER DISTRICT #2 - 913-240-8085
AT&T - 913-250-0118



FINAL PLAT



ANDREA.WEISHAUBT@ATLASSURVEYORS.COM

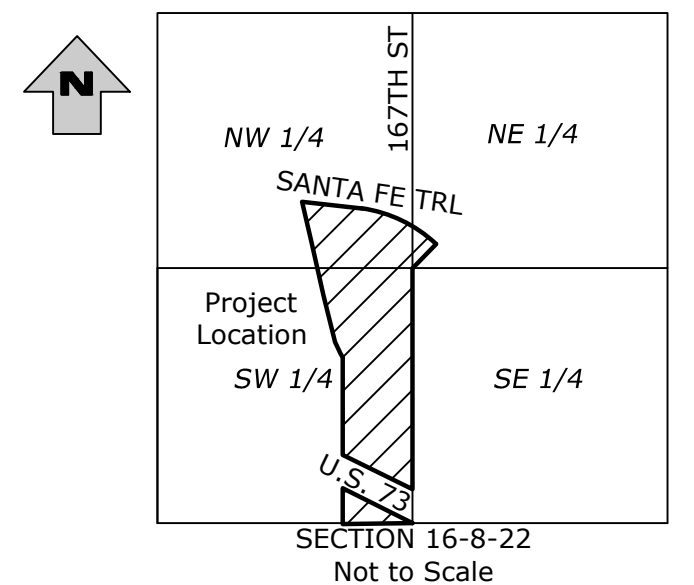
LEGEND

- DELTA DENOTES FOUND MONUMENT AS NOTED
O DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
BULLET DENOTES FOUND 1/2" REBAR CAP LS 1408 UNLESS NOTED OTHERWISE
B/L BUILDING LINE
U/E UTILITY EASEMENT
CB CHORD BEARING
CL CHORD LENGTH
AL ARC LENGTH
R RADIUS

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8. Benchmark
-Barnsten Break-away monument with aluminum cap stamped "2007-05-002" in concrete mass
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16. Lot 1 and Tract A are subject to the County's Access Management Policy.
17. Tract A is an unbuildable tract and is not entitled to building permits.

VICINITY MAP



This is to certify on this 12TH day of March, 2021 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.

ROGER B. DILL LS 1408

Table with 2 columns: SCALE (1"=100') and PREPARED FOR (RON REDFORD, 16669 SANTA FE TRAIL, LEAVENWORTH, KS 66048). Includes a graphic scale bar and SEC-TWN-RNG 16-8-22.

DATE
AUGUST 4, 2021

Case No. DEV-21-131
Kraemer & Sons
Special Use Permit – Contractor’s Yard
Public Hearing Required

Staff Report – Planning Commission

October 13, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Kyle & Katie Kraemer
21655 187th Street
Tonganoxie, KS 66086

Legal Description: The South half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 24, Township 10 South, Range 21 East of the 6th P.M, in Leavenworth County, Kansas.

Location: 21655 187th Street, Tonganoxie, KS, approx. ± ¼ mile south of the Hollingsworth Rd and 187th Street intersection

Parcel Size: ± 10 acres

Zoning/Land Use: RR-5, Rural Residential 5-acre minimum size parcels

Comprehensive Plan: This parcel is within the Residential land use category.

Parcel ID No.: 146-24-0-00-00-013.02

Planner: Amy Allison

REPORT:

Request

The applicant is requesting a Special Use Permit for equipment parking and storage for their contracting business. The use is classified as a Contractor’s Yard in the Table of Uses.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 2 acres to over 140 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0225G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Stranger Fire District
Water: RWD #8
Electric: Evergy

Access/Streets

The property is accessed by 187th Street, a County Collector with a Gravel surface ± 30’ wide.

Agency Comments

See attached comments – Email – Kyle Anderson – Planning and Zoning, September 7, 2021
See attached comments – Email – Lauren Anderson – Public Works, September 13, 2021
See attached comments – Email – Mark Billquist – Stranger Fire Department, September 8, 2021
See attached comments – Email – Becky Fousek – Rural Water District #8, September 9, 2021

Factors to be considered

The following factors are to be considered by the Planning Commission and the Board of County Commission when approving or disapproving this Special Use Permit request:

1. Character of the neighborhood: The character of the neighborhood is rural; primarily rural residences, and agricultural uses.
2. Zoning and uses of nearby property: The surrounding properties are zoned RR-5, Rural Residential 5-acre minimum size parcels. The uses are rural residences and agricultural.
3. Suitability of the property for the uses to which it has been restricted: The property is within an area suited for rural residences and agricultural use. The use is allowed with approval of a Special Use Permit
4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area will not likely be detrimentally affected.
5. Length of time the property has been vacant as zoned: The property is not vacant.
6. Relative gain to economic development, public health, safety and welfare: The proposed use will not affect public health, safety and welfare. The proposed business will create an increase to economic development.
7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area as Residential which is not compatible with the proposed use.
8. Staff recommendation is for the denial of the Special Use Permit.

| LOCATION | |
|---------------------------------------|---|
| Adjacent Residences | Adjacent residences are rural-suburban uses. Most properties to the north and south are on ten (10) acre parcels, or larger. Parcels to the east vary from 5 acres and greater. |
| Adjacent Zoning/Uses | Zoning in the area is RR-5 and are used primarily as rural residences and agricultural uses. |
| Density | The area is not densely populated. |
| Nearby City Limits | The city of Tonganoxie is approximately 3.4 miles to the southwest of the property. |
| Initial Growth Management Area | The property is not located within an Initial Growth Management Area. |

| IMPACT | |
|---------------------------|---|
| Noise Pollution | This use will not cause prolonged noise pollution. The primary times of elevated noise levels will be in the morning, between 7:00 AM and 9:00 AM when employees arrive at the site to gather equipment. During the evening, between 5:00 PM and 6:00 PM there will be elevated noise levels when employees return with equipment. Due to the nature of work, these times may vary. |
| Traffic | The use will create additional traffic in the morning and evening. Up to three employees may arrive during the morning. They will then leave in company vehicles, and typically will not return until the end of the day. Employees will then depart for the day in their personal vehicles. The operation employs seven full-time employees, 4 family members who live on-site. Additional employees are necessary during certain times of the year and during weather events. |
| Lighting | The applicant does not have lighting other than security lighting and is not requesting lighting. |
| Outdoor Storage | The applicant stores three (3) trucks, three (3) trailers and various construction equipment and safety signage and fencing outside near an existing shop. In addition, three (3) COOP fuel rental tanks are stored on the property. |
| Parking | The applicant has ample parking space for employees. |
| Visitors/Employees | Typically, three (3) employees report to the site each day of the work week. During certain times of year there may be more employees reporting to the site. Customers do not come to the site on a regular basis. |
| Waste | The business generates minimal waste. This waste is properly disposed of according to KDHE standards. |

| SITE COMPATABILITY | |
|--|---|
| Size of Parcel | The parcel is ten (10) acres in size. |
| Zoning of Parcel | The parcel is zoned Rural Residential-5 |
| Buildings (Existing & Proposed) | The property contains a residence and an accessory residential unit with storage attached. The applicant has a shop on the property that is approximately 30x25. Tools and equipment for overnight storage is stored in the existing storage buildings. |
| Setbacks | Existing buildings meet the required setbacks. |
| Screening | The property does have existing landscaping that screens the truck and trailer storage from the roadway. Minimal landscape screening exists along the sides. |

History

This is the first request for a Special Use Permit for this business.

Staff Comments

The applicant is requesting a Special Use Permit for a vehicle and equipment storage facility on their residential property. This use is classified as a Contractor’s Yard in the Table of Uses. Currently, the applicant is only using the property to store vehicles, trailers and equipment for his business with no material storage on-site. Current employment includes three full-time, off-site employees but does mention additional employees may be needed in the future. The applicant stated that customers do not visit this site and delivery is limited to primarily office equipment. Material for construction projects are shipped to work sites.

The proposed use is not compliant with the Future Land Use map designation of residential. Staff is recommending denial due to the Comprehensive Plan.

STAFF RECOMMENDATION:

The staff recommends denial of Case No.DEV-21-131, Special Use Permit for Kraemer & Sons. Should the Commission recommend approval, staff recommends the following conditions:

1. The SUP shall be limited to a period of five (5) years.
2. The business shall be limited to the hours of 6 am to 7 pm, Monday through Friday with occasional weekend and emergency hours.
3. The SUP shall be limited to 7 employees with a maximum of 3 off-premises employees.
4. The applicant shall adhere to the following memorandums:
 - a. Mitch Pleak – Public Works, September 13, 2021
5. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
6. No on-street parking shall be allowed.
7. This SUP shall be limited to the Narrative dated July 30, 2021 submitted with this application.
8. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-21-133, Special Use Permit for Kraemer & Sons, to the Board of County Commission, with Findings of Fact, and with or without conditions; or
2. Recommend denial of Case No. DEV-21-133, Special Use Permit for Kraemer & Sons, to the Board of County Commission, with Findings of Fact; or

3. Continue the Public hearing to another date, time, and place.

ATTACHMENTS:

Narrative
Location/Aerial Maps
Memorandums
Public Correspondence

SPECIAL USE PERMIT APPLICATION

Leavenworth County Planning Department
300 Walnut, St., Suite 212
County Courthouse
Leavenworth, Kansas 66048
913-684-0465

Office Use Only

PID: _____ Date Received: _____
Township _____
Planning Commission Date: _____
Case No. _____ Date Paid _____
Zoning District _____
Comprehensive Plan land use designation _____

| APPLICANT/AGENT INFORMATION | OWNER INFORMATION (If different) |
|---|----------------------------------|
| NAME <u>Kyle & Katie Kraemer</u> | NAME _____ |
| ADDRESS <u>21655 187th St.</u> | ADDRESS _____ |
| CITY/ST/ZIP <u>Tonganoxie KS 66086</u> | CITY/ST/ZIP _____ |
| PHONE <u>913-645-1636</u> | PHONE _____ |
| EMAIL <u>Kyle@Kraemerandsons.org</u> | EMAIL _____ |
| CONTACT PERSON <u>Kyle or Katie Kraemer</u> | CONTACT PERSON _____ |

PROPOSED USE INFORMATION

Existing and Proposed structures Equipment Parking and Storage

Reason for requesting a Special Use Permit to meet county rules

PROPERTY INFORMATION

Address of property 21655 187th St. Tonganoxie KS 66086 Parcel size 10 acres

Current use of the property Residential / Farm

Does the owner live on the property? yes, there are 2 single family residences

Does the applicant own property in states or counties other than Kansas and Leavenworth County? NO

I, the undersigned am the (circle one) owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a Special Use Permit as indicated above. I hereby agree to "cease and desist" the operation of the activity upon denial of the permit by the Board of County Commissioners.

Signature [Signature] Date 7-30-2021

ATTACHMENT A

OWNER AUTHORIZATION

I/WE Kyle Kraemer, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 30 day of July, 2021, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

See Attachment "A" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Katie Kraemer & Kyle Kraemer (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 21655 187th St Tonganoxie KS 66084 (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.

4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

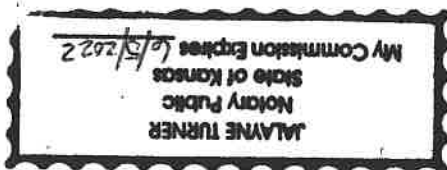
[Signature]
Owner Kyle Kraemer

[Signature]
Owner Katie Kraemer

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 30 day of July, 2021, by Kyle Kraemer and Katie Kraemer.

My Commission Expires: 6/5/2022



[Signature]
Notary Public Jalayne Turner

ATTACHMENT B

Doc #: 2017R02420
STACY R. DRISCOLL
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
03/30/2017 4:20:41 PM
RECORDING FEE: 32.00
PAGES: 2

Entered in the transfer record in my office this
30 day of March, 2017.
Jarot Kaslowski
County Clerk
by B Jones

Kansas Secured Title, Inc.
P.O. Box 803
Tonganoxie, KS 66086

TX0011684

GENERAL WARRANTY DEED
(Statutory)

Colby T. Fletcher, a single person

convey and warrant to

Kyle A. Kraemer and Katie M. Kraemer, husband and wife, as joint tenants with the right of survivorship and not as tenants in common all the following REAL ESTATE in the County of LEAVENWORTH, and the State of Kansas, to-wit:

The South Half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 24, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

for the sum of one dollar and other good and valuable consideration.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

0352

Dated this 27th ~~March~~ day of 27th March, 2017.

Colby T Fletcher

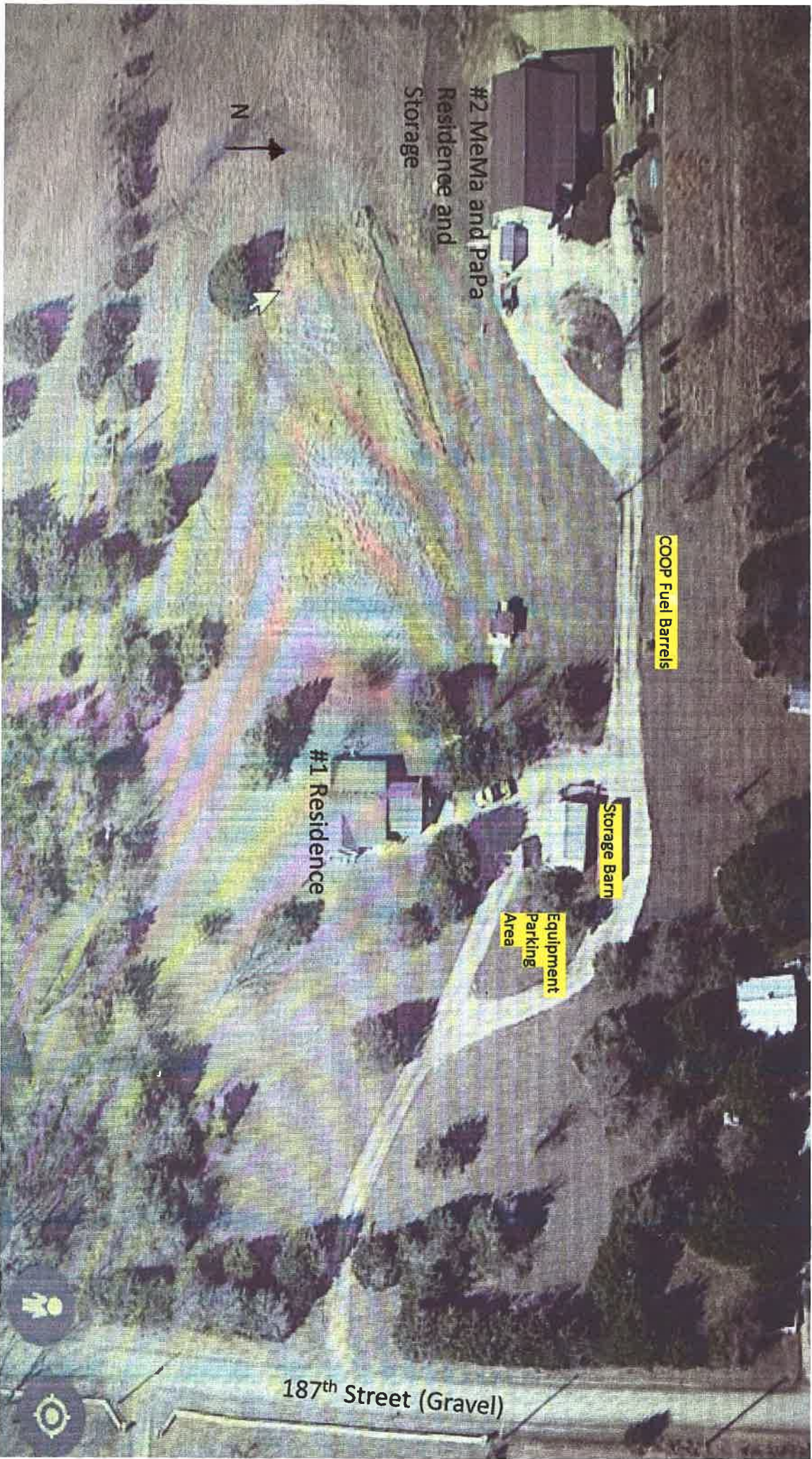
Colby T. Fletcher
State of ~~Kansas~~ ^{Missouri}, County of ~~LEAVENWORTH~~ ^{Marion} §

The foregoing instrument executed was acknowledged before me this 27th day of March, 2017, by Colby T. Fletcher, a single person.

Mary M. Gibbons
Notary Public
My appointment expires: 5-20-18



MARY M. GIBBONS
MARION COUNTY
COMMISSION #14434242
MY COMMISSION
EXPIRES MAY 20, 2018



#2 MelMa and Papa
Residence and
Storage

N

COOP Fuel Barrels

Storage Barn

Equipment
Parking
Area

#1 Residence

187th Street (Gravel)

Kraemer & Sons Construction and Excavating LLC
21655 187th Street, Tonganoxie KS 66086
913-620-3050

Special Use Permit Application Narrative

Kraemer & Sons primary business is engaged in supporting several Leavenworth County Rural Water Districts infrastructures including installing new pipelines, maintaining current water lines, home owner water service, locating water lines before you dig requests, well and pump station monitoring and emergency repairs. Our central location in Leavenworth County aids our ability to quickly respond and meet our community's residential and commercial businesses water use and emergency needs 24/7.

We are requesting a Special Use Permit for equipment parking, staging and storage into the foreseeable future on the property located at 21655 187th St., Tonganoxie KS 66086.

- **Current Use & Property Legal Description:** The current use of the property is primarily family residential with small gardens, orchard, chickens, goats and grassland.
- **Proposed Use:** Parking storage and staging of two (2) commercial business trucks, trailers and excavating equipment that when in transit the combined weights are greater than 12,000 LBS and far less than 60,000 LBS.
- **Hours of Operation:** Typically, the trucks, trailers and equipment are dispatched sporadically throughout the week dependent upon demand. Hours of operation are Monday through Friday between the hours of 7 and 9AM and return to home base between 5 and 6PM dependent upon the days need. With the longer summertime daylight and the increased job excavating season our work hours may extend the norm. For jobs that require more than one day the excavating equipment and trailers are often parked on the job sits until completion thus reducing our road traffic. When requested by a given Leavenworth County Water District, we will occasionally have the need to dispatch on a weekend and or at night for an emergency water line breakage repair.
- **How Many Employees:** Consist of four (4) working family members, two (2) laborers plus one (1) additional job foreman for a total of seven (7). There may be some future growth dependent upon contracted workload.
- **Are any family members:** Yes, there are 4 family members that live on the property in two separate residents that actively participate in the day to day business.
- **Equipment List:** 1 2015 Ford F550 Service Truck; 1 2019 Ford F550 Service Truck; 1 Ford 2019 F150 Service Truck; 1 2020 Flatbed Trailer; 1 2019 Dump Trailer; 1 2020 Kubota 57 Track Hoe; 1 2021 Kubota 80 Track Hoe; 1 2019 Kubota 95 track loader; 1 smaller lawnmower trailer.
- **Daily Traffic Impact:** Per the "Traffic Impact Policy" we fall in the "Category of Commercial Vehicles 0-4 vehicles per day." A maximum of 3 trucks per day could be dispatched, however, there are many days where only one truck, trailer and excavating equipment may be dispatched.
- **Parking:** There is a designated gravel parking area that will accommodate the equipment (see attached satellite photo for location on the property).

- **Storage:** Various track loader accessories, commercial compressor, portable street construction flashing sign and safety barrier fencing.
- **Maintenance:** The majority of equipment maintenance is performed by Coleman Implement in Bonner Springs, KS or an authorized Ford Maintenance Facility.
- **Alcohol Service:** None
- **Pollution Concerns:** None. All vehicles are maintained properly and there is no viable concern for property pollution. Fuel tanks are safely secured and property of the Leavenworth County COOP and the necessity to fill is approximately 4 times per year.
- **Dust Control:** 187th Street is gravel, maintained by the county and there is no dust control at this time. There is less than a ½ mile distance to access paved county roads.
- **Signs:** There is no company logo or business signage other than a "Under Video Surveillance" sign.
- **Size:** Video Surveillance sign 8" x 15"
- **Design:** Metal
- **Where will they be placed:** Entrance to property fence post 30feet from road near the driveway apron.
- **Chemicals Used:** Not Applicable
- **Lubricants/Oils/Fluids:** Three (3) COOP Fuel Rental tanks include a 500-gallon tank On Road Diesel, a 500-gallon tank Off Road Diesel and a 300-gallon tank Low Lead Gasoline. Plus, a 50-gallon barrel of fuel additive DEF plus several 1-gallon containers of engine lubricating oil, hydraulic fluid and grease gun tubes.
- **Storage:** All lubricants/oils/fluids are separated from the rental COOP fuel tanks
- **Disposal:** All used "Lubricants/Oils/Fluids are used as recommended, safely stored and if necessary, disposed of or recycled properly.
- **Sewage Disposal:** Only residential use through present septic system.
- **Water Supply:** Rural Water District #8. No additional water required. Equipment cleaning is done at local car washes.
- **Noise/sound caused by the use:** Noise levels are minor and emitted only from the loading and transport of excavating equipment.
- **Odors or fumes:** We only use legally Federal emission-controlled vehicles and equipment.
- **Accessory building used or to be constructed:** Current barn capacity is used for some overnight storage when needed due to weather plus storage of various hand tools. Dependent upon our future success, a building project for a larger barn is in our long-term-plan to put all equipment under roof storage.
- **Outdoor displays/advertising:** None

- **Emergency/Safety:** Kraemer and Sons are dedicated to safety of operations. The employee manual outlines our safety procedures and we comply with industry standards and best practices.
- **Contact numbers:** Scott Kraemer, CEO 913-620-3050; Kyle Kraemer, COO 913-645-1636; Katie Kraemer, Office Manager 913-827-6962; Belinda Kraemer, Vice President 816-896-3609
- **Shelter:** We have installed and 8 Man in-ground storm shelter on property for emergency use.
- **Weather radio:** As our business is often hampered by inclement weather, a variety of weather alert sources are used and constantly monitored with phone weather proximity warning apps enabled for awareness, safety and daily operational knowledge.
- **Evacuation plan:** A common sense plan and training all family members and employees including escape routes, fire extinguisher locations and storm shelter use.
- **Fire extinguishers:** Certified current and visibly placed in all buildings and onboard equipment.
- **Outdoor Storage:** Presently a fully graveled parking area is in place. For the future a larger barn for all equipment storage as business grows is planned.
- **Fenced/Screened:** The 10-acre property is primarily fenced but gaps exist such as the entrance drive.
- **Security Lighting:** Motion detected lighting and 6 active recording cameras.
- **Parking:** There is ample parking space for our needs. There is very minimal public traffic and only a few times per year as needed to discuss local water projects with our patron administrators.
- **Residence:** There are two legally permitted single family residence on the property.
- **Traffic:** No consumer traffic only dispatch and return of business equipment.
- **Number of employees driving to the site per day equals 2.** The 4 Family employees live on the property and dispatch daily as needed. Our Foreman employee has a company truck that is stored at his home and dispatch's direct to job locations. Two employees meet at the property daily or at a given job location dependent upon the days demands.
- **Number of deliveries of products / materials to the site per week:** Estimate on average 2 deliveries per week as most parts needed are delivered directly to job sites.
- **Number of trips from the site to deliver products / materials:** Very minimal with only occasional storage of water line piping, valves and water accessories to meet water district needs.



Laura Kelly, Governor
Mark A. Burghart, Secretary

www.ksrevenue.org

CERTIFICATE OF TAX CLEARANCE

Kraemer & Sons LLC

DBA as Kraemer & Sons LLC

ISSUE DATE

07/26/2021

TRANSACTION ID

T68K-XFGB-7EXR

CONFIRMATION NUMBER

CYKN-4TS4-CF64

TAX CLEARANCE VALID THROUGH 10/24/2021

*Verification of this certificate can be obtained on our website, www.ksrevenue.org,
or by calling the Kansas Department of Revenue at 785-296-3199*

Allison, Amy

From: Scott Kraemer <scott@kraemerandsons.org>
Sent: Wednesday, September 15, 2021 7:40 PM
To: Allison, Amy
Cc: Kyle Kraemer
Subject: Kraemer and Son's Special Use Permit Response to Question

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Amy,

Pursuant to the Stranger Township Fire Departments list of questions here is our response. Overall, our entire staff follow and practice logical safety procedure's in order to reduce risks of all kinds including fire. Here are the answers to their questions.

1. Question: Will the equipment be secured by fencing or something of the sort?

Answer: Not at this time.

2. Question: Will the Fire Department Access be reduced with increased parking of equipment?

Answer: All structures and equipment have open access points on graveled driveways that completely incircle the proposed parking area.

3. Question: What type of equipment will be stored on the property?

Answer: **Equipment List:** 1 2015 Ford F550 Service Truck; 1 2019 Ford F550 Service Truck; 1 Ford 2019 F150 Service Truck; 1 2020 Flatbed Trailer; 1 2019 Dump Trailer; 1 2020 Kubota 57 Track Hoe; 1 2021 Kubota 80 Track Hoe; 1 2019 Kubota 95 track loader; 1 smaller lawnmower trailer; various earth moving buckets, forks, traffic warning and signal signs.

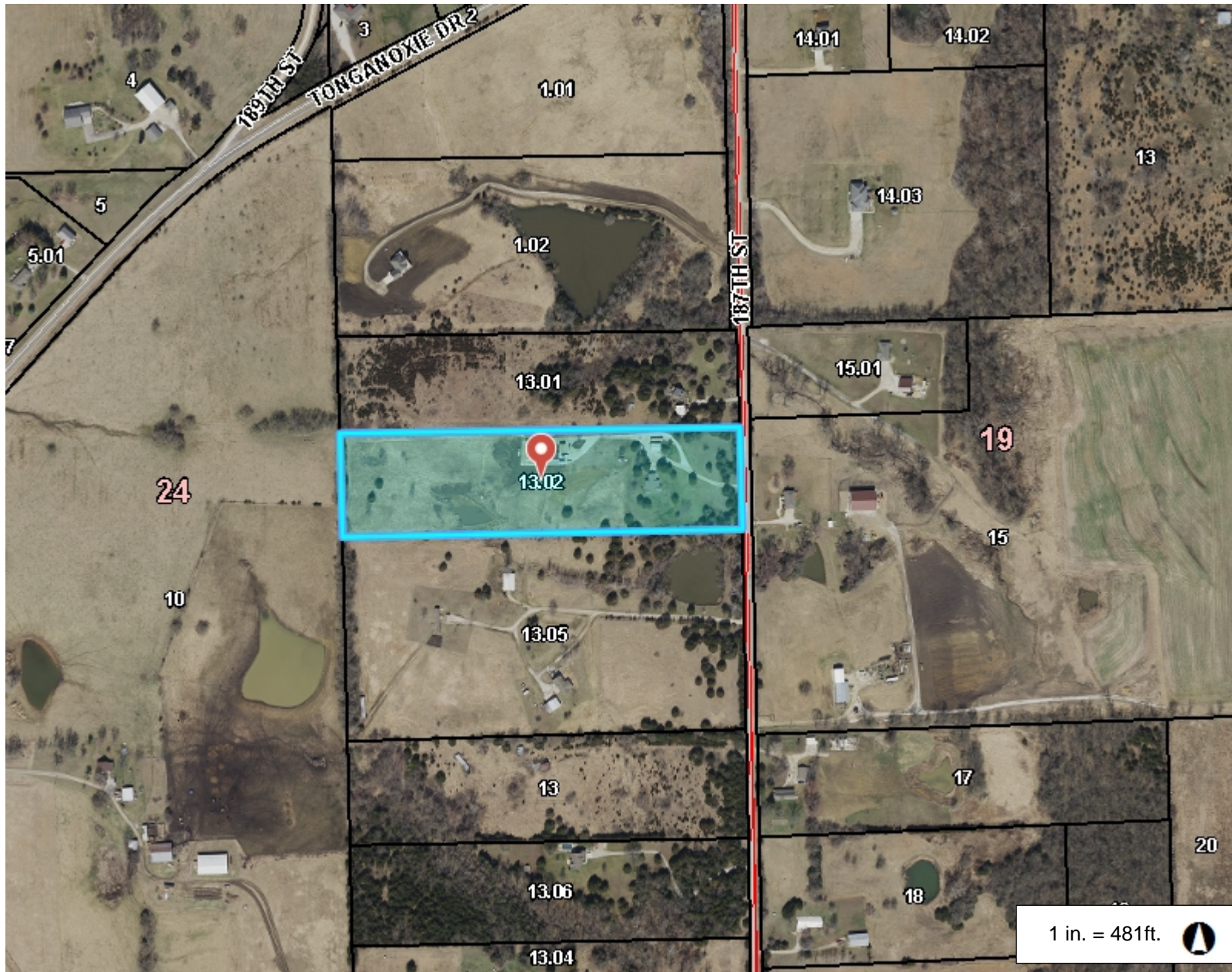
Please forward this information to the appropriate individuals. Should you have any additional questions please don't hesitate to contact myself or Kyle direct.

Scott Kraemer
913-630-3050

Kyle Kraemer
913-645-1636

Sent from [Mail](#) for Windows

DEV-21-131 Site Map



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary

1 in. = 481ft.

962.8 0 481.41 962.8 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Allison, Amy

From: Anderson, Kyle
Sent: Tuesday, September 7, 2021 9:21 AM
To: Allison, Amy
Subject: RE: RE: DEV-21-131 Special Use Permit – Kraemer & Sons

To date we have not received any complaints on this property.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

From: Allison, Amy
Sent: Friday, September 3, 2021 10:27 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Thorne, Eric <ethorne@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 'stfdchief1760@gmail.com' <stfdchief1760@gmail.com>; 'Tyler.Rebel@westarenergy.com' <Tyler.Rebel@westarenergy.com>; 'RWD8LV@gmail.com' <RWD8LV@gmail.com>
Cc: Sloop, Stephanie <SSloop@leavenworthcounty.gov>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: RE: DEV-21-131 Special Use Permit – Kraemer & Sons

Good Morning,

The Department of Planning and Zoning has received an application for a Special Use Permit regarding a Contractor's Yard at 21655 187th Street, Tonganoxie, KS. The applicant has indicated they would like to park and store equipment for their contracting business.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, September 9, 2021.

If you have any questions or need additional information, please contact me at (913) 684-5757 or at AAllison@LeavenworthCounty.Gov

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.684.5757

Allison, Amy

From: Mark Billquist <stfdchief1760@gmail.com>
Sent: Wednesday, September 8, 2021 8:13 PM
To: Allison, Amy
Subject: Re: DEV-21-131 Special Use Permit – Kraemer & Sons

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Stranger Township Fire Department has the following concerns with this Special Use Permit

- 1) Will the equipment be secured by fencing or something of the sort?
- 2) Fire Department Access may be reduced with increased parking of equipment
- 3) What type of equipment will be stored on the property?

I can provide further details if needed.

Mark Billquist
Stranger Township Fire Chief

On Fri, Sep 3, 2021 at 10:27 AM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Good Morning,

The Department of Planning and Zoning has received an application for a Special Use Permit regarding a Contractor's Yard at 21655 187th Street, Tonganoxie, KS. The applicant has indicated they would like to park and store equipment for their contracting business.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, September 9, 2021.

If you have any questions or need additional information, please contact me at (913) 684-5757 or at AAllison@LeavenworthCounty.Gov

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.684.5757

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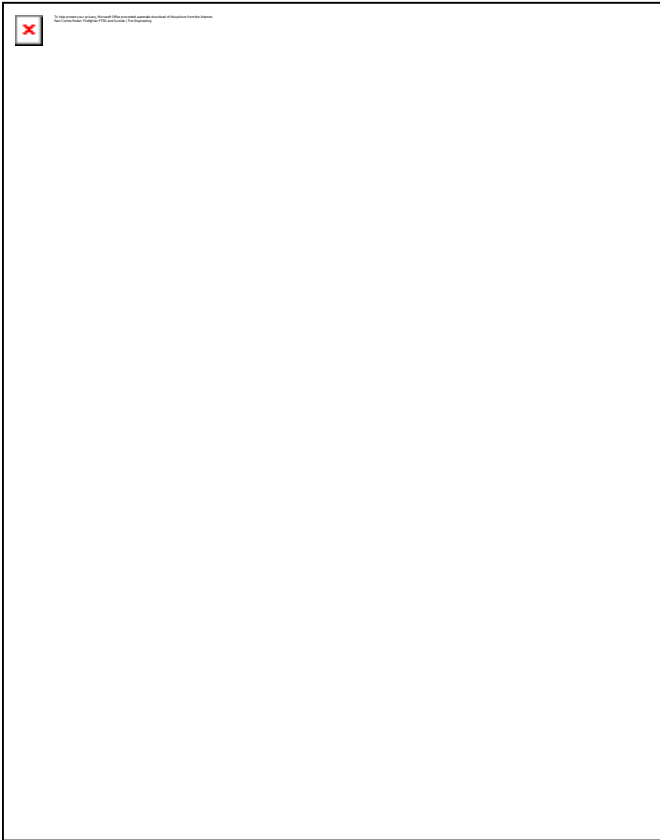
Mark Billquist

Stranger Township Fire Chief

Midwest Regional Treasurer 10-33 Foundation

[913-369-0510](tel:913-369-0510) mobile

stfdchief1760@gmail.com



Allison, Amy

From: Rural Water <rwd8lv@gmail.com>
Sent: Thursday, September 9, 2021 12:23 PM
To: Allison, Amy
Subject: Re: DEV-21-131 Special Use Permit – Kraemer & Sons

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Rural Water District #8 supplies water to this address (21655 187th St.) using a 3" waterline. The account is in good standing with the District.

If you have any questions, please contact me: 913-796-2164.

Becky-RWD#8

On Fri, Sep 3, 2021 at 10:27 AM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Good Morning,

The Department of Planning and Zoning has received an application for a Special Use Permit regarding a Contractor's Yard at 21655 187th Street, Tonganoxie, KS. The applicant has indicated they would like to park and store equipment for their contracting business.

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If you have any questions or need additional information, please contact me at (913) 684-5757 or at AAllison@LeavenworthCounty.Gov

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.684.5757

--

*Becky Fousek
Office Manager
Rural Water District #8-LV CO*

Allison, Amy

From: Mitch Pleak <mpleak@olsson.com>
Sent: Monday, September 13, 2021 11:55 AM
To: Allison, Amy
Cc: Noll, Bill; 019-2831; Anderson, Lauren
Subject: RE: DEV-21-131 Special Use Permit – Kraemer & Sons

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Amy,
Lauren and I have reviewed said SUP application. According to the TIF Policy, the use will be below the threshold for engineering studies.

Sincerely,

Mitch Pleak, PE

Project Engineer / Civil

D 913.748.2503

7301 W. 133rd Street, Suite 200
Overland Park, KS 66213
O 913.381.1170



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[View Legal Disclaimer](#)

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, September 3, 2021 10:27 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Thorne, Eric <ethorne@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 'stfdchief1760@gmail.com' <stfdchief1760@gmail.com>; 'Tyler.Rebel@westarenergy.com' <Tyler.Rebel@westarenergy.com>; 'RWD8LV@gmail.com' <RWD8LV@gmail.com>
Cc: Sloop, Stephanie <SSloop@leavenworthcounty.gov>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: RE: DEV-21-131 Special Use Permit – Kraemer & Sons

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If you have any questions or need additional information, please contact me at (913) 684-5757 or at AAllison@LeavenworthCounty.Gov

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.684.5757



Leavenworth Rural Water District No. 7

P. O. Box 257 2451 S. 142nd St.

Bonner Springs, KS 66012

Phone: (913) 441-1205 Fax: (913) 422-3393 Toll Free: (888) 449-4028

E-Mail: Jalayne@leavenworthrwd7.com

Website: <http://www.lvrwd7.com>



Leavenworth County Department of Planning and Zoning
300 Walnut Street, Suite 212
County Courthouse
Leavenworth, KS 66048

September 2, 2021

RE: Kraemer & Sons Construction and Excavating, LLC Special Use Permit Application

To the Leavenworth County Planning and Zoning County Commissioners Board of Directors:

I have been made aware of Kraemer & Sons application for a special use permit approval from Leavenworth County to allow their property located at 21655 187th Street, Tonganoxie KS to park and stage their company trucks, trailers & excavating equipment on their 10-acre property. To that end, we are confirming our association with Kraemer & Sons and publicly state the value of their proven quality of work and professionalism within Leavenworth County for Rural Water District #7. RWD#7 relies heavily on Kraemer & Sons to provide all necessary water works infrastructure needs in our district. This includes residential and commercial water line maintenance and installation as well as 24/7 on call emergency services.

There are many water districts within Leavenworth County and we all try to work together as needs arise, Kraemer and Sons central location within Leavenworth County has merit and has aided us and other local water districts numerous times when a need or emergency services are in need. Any inconvenience to our customers regarding a water outage is always a priority and Kraemer & Sons responds within minutes to expedite repairs. Their dispatch reliability and subsequent emergency work allows for less overall downtime and saves recourses while lowering the cost to our patrons in water loss reduction.

From RWD#7's perspective, granting this Special Use Permit will ultimately benefit residents and businesses within Leavenworth County by more efficiently supporting our water district(s) both now and into the future as demand dictates.

Thank you for your consideration and please feel free to contact me at any time with questions.

Best regards,

David Rinaldi

General Manager RWD#7

913-441-1205

david@leavenworthrwd7.com

Case No. DEV-21-133
Rezoning from RR-2.5 to B-3
*****Public Hearing Required*****

Staff Report – Planning Commission

October 13, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Paulene Seymour, Challis Seymour & Tracy Seymour Rodie
PO Box 88
La Crosse, KS 67548

Applicant Agent: Steve Rosenthal
15510 State Ave, Suite 7
Basehor, KS 66007

Legal Description: A tract of land in the North ½ of the East ½ of the NE ¼ of Section 13,
Township 10 South, Range 22 East of the 6th P.M, in Leavenworth County,
Kansas.

Location: 00000 139th Street, adjacent to Basehor, KS

Parcel Size: ± 10.3 acres

Zoning/Land Use: RR-2.5, Rural Residential 2.5-acre minimum size parcels and B-3, General Business
District

Comprehensive Plan: This parcel is within the Residential (3 Units/Acre) and Mixed Use land use category.

Parcel ID No.: 156-13-0-00-00-001.00

Planner: Amy Allison

REPORT:

Request

The applicant is requesting to rezone a parcel of land from Rural Residential 2.5 to B-3 General Business District.

Adjacent Land Use

The surrounding properties are residences, farms and business on varying sized parcels ranging from approximately 12,000 sf to over 140 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0242G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Fairmount Fire District
Water: Rural Water District #1
Electric: Evergy

Access/Streets

The property is accessed by K-7 and Fairmount Road. Fairmount road is a County Arterial with a concrete surface ± 25' wide. K-7 is a State highway with a concrete surface ± 100' wide.

Agency Comments

See attached comments – Memo – Kyle Anderson – Planning and Zoning, September 7, 2021
See attached comments – Memo – Lauren Anderson – Public Works, September 14, 2021
See attached comments – Memo – Chuck Magaha – Emergency Management, September 3, 2021
See attached comments – Memo – Shannon Marcano – City of Basehor, October 6, 2021

Factors to be considered

The following factors are to be considered by the Planning Commission and the Board of County Commission when approving or disapproving this Rezoning request:

1. Character of the neighborhood: The character of the neighborhood is a mixture of higher density residential and rural; the property is adjacent to Basehor, a residential subdivision, and agricultural uses and rural residences.
2. Zoning and uses of nearby property: The surrounding properties are zoned RR-2.5 Rural Residential 2.5-acre minimum size parcels, B-3 General Business District and PUD. The uses are residential and rural residences.
3. Suitability of the property for the uses to which it has been restricted: The property is adjacent to K-7 and Fairmount Rd. A portion of the property is already zoned B-3 to allow for commercial development. This property is adjacent to a city residential subdivision.
4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area is likely be detrimentally affected. B-3 is already found on this property. Adjacent parcels are already zoned B-3.
5. Length of time the property has been vacant as zoned: The property is currently being used for agriculture.
6. Relative gain to economic development, public health, safety and welfare: No proposed use was indicated but this rezone would allow for the entire property to be developed for commercial uses.
7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area as Residential (3 unite/acre) and a small portion as Mixed Use. Adjacent properties are indicated as Mixed Use.
8. Staff recommendation is for the approval of the rezoning request.

History

Currently the property is dually zoned RR-2.5 and B-3. The Future Land Use Map identifies this area as Residential 3 units/acre and Mixed Use.



Staff Comments

This property is adjacent to Basehor. It is likely that the property will be annexed into the City at some point in the near future. Adjacent properties are already zoned B-3, including the northeast corner of this property. An existing commercial business, gas station, is directly across K-7 from this property and based on current zoning and the Comprehensive Plan, it appears that this intersection was expected to transition to commercial at some point.

STAFF RECOMMENDATION:

The staff recommends approval of Case No. DEV-21-133, Rezoning from RR-2.5 to B-3.

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-21-133, Rezoning from RR-2.5 to B-3, to the Board of County Commission, with Findings of Fact, or
2. Recommend denial of Case No. DEV-21-133, Rezoning from RR-2.5 to B-3, to the Board of County Commission, with Findings of Fact; or
3. Continue the Public hearing to another date, time, and place.

ATTACHMENTS:

Narrative
Location/Aerial Maps
Memorandums

REZONING APPLICATION

Leavenworth County Planning Department
300 Walnut, St., Suite 212
County Courthouse
Leavenworth, Kansas 66048
913-684-0465

| | |
|--------------------------------|---|
| Office Use Only | |
| Township: _____ | Date Received: _____ |
| Planning Commission Date _____ | |
| Case No. _____ | Date Paid _____ |
| Zoning District _____ | Comprehensive Plan Land Use Designation _____ |

| APPLICANT/AGENT INFORMATION | OWNER INFORMATION (If different) |
|--|--|
| NAME <u>Don Rodie</u> | NAME <u>Paulene Seymour, Challis Seymour Tracy Seymour Rodie</u> |
| ADDRESS <u>725 Doaks Dr.</u> | ADDRESS <u>PO Box 88</u> |
| CITY/ST/ZIP <u>Runaway Bay Texas 76426</u> | CITY/ST/ZIP <u>La Crosse, Ks 67548</u> |
| PHONE <u>806-773-1088</u> | PHONE <u>785-222-2823 cell-806-317-4455</u> |
| EMAIL <u>donrodie1@gmail.com</u> | EMAIL <u>D/A</u> |
| CONTACT PERSON <u>Don Rodie</u> | CONTACT PERSON <u>Paulene Seymour</u> |

| PROPOSED USE INFORMATION | |
|---|-----------------------------|
| Proposed Land Use <u>Commercial</u> | |
| Current Zoning <u>B-3 - BR 2.5</u> | Requested Zoning <u>B-3</u> |
| Reason for Requesting Rezoning <u>For future Sale</u> | |

| PROPERTY INFORMATION |
|--|
| Address of Property <u>00000 139 Street Baschor Kansas</u> |
| Parcel Size <u>10.3 Acres</u> |
| Current use of the property <u>Agriculture</u> |
| Present Improvements or structures <u>None</u> |
| PID <u>156-13-001.00</u> |

I, the undersigned am the (owner), (duly authorized agent), (Circle One) of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature Don Rodie Date 7/5/2021

ATTACHMENT A

OWNER AUTHORIZATION

I/WE Challis Seymour, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 30th day of July, 2021, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

See Attachment "A" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Steven Rosenthal (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 0000139th St. Basehor, KS (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of the applicant in the application process.

3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.

4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

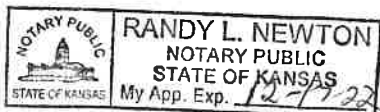
IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Challis Seymour
Owner

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 30th day of July, 2021, by Challis Seymour.
My Commission Expires:



Randy L. Newton
Notary Public

ATTACHMENT B

OWNER AUTHORIZATION

I/WE Paulene Seymour, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 30th day of July, 2021, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

See Attachment "A" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Steven Rosenthal (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 00000 139th St. Osceola, KS (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of the applicant in the application process.

3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.

4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Paulene Seymour
Owner

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 30th day of July, 2021, by Paulene Seymour.
My Commission Expires: 1/14/2024



Ross S Wilson
Notary Public

ATTACHMENT B

OWNER AUTHORIZATION

I/WE Tracy Rodie, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 23rd day of July, 2021, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

See Attachment "A" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Steven Rosenthal (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 00000/139th St Basche, KS (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of the applicant in the application process.

3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.

4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Tracy Rodie
Owner

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 23rd day of July, 2021, by Tracy Rodie.
My Commission Expires:

Felicia Davidson
Notary Public



3/3/2021

ATTACHMENT B

Kansas Warranty Deed

JOINT TENANCY

This Indenture Made this 28th day of May A. D., One Thousand

Nine Hundred Eighty by and between Cleo W. Crawford, a single person

of Clark County, in the State of Nevada of the first part, and

Pauline R. Seymour, Tracy L. Seymour & Challis T. Seymour,
all single persons

of Rush County, in the State of Kansas of the second part,

WITNESSETH: THAT SAID PARTY OF THE FIRST PART, in consideration of the sum

of One ----- DOLLARS,

the receipt of which is hereby acknowledged, do es by these presents, Grant, Bargain, Sell and Convey unto

the said parties of the second part, and the survivor of them, as joint tenants, and not as tenants in common, all

the following described real estate, situated in the County of Leavenworth

and State of Kansas, to-wit:

A tract of land in the North 1/2 of the East 1/2 of the NE 1/4 of Section 13, T10S, R22E, more fully described as follows:

Commencing at the NE Corner of the NE Quarter(1/4) of said Section Thirteen (13), Township Ten(10), Range Twenty-Two(22), thence South 811.25' to a point, thence West 657.59' to a point, thence North 811.24' to a point, thence East 657.59' to the point and place of beginning, less easements for road right-of-way. Said tract is Tract A in Recorded Survey by Herring for John L. Crawford, Job. No. 493-75, dated July 9, 1975.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, forever. And said party of the first part for her heirs, executors or administrators, do es hereby covenant, promise and agree to and with said parties of the second part, that at the delivery of these presents she is lawfully seized in her own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances, that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever:

and that she will warrant and forever defend the same unto the said parties of the second part, their assigns, and the heirs and assigns of the survivor of them, against said party of the first part, her heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said party of the first part ha^S hereunto set her hand the day and year first above written.

Cleo W. Crawford

KANSAS ACKNOWLEDGMENT

STATE OF Nevada } ss.
County of Clark }

BE IT REMEMBERED, That on this 28th day of May A.D., 1980, before me, the undersigned, a Notary Public in and for said County and State, came Cleo W. Crawford

who is personally known to me to be the same person who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have herunto subscribed my name and affixed my official seal the day and year last above written.

Vicki A. Beaudry

My commission expires July 29, 1981



Notary Public - State of Nevada
CLARK COUNTY
Vicki Ann Beaudry
My Commission Expires July 29, 1981

KANSAS ACKNOWLEDGMENT

STATE OF _____ } ss.
County of _____ }

BE IT REMEMBERED, That on this _____ day of _____ A.D., 19____, before me, the undersigned, a Notary Public in and for said County and State, came _____

who _____ personally known to me to be the same person who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have herunto subscribed my name and affixed my official seal the day and year last above written.

My commission expires _____ 19____

Warranty Deed

FROM

Cleo W. Crawford

TO

Pauline R. Seymour
Tracy L. Seymour &
Challis T. Seymour

Entered in Transfer Record in my office this 23rd day of June, 1980

Larry B. Scheller
County Clerk
STATE OF KANSAS, } ss.
County, }

Received for Record on the _____ day of _____ 19____, at _____ o'clock _____ M., and duly Recorded in Book _____ of _____ at Page _____

Register of Deeds.

Fee, \$ _____

John
Pauline R. Seymour
LeCraw, Kans. 67548

John M. Thompson
1701 Jackson St Suite 101
Topeka, Co. 66603

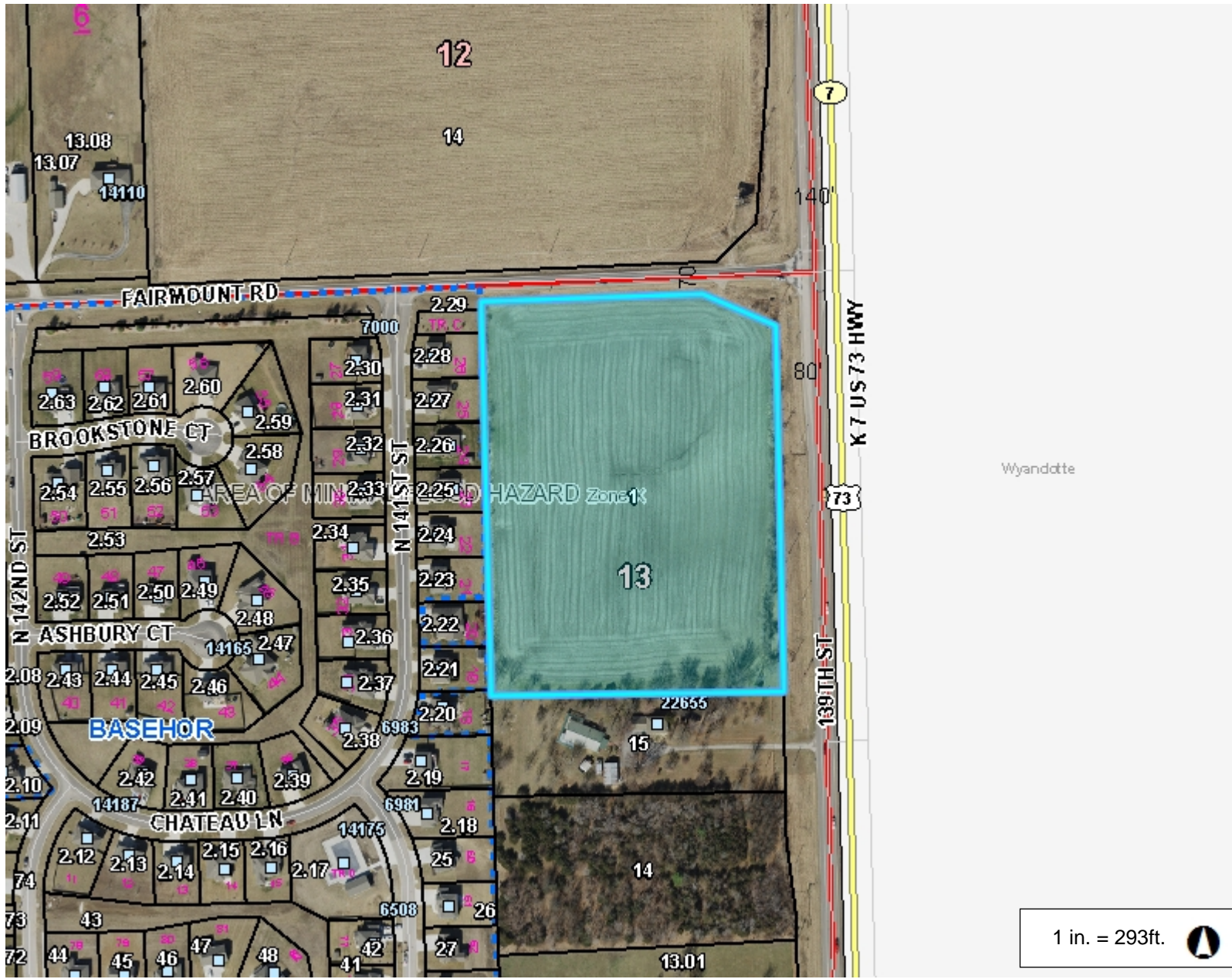
STATE OF KANSAS } ss.
COUNTY OF LEAVENWORTH }
FILED FOR RECORD

1980 JUN 23 AM 9 29

Dora L. Farmer

DORA L. FARMER
REGISTER OF DEEDS
BY *Maureen Driver* DEP.

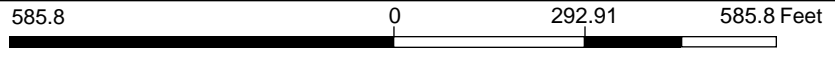
DEV-21-133 Site Map



Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⋯ City Limit Line
- Major Road
- <all other values>
- 70
- Road
- + Railroad
- Section
- Section Boundaries
- County Boundary
- LOMRs
- River Mile Markers
- Cross-Sections
- ~ Base Flood Elevations
- || Levees
- Flood Hazard Zones**
- 1% Annual Chance Flood Hazard
- ▨ Regulatory Floodway
- ▨ Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- ▨ Future Conditions 1% Annual Chan
- ▨ Area with Reduced Risk Due to Lev

1 in. = 293ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Allison, Amy

From: Anderson, Kyle
Sent: Tuesday, September 7, 2021 9:16 AM
To: Allison, Amy
Subject: RE: RE: DEV-21-133 Rezoning from RR-2.5 to B-3 – Seymour

To date we have not received any complaints on this property.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

From: Allison, Amy
Sent: Friday, September 3, 2021 10:40 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Thorne, Eric <ethorne@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>; 'Tyler.Rebel@westarenergy.com' <Tyler.Rebel@westarenergy.com>; 'mfulkerson@crwd1.com' <mfulkerson@crwd1.com>
Cc: Sloop, Stephanie <SSloop@leavenworthcounty.gov>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: RE: DEV-21-133 Rezoning from RR-2.5 to B-3 – Seymour

Good Morning,

The Department of Planning and Zoning has received an application for a rezoning regarding 00000 139th Street (156-13-0-00-00-001.00) from RR-2.5 to B-3. The property is adjacent to Basehor.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, September 9, 2021.

If you have any questions or need additional information, please contact me at (913) 684-5757 or at Aallison@LeavenworthCounty.Gov

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.684.5757

Allison, Amy

From: Magaha, Chuck
Sent: Friday, September 3, 2021 10:42 AM
To: Allison, Amy
Subject: RE: RE: DEV-21-133 Rezoning from RR-2.5 to B-3 – Seymour

Amy I have no comments for this change.

Thanks

Note: My email has changed to cmagaha@lvsheriff.org

*Charles (Chuck) Magaha
Leavenworth County Emergency Management
Director
300 Walnut
Suite 50
Leavenworth, Kansas 66048-2765
Work-913-684-0455 (Main)
Direct- 913-680-2677
cmagaha@lvsheriff.org
Like us on Facebook at : www.facebook.com/lvcokansaseoc
Follow us on Twitter at: www.twitter.com/lvcountyeoc*

From: Allison, Amy
Sent: Friday, September 3, 2021 10:40 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Thorne, Eric <ethorne@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 'lingenfelsem@fairmountfd.org' <lingenfelsem@fairmountfd.org>; 'Tyler.Rebel@westarenergy.com' <Tyler.Rebel@westarenergy.com>; 'mfulkerson@crwd1.com' <mfulkerson@crwd1.com>
Cc: Sloop, Stephanie <ssloop@leavenworthcounty.gov>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: RE: DEV-21-133 Rezoning from RR-2.5 to B-3 – Seymour

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If you have any questions or need additional information, please contact me at (913) 684-5757 or at Aallison@LeavenworthCounty.Gov

Thank you,

Amy Allison, AICP
Deputy Director

Planning & Zoning
Leavenworth County
913.684.5757

Allison, Amy

From: Anderson, Lauren
Sent: Tuesday, September 14, 2021 8:58 AM
To: Allison, Amy
Cc: Sloop, Stephanie; Gentzler, Joshua
Subject: FW: RE: DEV-21-133 Rezoning from RR-2.5 to B-3 – Seymour
Attachments: 2021.08.12 DEV-21-133 Application.pdf; Steve Rosenthal 139 & Fairmount 05471217.pdf

PW has no comment on this application with the exception that we would require the existing entrance (field entrance on east side) to be relocated towards the center of the property, to meet current access management policies.



Thanks,
Lauren

From: Allison, Amy
Sent: Friday, September 3, 2021 10:40 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Thorne, Eric <ethorne@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Anderson, Lauren <LAAnderson@leavenworthcounty.gov>; 'lingenfelsem@fairmountfd.org' <lingenfelsem@fairmountfd.org>;

'Tyler.Rebel@westarenergy.com' <Tyler.Rebel@westarenergy.com>; 'mfulkerson@crwd1.com' <mfulkerson@crwd1.com>

Cc: Sloop, Stephanie <SSloop@leavenworthcounty.gov>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>

Subject: RE: DEV-21-133 Rezoning from RR-2.5 to B-3 – Seymour

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If you have any questions or need additional information, please contact me at (913) 684-5757 or at

Aallison@LeavenworthCounty.Gov

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.684.5757

Allison, Amy

From: Shannon Marcano <shannon@locallawkc.com>
Sent: Wednesday, October 6, 2021 1:57 PM
To: Allison, Amy; Leslee Rivarola
Cc: Harland Russell (hrussell@gbateam.com); City Super; Voth, Krystal; Shannon Marcano
Subject: RE: RE: DEV-21-133 Rezoning from RR-2.5 to B-3 - Seymour

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Amy-
I'm the Basehor City Attorney, also assisting with Planning and Zoning matters. We have reviewed the rezoning application and we do not see any issues the City would be concerned about.

Thank you!
Shannon

From: Leslee Rivarola <lrivarola@cityofbasehor.org>
Sent: Thursday, September 30, 2021 3:05 PM
To: Allison, Amy <AAllison@leavenworthcounty.gov>
Cc: Shannon Marcano <shannon@locallawkc.com>; Harland Russell (hrussell@gbateam.com) <hrussell@gbateam.com>; City Super <citysuper@cityofbasehor.org>
Subject: RE: RE: DEV-21-133 Rezoning from RR-2.5 to B-3 - Seymour

Hi Amy –
Thank you for sending this my way. Welcome to Leavenworth County! I look forward to working with you in your new role. If you speak with Krystal, please send her my best and tell her I hope they are settling in with their newest addition.

I'm actually out of the office through next Wednesday. I've copied Shannon Marcano, our city attorney who assists us with planning and zoning matters, Harland Russell with GBA, who is the City's on call engineering firm, and Gene Myracle our municipal services director. If the City has any substantive concerns or comments they will try their best to get them to you by next Wednesday, but that doesn't leave us much time.

Thanks again,
Leslee

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, September 30, 2021 2:53 PM
To: Leslee Rivarola <lrivarola@cityofbasehor.org>
Subject: FW: RE: DEV-21-133 Rezoning from RR-2.5 to B-3 - Seymour

Good Afternoon,

My apologies on getting this item to you so late. I thought you were included in the original notification but I see now that you were not. We have received the below request for a rezoning within the Urban Boundary area of Basehor. The item will be considered on October 13, 2021 so if you could send any comments you may have by next Wednesday, October 6th, I do appreciate it.

Sincerely,
Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.684.5757

From: Allison, Amy
Sent: Friday, September 3, 2021 10:40 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Thorne, Eric <ethorne@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>; 'Tyler.Rebel@westarenergy.com' <Tyler.Rebel@westarenergy.com>; 'mfulkerson@crwd1.com' <mfulkerson@crwd1.com>
Cc: Sloop, Stephanie <SSloop@leavenworthcounty.gov>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: RE: DEV-21-133 Rezoning from RR-2.5 to B-3 – Seymour

Good Morning,

The Department of Planning and Zoning has received an application for a rezoning regarding 00000 139th Street (156-13-0-00-00-001.00) from RR-2.5 to B-3. The property is adjacent to Basehor.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Thursday, September 9, 2021.

If you have any questions or need additional information, please contact me at (913) 684-5757 or at Aallison@LeavenworthCounty.Gov

Thank you,

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.684.5757

Case No. DEV-21-123
Variance from Lot Coverage Limit
Public Hearing Required

Staff Report – Board of Zoning Appeals

October 13, 2021

GENERAL INFORMATION:

Applicant/ Owner: Megan Hail, agent, representing Daniel Wessel, owner
25013 164th Street
Leavenworth, KS 66048

Legal Description: Lot 21 of Highcrest West in Leavenworth County, Kansas

Location: 25013 164th Street, Leavenworth, KS 66048.

Parcel Size: ± 1.4 acres

PID No.: 108-33-0-00-00-006.09

Zoning: RR-5, Rural Residential, 5-acre minimum lot area.

Comprehensive Plan: This parcel is within the Residential (3 Units per acre) land use category.

Floodplain: There are no Special Flood Hazard Areas on this parcel.

Planner: Joshua Gentzler

REPORT:

Variance Background

The Zoning and Subdivision regulations place a maximum allowed square footage limit of accessory buildings and structures on a parcel less than 2.5 acres in size. The maximum lot coverage allowed is 2.5% of the overall size of the parcel.

Request

The applicant is requesting a variance for the maximum allowed lot coverage of 2.5%, as written in Zoning and Subdivision Regulation Article 5.4.6.

Utilities/Services

Sewer: Sewer District 1
Fire: Fire District #1
Water: RWD #8
Electric: Evergy

Access/Streets

Access is provided via 164th Street. 164th Street is a local subdivision road with a paved surface, +- 25' wide.

Factors to be considered

A request for a variance may be granted in such individual case, upon a finding that all of the following conditions have been met (KS Statutes 12-759):

- (A) *The variance requested arises from such condition which is unique and which is not ordinarily found in the same zoning classification, and is created by the zoning regulations and not by an action or actions of the property owner or the applicant;*

The parcel was created as a part of the Highcrest West Subdivision in 1987. The surrounding parcels also range in size from 1.0 to 1.9 acres. All properties within the Highcrest West Subdivision. The action the property owner is requesting would create further lot coverage greater than 2.5% allowed.

(B) The granting of the variance will not adversely affect the rights of adjacent property owners or residents;

The granting of the variance would not adversely affect the rights of adjacent property owners.

(C) The strict application of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application;

The strict application of the zoning regulations does not result in an unnecessary hardship upon the property owner as the property owner has gone beyond the lot coverage limit through the building of an accessory building and in-ground pool.

(D) The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

The requested variance would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare of the community.

(E) Granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations.

The parcel was established over 30 ago and has functioned as a residential home since 1997. Granting the variance would be opposed the general spirit of the Zoning and Subdivision Regulations by limiting the amount of open space required on a parcel.

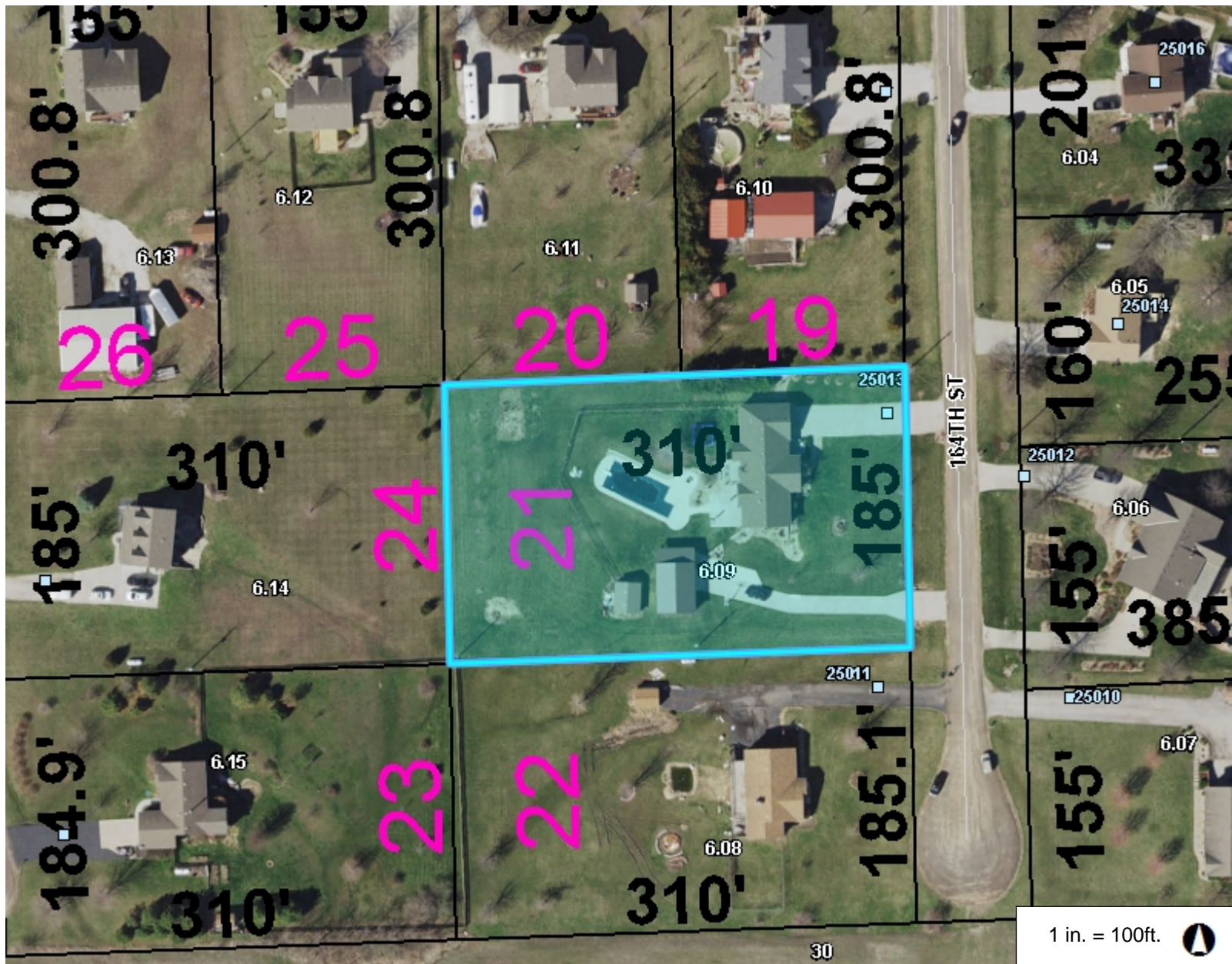
ACTION OPTIONS:

1. Approve Case No. DEV-21-123, variance from the Lot Coverage Limit.
2. Deny Case No. DEV-21-123, variance from the Lot Coverage Limit.
3. Continue the public hearing on the variance at another date, time, and place.

ATTACHMENTS

Aerial Picture
Narrative
Solar Installation Plan
Public Work Comments

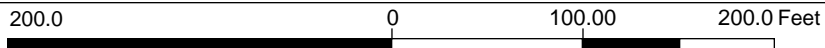
DEV-21-123 Wessel Variance



Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⋮ City Limit Line
- Major Road
- <all other values>
- 70
- Road
- + Railroad

1 in. = 100ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

BOARD OF ZONING APPEALS APPLICATION

Leavenworth County Planning and Zoning

300 Walnut, Suite 212

Leavenworth, Kansas 66048

913-684-0465

Office Use Only

Case No. _____
PID: _____
Township _____
BZA Hearing Date _____
ACTION _____ Date Received _____ Date Paid _____
Zoning District _____
Comprehensive Plan land use designation _____

APPLICANT/AGENT INFORMATION

NAME Megan Hail - Rising Sun Solar

ADDRESS 3525 Ronoke Rd. STE 110

CITY/ST/ZIP Kansas City, MO 64111

PHONE 816-489-4154 x3

EMAIL meganhail@risingsun-solar

OWNER INFORMATION (If different)

NAME Daniel Wessel

ADDRESS 25013 164th St.

CITY/ST/ZIP Leavenworth, KS 66048

PHONE 913-683-0999

EMAIL danwessel13@gmail.com

GENERAL INFORMATION

Description of Appeal or Variance – Attach narrative addressing the Factor to be Considered (last page of application packet) to this application. Attached

PROPERTY INFORMATION

Address of Property 25013 164th St, Leavenworth, KS 66048

Parcel size 1.36 AC

Present improvements or structures Solar Ground Mount Array

Current use of the property? Single family Residence

I, the undersigned, am the (circle one) owner/authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for an appeal/variance as indicated above.

Signature Megan Hail Date 7-27-2021

ATTACHMENT A



Description of the proposed variance for 25013 164th Street Leavenworth, KS 66048

Property Owners:

Dan and Kristie Wessel

RisingSun Solar, LLC is requesting a variance on behalf of the homeowners, Dan and Kristie Wessel, at their property, 25013 164th Street Leavenworth, KS 66048.

RisingSun Solar recognizes the need for certain zoning regulations in order to protect the rights of adjacent property owners or residents and to protect the health, safety, morals, order, convenience, prosperity and general welfare of the community at large.

However, this project will in fact provide a boost to the general welfare of the community by reducing greenhouse gas emissions in addition to boosting the morale of community members who are interested in taking action to curb climate change. RisingSun Solar is a local company whose employees are local and contribute to the local economy.

RisingSun Solar is extremely focused on aesthetics. We set a priority on making sure the materials we install are not only high performing, with excellent safety features and warranties, but also look really nice when installed. It's our goal that our solar installations will not draw attention to themselves but rather look as though they were always meant to be there. We use all black solar panels which limits glare and also blends in naturally with its surroundings.

From a monetary perspective, the Wessels will realize an increase to their property value in addition to saving an estimated \$91,666.19 through the next 25 years on electricity they would have otherwise paid the utility company. Ground mounted solar panels have a production and efficiency advantage over roof mounted solar panels because we can dictate their tilt and orientation to get the most production out of the solar array, year round.

It is our hope that these factors will be considered to approve the variance request to help Dan and Kristie Wessel move forward on an impactful financial and environmental project to the benefit of the entire community.

Keith Murphy
President
RisingSun Solar, LLC



Doc #: 2007R04488
STACY R. DRISCOLL/REGISTER OF DEEDS
LEAVENWORTH COUNTY
RECORDED ON 07/23/2007 12:06PM
RECORDING FEE: 8.00
INDEBTEDNESS: 0.00
PAGES: 1

5000707

GENERAL WARRANTY DEED - JOINT TENANCY

(Following Kansas Statutory Warranty Form)

This 19th day of JULY, 2007

Craig Hobler and Diana Hobler husband and wife

CONVEY(S) AND WARRANT(S) TO:

Daniel Wessel and Kristie Wessel husband and wife

as **JOINT TENANTS**, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, all the following described **REAL ESTATE** in the County of Leavenworth, State of Kansas, to-wit:

Lot 21, HIGHCREST WEST SUBDIVISION, Leavenworth County, Kansas.

for the sum of One Dollar and other Good and Valuable Consideration.

EXCEPT AND SUBJECT TO:

Easements, restrictions, reservations, and covenants now of record, all taxes, both general and special not now due and/or payable.

~~X~~ Craig Hobler
~~X~~ Diana Hobler

Entered in the transfer record in my office this 23rd day of July, 2007
Rinda A. Scheer By D. O'Connell
County Clerk

STATE OF IOWA

COUNTY OF

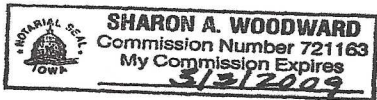
I, Sharon A. Woodward, a Notary Public of the County and State first above written, do hereby certify that Craig Hobler and Diana Hobler husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of July, 2007.

Sharon A. Woodward
Notary Public

My Commission Expires:

(SEAL)



CV # 1057
T.R.C. 8

OWNER AUTHORIZATION

I/WE Daniel Wessel, hereinafter referred to as the "Undersigned", being of lawful age, do hereby on this 24 day of June, 2021, make the following statements, to wit:

- 1. I/We the Undersigned, on the date first above written, am the lawful owner(s) in fee simple absolute of the following described real property (insert or attach):
- 2. I/We, the Undersigned, have previously authorized and hereby authorize RisingSun Solar (hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning and Zoning Department of Leavenworth County, Kansas, for:

_____ application number and proposed use/purpose [*not available until submittal*]

at:

25013 164th St, Leavenworth, KS 66048

common address (situs)

upon the subject real property, or portions thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the pertinent application process.

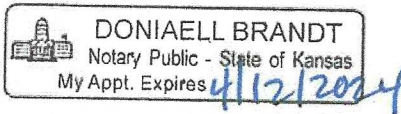
- 3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I/We the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.
- 4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I/WE the Undersigned, have set my hand below.

Daniel Wessel
Owner

Owner

STATE OF KANSAS ()
(\$)
COUNTY OF LEAVENWORTH ()



The foregoing instrument was acknowledged before me on June 24, 2021, by

4/12/2024

My Commission Expires:

Doniaell Brandt
Notary Public

ATTACHMENT B

SHEET CATALOG

| INDEX NO. | DESCRIPTION |
|-----------|---------------------|
| T-1 | COVER PAGE |
| M-1 | MOUNTING DETAIL |
| M-2 | STRUCTURAL DETAIL |
| E-1 | SINGLE LINE DIAGRAM |
| PL-1 | WARNING PLACARDS |
| SS | SPEC SHEET(S) |

SCOPE OF WORK

GENERAL SYSTEM INFORMATION:
 SYSTEM SIZE:
 14600W DC, 11600W AC
 MODULES:
 (40)REC ALPHA BLACK SERIES REC365AA BLACK INVERTER:
 (40)ENPHASE IQ7PLUS-72-2-US(240V),
 BRANCH DETAILS:
 1X10, 1X10, 1X10 AND 1X10 ENPHASE BRANCHES

APPLICABLE CODES

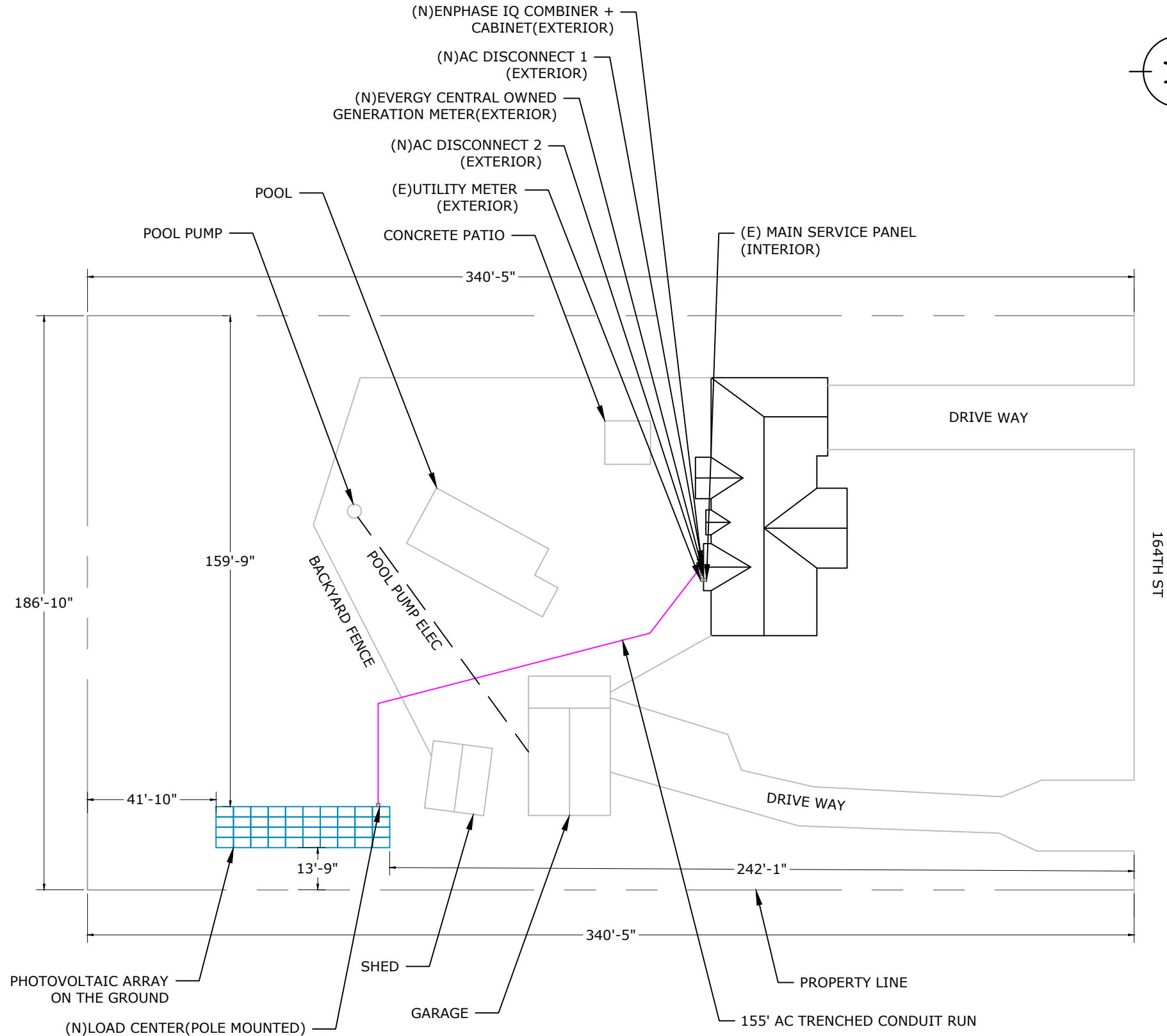
- ELECTRIC CODE:NEC 2017
- FIRE CODE:IFC 2018
- BUILDING CODE:IBC 2018
- RESIDENTIAL CODE:IRC 2018

GENERAL NOTES

- 1.MODULES ARE LISTED UNDER UL 1703 AND CONFORM TO THE STANDARDS.
- 2.INVERTERS ARE LISTED UNDER UL 1741 AND CONFORM TO THE STANDARDS.
- 3.DRAWINGS ARE DIAGRAMMATIC, INDICATING GENERAL ARRANGEMENT OF THE PV SYSTEM AND THE ACTUAL SITE CONDITION MIGHT VARY.
- 4.WORKING CLEARANCES AROUND THE NEW PV ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.
- 5.ALL GROUND WIRING CONNECTED TO THE MAIN SERVICE GROUNDING IN MAIN SERVICE PANEL/SERVICE EQUIPMENT.
- 6.ALL CONDUCTORS SHALL BE 600V, 75°C STANDARD COPPER UNLESS OTHERWISE NOTED.
- 7.WHEN REQUIRED, A LADDER SHALL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.
- 8.THE SYSTEM WILL NOT BE INTERCONNECTED BY THE CONTRACTOR UNTIL APPROVAL FROM THE LOCAL JURISDICTION AND/OR THE UTILITY.
- 9.PV ARRAY COMBINER/JUNCTION BOX PROVIDES TRANSITION FROM ARRAY WIRING TO CONDUIT WIRING

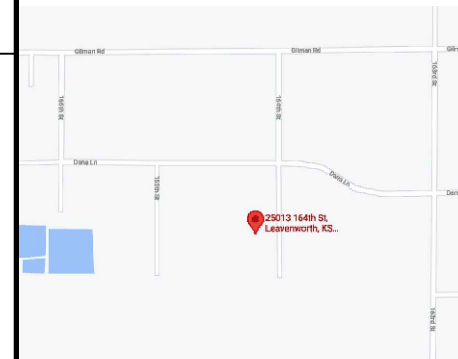
DAN WESSEL - 14.600kW DC, 11.600kW AC

SITE PLAN LAYOUT



SCALE: 1"=40'-0"

VICINITY MAP



CUSTOMER INFORMATION

NAME: DAN WESSEL
 ADDRESS: 25013 164TH STREET, LEAVENWORTH, KS 66048
 39.227684, -94.959935
 APN: 052-108-33-0-00-00-006.09-0
 AHJ: KS-COUNTY LEAVENWORTH
 UTILITY: EVERGY CENTRAL
 PRN NUMBER: RGS-26805



COVER PAGE

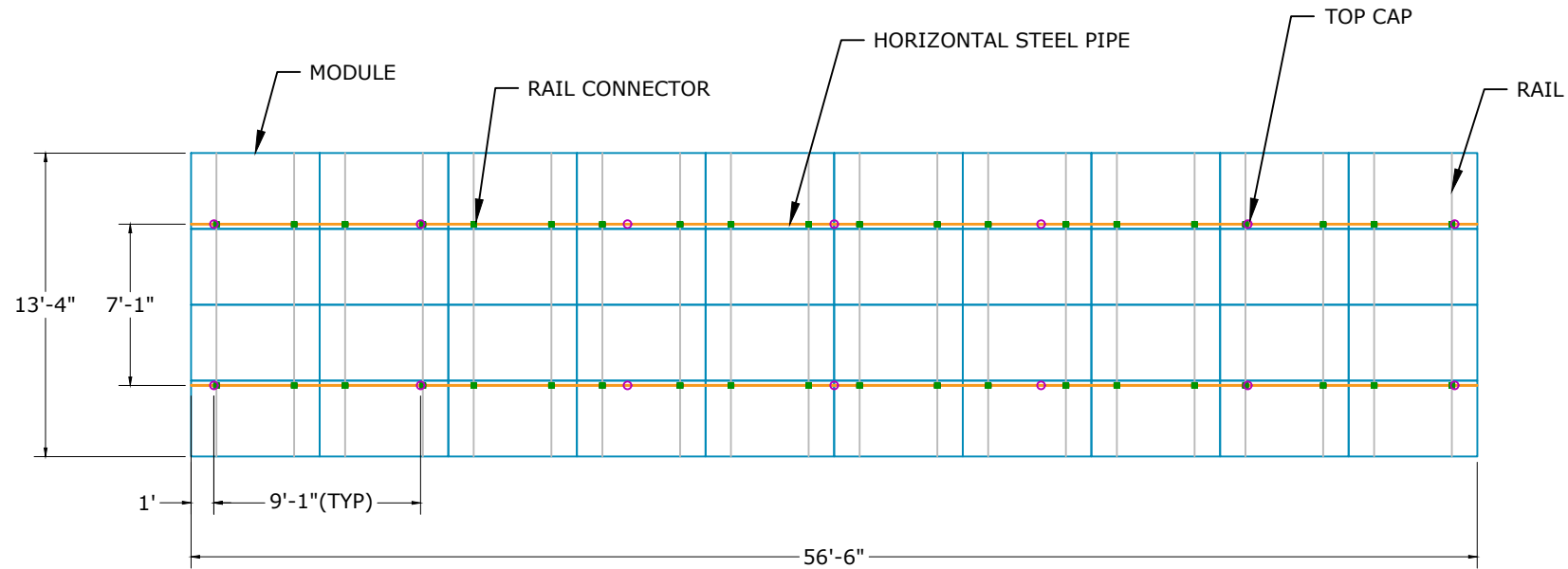
| | |
|-----------------------------|---------------------|
| DESIGNER /CHECKED BY: RK/BH | PAPER SIZE: 17"X11" |
| SCALE: AS NOTED | REV: A |
| DATE: 6/17/2021 | T-1 |

INSTALLATION NOTES:

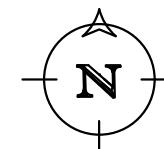
1. SOLAR PHOTOVOLTAIC SYSTEM TO BE INSTALLED ON THE GROUND.
2. THIS PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE IBC 2018 TO WITHSTAND A BASIC WIND SPEED OF 105 MPH (3 SECOND GUST). WIND EXPOSURE B.

SITE INFORMATION - WIND SPEED: 105 MPH AND SNOW LOAD: 20 PSF

| SR. NO | AZIMUTH | PITCH | NO. OF MODULES |
|--------|---------|-------|----------------|
| MP-01 | 180° | 25° | 40 |



SCALE: 1/8" = 1'-0"



AERIAL VIEW



CUSTOMER INFORMATION

NAME: DAN WESSEL

ADDRESS: 25013 164TH STREET, LEAVENWORTH, KS 66048

39.227684, -94.959935
APN: 052-108-33-0-00-00-006.09-0

AHJ: KS-COUNTY LEAVENWORTH

UTILITY: EVERGY CENTRAL

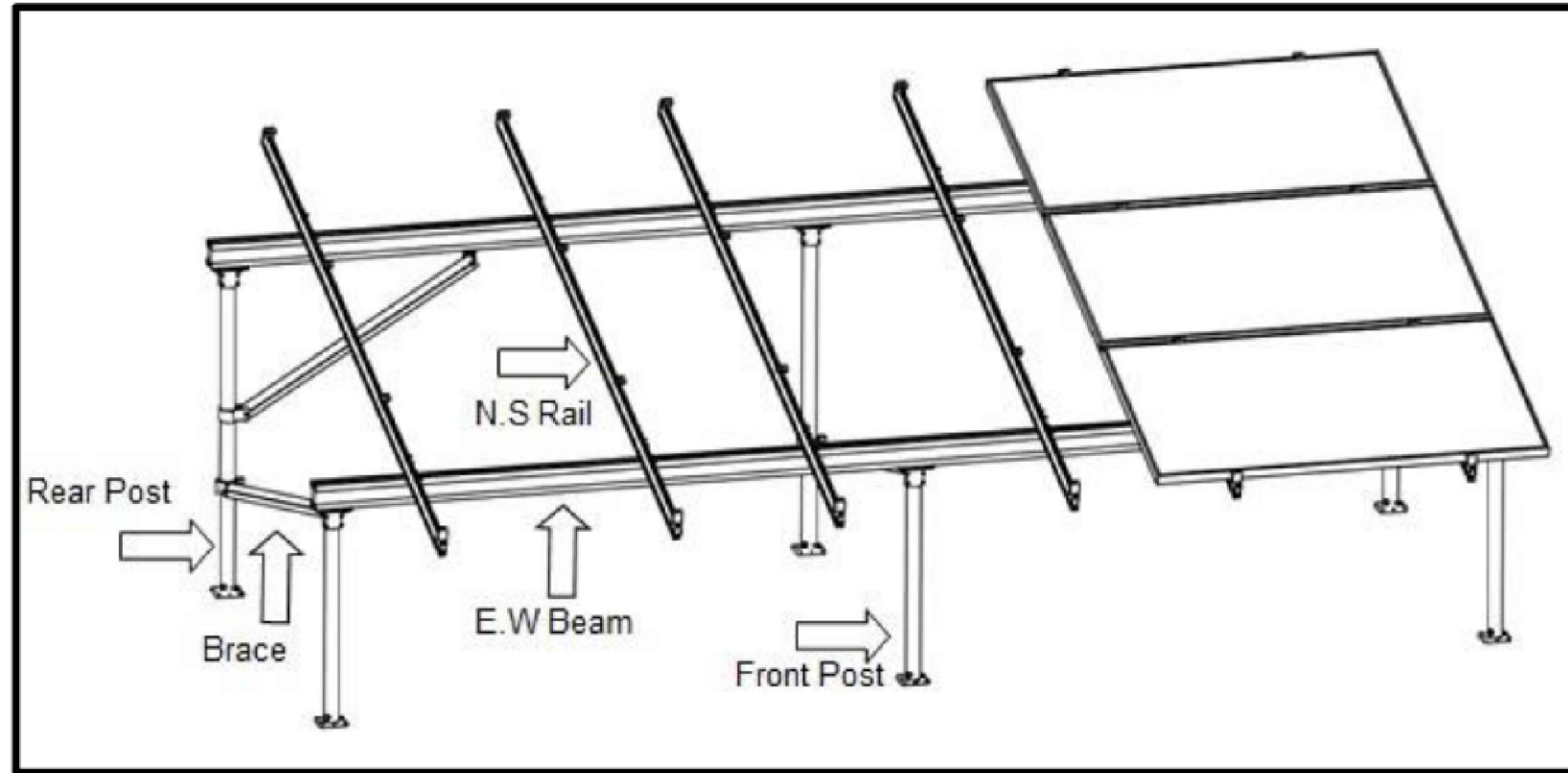
PRN NUMBER: RGS-26805



MOUNTING DETAIL

| | |
|-----------------------------|---------------------|
| DESIGNER /CHECKED BY: RK/BH | PAPER SIZE: 17"X11" |
| SCALE: AS NOTED | REV: A |
| DATE: 6/17/2021 | M-1 |

| ITEMS | PART NUMBER | DESCRIPTION |
|-------|-------------|-----------------------------------|
| 1 | A20297-001 | RAIL END CAP |
| 2 | A20288-166 | HELIO RAIL HR300, 166" |
| 3 | A20380-001 | 2.5" PIPE END CAP(OPTIONAL) |
| 4 | A21165-120 | PIPE,HSS,2.375" O.D X 12 GAUGE |
| 5 | A21165-60 | PIPE,HSS,2.375" O.D X 12 GAUGE |
| 6 | A21168-166 | PIPE,HSS,2.875" O.D X 12 GAUGE |
| 7 | A50164-006 | 1.5" SQ-STL UBE BRACE |
| 8 | A5016-092 | 1.5" SQ-STL UBE BRACE |
| 9 | L10179-001 | SELF-GROUNDING LUG KIT |
| 10 | L10182-001 | LANDSCAPE GROUNDING MID CLAMP KIT |
| 11 | L10183 | LANDSCAPE GROUNDING END CLAMP KIT |
| 12 | L10219-001 | 2 PIPE CLAMP KIT |
| 13 | L10222-001 | 2.5" PIPE CLAMP KIT |
| 14 | L10341-001 | 2.5" PIPE TEE KIT |
| 15 | L10342-001 | 2.5" PIPE SPLICE KIT |
| 16 | L10343-002 | 2.5" AL PIPE U-BOLT KIT |



MODULES DATA

REC ALPHA BLACK SERIES REC365AA
BLACK

MODULE DIMS 67.8"x40"x1.2"



CUSTOMER INFORMATION

NAME:DAN WESSEL

ADDRESS:25013 164TH STREET,
LEAVENWORTH, KS 66048

39.227684, -94.959935
APN: 052-108-33-0-00-00-006.09-0

AHJ:KS-COUNTY LEAVENWORTH

UTILITY:EVERGY CENTRAL

PRN NUMBER:RGS-26805



STRUCTURAL DETAIL

DESIGNER /CHECKED
BY: RK/BH

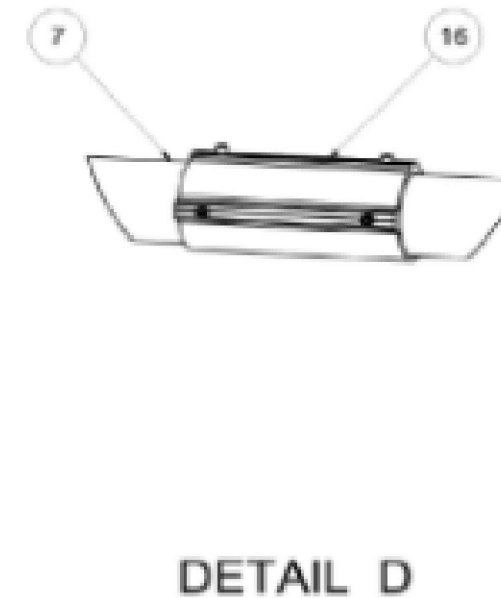
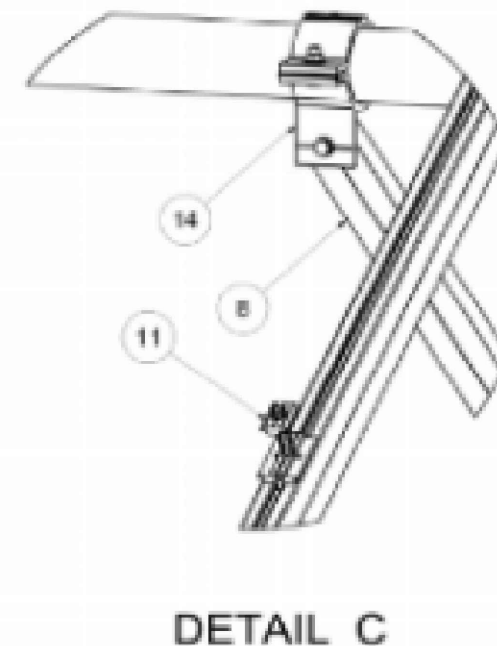
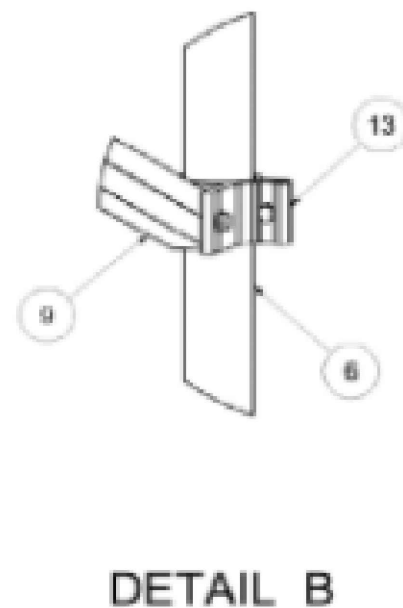
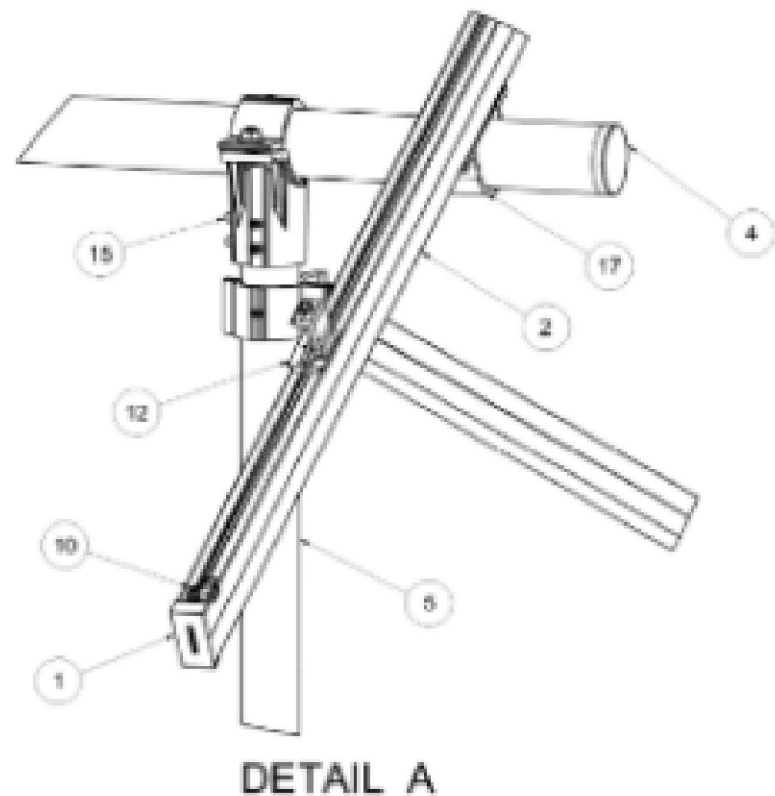
PAPER SIZE:17"X11"

SCALE:AS NOTED

REV:A

DATE:6/17/2021

M-2



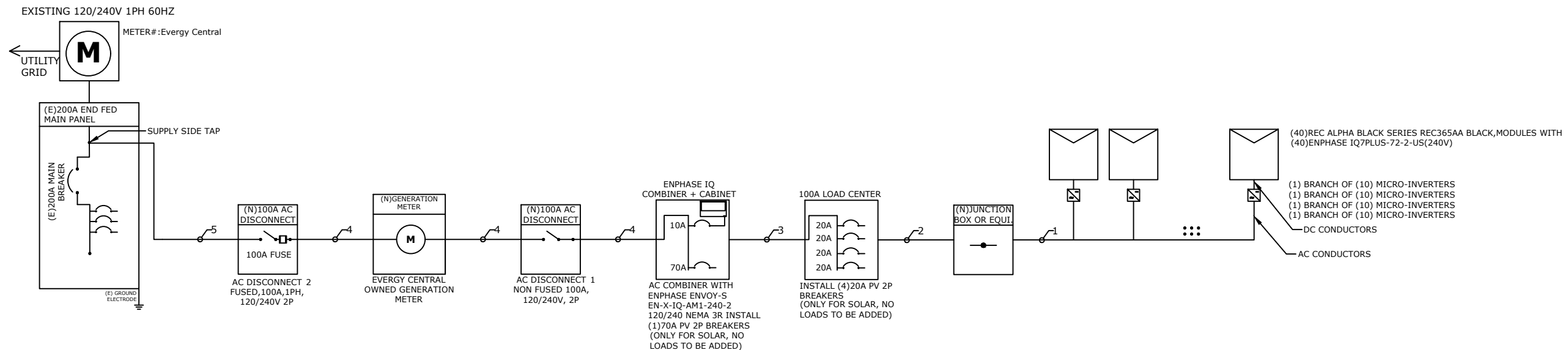
SINGLE LINE DIAGRAM: DC SYSTEM SIZE - 14600W, AC SYSTEM SIZE - 11600W

ELECTRICAL NOTES

| MICRO INVERTER SPECIFICATIONS | | MODULE SPECIFICATION | | VOLTAGE DROP CALCULATIONS | |
|----------------------------------|-------------------------------|-----------------------------------|---------------------------------------|-----------------------------|-------------|
| MODEL | ENPHASE IQ7PLUS-72-2-US(240V) | MODEL | REC ALPHA BLACK SERIES REC365AA BLACK | Select Material | Cu |
| MAX CONTINUOUS OUTPUT POWER | 290VA | MODULE POWER @ STC | 365W | Select Wire Size | 4 |
| MAX OUTPUT CURRENT | 1.21A | OPEN CIRCUIT VOLTAGE: Voc | 44V | Select Conduit Type | PVC |
| CEC WEIGHTED EFFICIENCY | 97% | MAX POWER VOLTAGE: Vmp | 37.1V | Select Voltage & Phase | 240 1-phase |
| MAX NO OF MICRO INVERTERS/BRANCH | 13 | SHORT CIRCUIT CURRENT: Isc | 10.52A | Enter Distance to Load (ft) | 155 |
| MAX DC VOLTAGE | 60V | MAX POWER CURRENT: Imp | 9.85A | Enter Load (Amps) | 48.4 |
| | | | | OUTPUTS | |
| | | | | Voltage Drop (Volts) | 4.64 |
| | | | | % Voltage Drop | 1.93 |
| | | | | VARIABLES | |
| | | | | Phase Factor | 2 |
| | | | | K | 12.9 |
| | | | | Q-Factor | 1 |
| | | | | Circular Mils | 41740 |

- CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT PER NEC 310.10(D).
- CONDUCTORS EXPOSED TO WET LOCATIONS SHALL BE SUITABLE FOR USE IN WET LOCATIONS PER NEC 310.10(C).
- MAXIMUM DC/AC VOLTAGE DROP SHALL BE NO MORE THAN 2%.
- ALL CONDUCTORS SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED.
- BREAKER/FUSE SIZES CONFORMS TO NEC 240.6 CODE SECTION.
- AC GROUNDING ELECTRODE CONDUCTOR SIZED PER NEC 250.66.
- AMBIENT TEMPERATURE CORRECTION FACTOR IS BASED ON NEC 690.31(C).
- AMBIENT TEMPERATURE ADJUSTMENT FACTOR IS BASED ON NEC 310.15(B)(2).
- MAX. SYSTEM VOLTAGE CORRECTION IS PER NEC 690.7.
- CONDUCTORS ARE SIZED PER WIRE AMPACITY TABLE NEC 310.15(B)(16).

NOTE: EACH MICRO INVERTER IS RAPID SHUTDOWN COMPLIANT



CONDUIT SCHEDULE

| TAG ID | CONDUIT SIZE | CONDUCTOR | NEUTRAL | GROUND |
|--------|--|--|----------------------|---------------------------|
| 1 | NONE | (2) 12AWG ENPHASE Q CABLE PER BRANCH CIRCUIT | NONE | (1) 12AWG ENPHASE Q CABLE |
| 2 | 3/4"EMT OR EQUIV | (8) 10AWG THHN/THWN-2 | NONE | (1) 10AWG THHN/THWN-2 |
| 3 | 2" SCH 40 PVC (BELOW GROUND) 2" SCH 80 PVC (ABOVE GROUND) | (2) 4AWG THHN/THWN-2 | (1)4 AWG THHN/THWN-2 | (1) 8AWG THHN/THWN-2 |
| 4 | 1"EMT OR EQUIV | (2) 4 AWG THHN/THWN-2 | (1)4 AWG THHN/THWN-2 | (1) 8AWG THHN/THWN-2 |
| 5 | 1-1/4"EMT OR EQUIV | (2) 1 AWG THHN/THWN-2 | (1)1 AWG THHN/THWN-2 | (1) 8AWG THHN/THWN-2 |

NOTE:
MAIN PANEL RATING:200A, MAIN BREAKER RATING:200A
LINE SIDE TAP: 100% ALLOWABLE BACKFEED IS =200A

OCPD CALCULATIONS:
INVERTER OVERCURRENT PROTECTION= INVERTER O/P I X CONTINUOUS LOAD(1.25)
=1.21x1.25x40=60.50A=>PV BREAKER = 100A
TOTAL REQUIRED PV BREAKER SIZE / FUSE SIZE=>100A PV BREAKER

CUSTOMER INFORMATION

NAME:DAN WESSEL

ADDRESS:25013 164TH STREET,
LEAVENWORTH, KS 66048

39.227684, -94.959935
APN: 052-108-33-0-00-00-006.09-0

AHJ:KS-COUNTY LEAVENWORTH

UTILITY:EVERGY CENTRAL

PRN NUMBER:RGS-26805



ELECTRICAL CALCULATIONS

AC WIRE SIZING CALCULATIONS BASED OF FOLLOWING EQUATIONS >>

- REQUIRED CONDUCTOR AMPACITY: INVERTER OUTPUT CURRENT X #OF INVERTERSXMAX CURRENT PER 690.8(A)(3)X125% PER 690.8(B)(2)(A)
- CORRECTED AMPACITY CALCULATIONS:AMPACITY X TEMPERATURE DERATE FACTOR X CONDUIT FILL DERATE = DERATED CONDUCTOR AMPACITY
- DERATED CONDUCTOR AMPACITY CHECK: MAX CURRENT PER 690.8(B)(2)(2) < DERATED CONDUCTOR AMPACITY

| AC WIRE CALCULATIONS:- MATERIAL:COPPER & TEMPERATURE RATING:90°C | | | | | | | | | | | | | | | | | | | |
|--|-----------------------------|---|----|---|-------|---|--------------------------------|---|--------|----|---|------|----------------------------------|---|---|--------|--------|---|--------|
| TAG ID | REQUIRED CONDUCTOR AMPACITY | | | | | | CORRECTED AMPACITY CALCULATION | | | | | | DERATED CONDUCTOR AMPACITY CHECK | | | | | | |
| 1 | 1.21 | X | 10 | = | 12.10 | X | 1.25 | = | 15.13A | 30 | X | 0.87 | X | 1 | = | 26.10A | 15.13A | < | 26.10A |
| 2 | 1.21 | X | 10 | = | 12.10 | X | 1.25 | = | 15.13A | 55 | X | 0.87 | X | 1 | = | 47.85A | 15.13A | < | 47.85A |
| 3 | 1.21 | X | 40 | = | 48.40 | X | 1.25 | = | 60.50A | 95 | X | 0.87 | X | 1 | = | 82.65A | 60.50A | < | 82.65A |

SINGLE LINE DIAGRAM

DESIGNER /CHECKED BY: RK/BH PAPER SIZE:17"X11"

SCALE:AS NOTED REV:A

DATE:6/17/2021 E-1

WARNING PLACARD

⚠ WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

DC VOLTAGE IS ALWAYS PRESENT WHEN SOLAR MODULES ARE EXPOSED TO SUNLIGHT

LABEL LOCATION
AC DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC 690.13]

⚠ WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION
AC DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC 690.13]

⚡ WARNING-ELECTRIC SHOCK HAZARD
NO USER SERVICEABLE PARTS INSIDE
CONTACT AUTHORIZED SERVICE
PROVIDE FOR ASSISTANCE

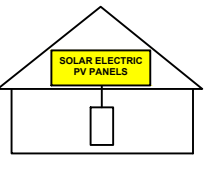
LABEL LOCATION
INVERTER, JUNCTION BOXES(ROOF),
AC DISCONNECT
[PER CODE: NEC 690.13]

⚠ WARNING:PHOTOVOLTAIC
POWER SOURCE

LABEL LOCATION
CONDUIT, COMBINER BOX
[PER CODE: NEC690.31(G)(3)]

SOLAR PV SYSTEM EQUIPPED
WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



LABEL LOCATION
AC DISCONNECT , DC DISCONNECT, POINT OF INTERCONNECTION
(PER CODE: NEC690.56(C)(1)(A))

PHOTOVOLTAIC SYSTEM AC DISCONNECT SWITCH

RATED AC OPERATING CURRENT 48.40 AMPS AC
AC NOMINAL OPERATING VOLTAGE 240 VAC

LABEL LOCATION
AC DISCONNECT , POINT OF INTERCONNECTION
[PER CODE: NEC 690.54]

⚠ WARNING
POWER SOURCE OUTPUT
CONNECTION
DO NOT RELOCATE THIS
OVER-CURRENT DEVICE

LABEL LOCATION
POINT OF INTERCONNECTION
(PER CODE: NEC 705.12(b)(2)(3)(b))
[Not Required if Panel board is rated not less than sum of ampere ratings of all overcurrent devices supplying it]

CAUTION: SOLAR CIRCUIT

LABEL LOCATION
MARKINGS PLACED ON ALL INTERIOR AND EXTERIOR DC CONDUIT, RACEWAYS, ENCLOSURES AND CABLE ASSEMBLES AT LEAST EVERY 10 FT, AT TURNS AND ABOVE/BELOW PENETRATIONS AND ALL COMBINER/JUNCTION BOXES.
(PER CODE: IFC605.11.1.4)

SOLAR DISCONNECT

LABEL LOCATION
DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC690.13(B)]

⚠ WARNING
DUAL POWER SOURCE SECOND
SOURCE IS PHOTOVOLTAIC
SYSTEM

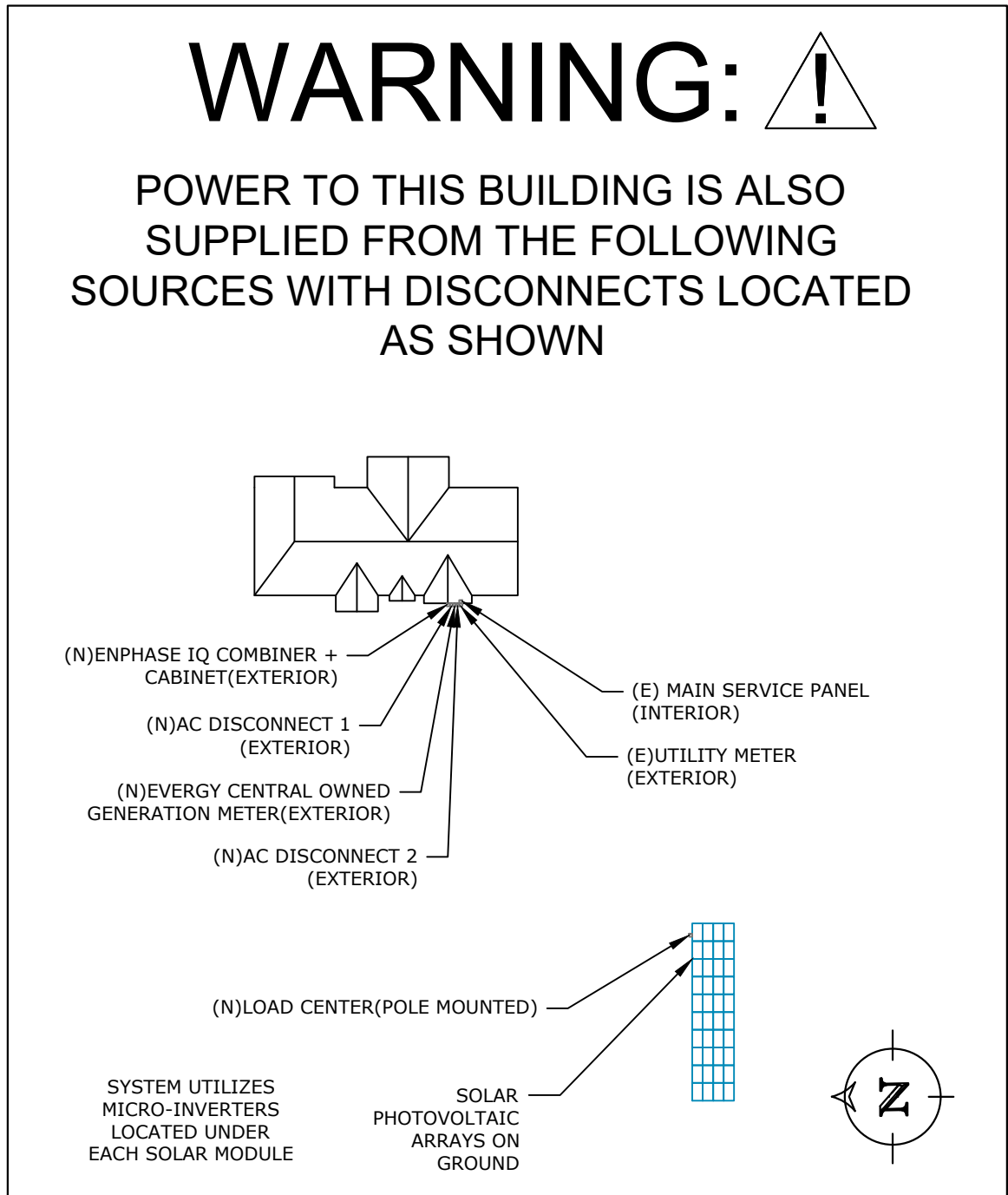
LABEL LOCATION
POINT OF INTERCONNECTION
[PER CODE: NEC705.12(D)(4)]

CAUTION: SOLAR ELECTRIC
SYSTEM CONNECTED

LABEL LOCATION
WEATHER RESISTANT MATERIAL, DURABLE ADHESIVE, UL969 AS STANDARD TO WEATHER RATING (UL LISTING OF MARKINGS NOT REQUIRED), MIN 3/16" LETTER HEIGHT ARIAL OR SIMILAR FONT NON-BOLD, PLACED WITHIN THE MAIN SERVICE DISCONNECT, PLACED ON THE OUTSIDE OF THE COVER WHEN DISCONNECT IS OPERATED WITH THE SERVICE PANEL CLOSED.
(PER CODE: NEC690.15 ,690.13(B))

RAPID SHUTDOWN
SWITCH FOR SOLAR PV
SYSTEM

LABEL LOCATION
INVERTER
[PER CODE: NEC 690.56(C)(3)]



ALL PLACARDS SHALL BE OF WEATHER PROOF CONSTRUCTION, BACKGROUND ON ALL PLACARDS SHALL BE RED WITH WHITE LETTERING U.O.N. PLACARD SHALL BE MOUNTED DIRECTLY ON THE EXISTING UTILITY ELECTRICAL SERVICE. FASTENERS APPROVED BY THE LOCAL JURISDICTION



CUSTOMER INFORMATION

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39.227684, -94.959935
APN: 052-108-33-0-00-00-006.09-0

AHJ: KS-COUNTY LEAVENWORTH

UTILITY: EVERGY CENTRAL

PRN NUMBER: RGS-26805



WARNING PLACARDS

DESIGNER /CHECKED BY: RK/BH PAPER SIZE: 17"X11"

SCALE: AS NOTED REV: A

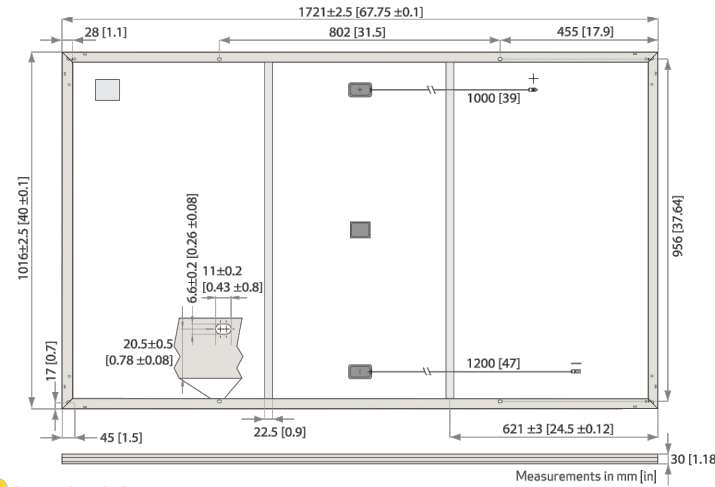
DATE: 6/17/2021 PL-1

SPEC SHEET

SOLAR'S MOST TRUSTED



REC ALPHA BLACK SERIES
PRODUCT DATASHEET



CERTIFICATIONS

| | |
|---|-------------------------|
| IEC 61215:2016, IEC 61730:2016, UL 1703, UL 61730 | |
| IEC 62804 | PID |
| IEC 61701 | Salt Mist |
| IEC 62716 | Ammonia Resistance |
| UL 1703 | Fire Type Class 2 |
| IEC 62782 | Dynamic Mechanical Load |
| IEC 61215-2:2016 | Hailstone (35mm) |
| AS4040.2 NCC 2016 | Cyclic Wind Load |
| ISO14001:2004, ISO9001:2015, OHSAS18001:2007, IEC 62941 | |



WARRANTY

| | Standard | REC ProTrust | |
|--|----------|--------------|-----------|
| Installed by an REC Certified Solar Professional | No | Yes | Yes |
| System Size | All | ≤25 kW | 25-500 kW |
| Product Warranty (yrs) | 20 | 25 | 25 |
| Power Warranty (yrs) | 25 | 25 | 25 |
| Labor Warranty (yrs) | 0 | 25 | 10 |
| Power in Year 1 | 98% | 98% | 98% |
| Annual Degradation | 0.25% | 0.25% | 0.25% |
| Power in Year 25 | 92% | 92% | 92% |

See warranty documents for details. Conditions apply.

MAXIMUM RATINGS

| | |
|--------------------------|---------------------------|
| Operational temperature: | -40 ... +85°C |
| Maximum system voltage: | 1000 V |
| Design load (+): snow | 4666 Pa (97.5 lbs/sq ft)* |
| Maximum test load (+): | 7000 Pa (146 lbs/sq ft)* |
| Design load (-): wind | 2666 Pa (55.6 lbs/sq ft)* |
| Maximum test load (-): | 4000 Pa (83.5 lbs/sq ft)* |
| Max series fuse rating: | 25 A |
| Max reverse current: | 25 A |

* Calculated using a safety factor of 1.5
* See installation manual for mounting instructions

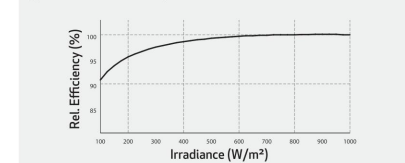
TEMPERATURE RATINGS*

| | |
|---|-------------|
| Nominal Module Operating Temperature: | 44°C (±2°C) |
| Temperature coefficient of P _{MAX} : | -0.26 %/°C |
| Temperature coefficient of V _{OC} : | -0.24 %/°C |
| Temperature coefficient of I _{SC} : | 0.04 %/°C |

* The temperature coefficients stated are linear values

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



GENERAL DATA

| | | | |
|---------------|---|-------------|--|
| Cell type: | 120 half-cut cells with REC heterojunction cell technology 6 strings of 20 cells in series | Connectors: | Stäubli MC4 PV-KBT4/KST4, 12 AWG (4mm ²) in accordance with IEC 62852 IP68 only when connected |
| Glass: | 0.13 in (3.2 mm) solar glass with anti-reflection surface treatment | Cable: | 12 AWG (4mm ²) PV wire, 39+47 in (1+1.2 m) in accordance with EN 50618 |
| Backsheet: | Highly resistant polymeric construction (black) | Dimensions: | 678 x 40 x 1.2 in (1721 x 1016 x 30 mm) 18.8 sq ft (1.75 m ²) |
| Frame: | Anodized aluminum (black) | Weight: | 43 lbs (19.5 kg) |
| Junction box: | 3-part, 3 bypass diodes, IP67 rated in accordance with IEC 62790 | Origin: | Made in Singapore |

ELECTRICAL DATA

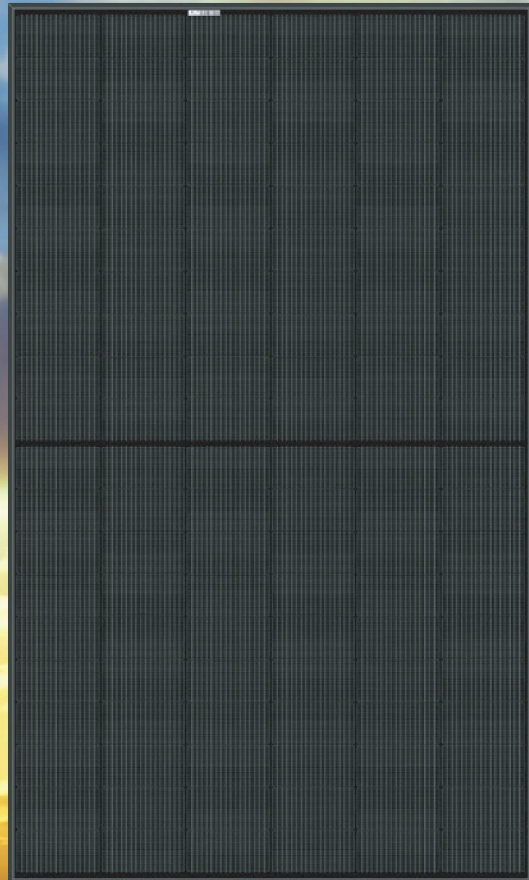
Product Code*: RECxxxAA Black

| | 355 | 360 | 365 | 370 | 375 |
|--|-------|-------|-------|-------|-------|
| Power Output - P _{MAX} (Wp) | 355 | 360 | 365 | 370 | 375 |
| Watt Class Sorting - (W) | -0/+5 | -0/+5 | -0/+5 | -0/+5 | -0/+5 |
| Nominal Power Voltage - V _{MPP} (V) | 36.4 | 36.7 | 37.1 | 37.4 | 37.8 |
| Nominal Power Current - I _{MPP} (A) | 9.77 | 9.82 | 9.85 | 9.9 | 9.94 |
| Open Circuit Voltage - V _{OC} (V) | 43.6 | 43.9 | 44 | 44.1 | 44.2 |
| Short Circuit Current - I _{SC} (A) | 10.47 | 10.49 | 10.52 | 10.55 | 10.58 |
| Power Density (W/sq ft) | 202.9 | 19.15 | 19.41 | 19.68 | 19.94 |
| Panel Efficiency (%) | 20.3 | 20.6 | 20.9 | 21.2 | 21.4 |

| | 271 | 274 | 278 | 282 | 286 |
|--|------|------|------|------|------|
| Power Output - P _{MAX} (Wp) | 271 | 274 | 278 | 282 | 286 |
| Nominal Power Voltage - V _{MPP} (V) | 34.3 | 34.6 | 35.0 | 35.2 | 35.6 |
| Nominal Power Current - I _{MPP} (A) | 7.89 | 7.93 | 7.96 | 8.00 | 8.03 |
| Open Circuit Voltage - V _{OC} (V) | 41.1 | 41.4 | 41.5 | 41.6 | 41.6 |
| Short Circuit Current - I _{SC} (A) | 8.46 | 8.47 | 8.50 | 8.52 | 8.55 |

Values at standard test conditions (STC: air mass AM1.5, irradiance 10.75 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% with in one watt class. Nominal module operating temperature (NMO): air mass AM1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). *Where xxx indicates the nominal power class (P_{MAX}) at STC above.

REC ALPHA BLACK SERIES



360 WP POWER



ELIGIBLE FOR

EXPERIENCE



PERFORMANCE

Founded in Norway in 1996, REC is a leading vertically integrated solar energy company. Through integrated manufacturing from silicon to wafers, cells, high-quality panels and extending to solar solutions, REC provides the world with a reliable source of clean energy. REC's renowned product quality is supported by the lowest warranty claims rate in the industry. REC is a Bluostar Elkem company with headquarters in Norway and operational headquarters in Singapore. REC employs around 2,000 people worldwide, producing 1.5 GW of solar panels annually.



Ref: PM-DS-12-02-Rev-D 03.20
Specifications subject to change without notice.



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UTILITY: EVERGY CENTRAL

PRN NUMBER: RGS-26805



MODULE SPEC SHEET

DESIGNER /CHECKED BY: RK/BH PAPER SIZE: 17"X11"

SCALE: AS NOTED REV: A

DATE: 6/17/2021 SS-1

SPEC SHEET

Data Sheet
Enphase Microinverters
 Region: AMERICAS

Enphase IQ 7 and IQ 7+ Microinverters

The high-powered smart grid-ready **Enphase IQ 7 Micro™** and **Enphase IQ 7+ Micro™** dramatically simplify the installation process while achieving the highest system efficiency.

Part of the Enphase IQ System, the IQ 7 and IQ 7+ Microinverters integrate with the Enphase IQ Envoy™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.



Easy to Install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 & 2017)

Productive and Reliable

- Optimized for high powered 60-cell and 72-cell* modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL listed

Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)

* The IQ 7+ Micro is required to support 72-cell modules.

Enphase IQ 7 and IQ 7+ Microinverters

| INPUT DATA (DC) | IQ7-60-2-US | | IQ7PLUS-72-2-US | |
|--|---|----------------------|--------------------------------|----------------------|
| Commonly used module pairings ¹ | 235 W - 350 W + | | 235 W - 440 W + | |
| Module compatibility | 60-cell PV modules only | | 60-cell and 72-cell PV modules | |
| Maximum input DC voltage | 48 V | | 60 V | |
| Peak power tracking voltage | 27 V - 37 V | | 27 V - 45 V | |
| Operating range | 16 V - 48 V | | 16 V - 60 V | |
| Min/Max start voltage | 22 V / 48 V | | 22 V / 60 V | |
| Max DC short circuit current (module Isc) | 15 A | | 15 A | |
| Overvoltage class DC port | II | | II | |
| DC port backfeed current | 0 A | | 0 A | |
| PV array configuration | 1 x 1 ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit | | | |
| OUTPUT DATA (AC) | IQ 7 Microinverter | | IQ 7+ Microinverter | |
| Peak output power | 250 VA | | 295 VA | |
| Maximum continuous output power | 240 VA | | 290 VA | |
| Nominal (L-L) voltage/range ² | 240 V / 211-264 V | 208 V / 183-229 V | 240 V / 211-264 V | 208 V / 183-229 V |
| Maximum continuous output current | 1.0 A (240 V) | 1.15 A (208 V) | 1.21 A (240 V) | 1.39 A (208 V) |
| Nominal frequency | 60 Hz | | 60 Hz | |
| Extended frequency range | 47 - 68 Hz | | 47 - 68 Hz | |
| AC short circuit fault current over 3 cycles | 5.8 Arms | | 5.8 Arms | |
| Maximum units per 20 A (L-L) branch circuit ³ | 16 (240 VAC) | 13 (208 VAC) | 13 (240 VAC) | 11 (208 VAC) |
| Overvoltage class AC port | III | | III | |
| AC port backfeed current | 0 A | | 0 A | |
| Power factor setting | 1.0 | | 1.0 | |
| Power factor (adjustable) | 0.85 leading ... 0.85 lagging | | 0.85 leading ... 0.85 lagging | |
| EFFICIENCY | @240 V | @208 V | @240 V | @208 V |
| Peak efficiency | 97.6 % | 97.6 % | 97.5 % | 97.3 % |
| CEC weighted efficiency | 97.0 % | 97.0 % | 97.0 % | 97.0 % |
| MECHANICAL DATA | | | | |
| Ambient temperature range | -40°C to +65°C | | | |
| Relative humidity range | 4% to 100% (condensing) | | | |
| Connector type (IQ7-60-2-US & IQ7PLUS-72-2-US) | MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter) | | | |
| Dimensions (WxHxD) | 212 mm x 175 mm x 30.2 mm (without bracket) | | | |
| Weight | 1.08 kg (2.38 lbs) | | | |
| Cooling | Natural convection - No fans | | | |
| Approved for wet locations | Yes | | | |
| Pollution degree | PD3 | | | |
| Enclosure | Class II double-insulated, corrosion resistant polymeric enclosure | | | |
| Environmental category / UV exposure rating | NEMA Type 6 / outdoor | | | |
| FEATURES | | | | |
| Communication | Power Line Communication (PLC) | | | |
| Monitoring | Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy. | | | |
| Disconnecting means | The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690. | | | |
| Compliance | CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC-2014 and NEC-2017 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions. | | | |

1. No enforced DC/AC ratio. See the compatibility calculator at <https://enphase.com/en-us/support/module-compatibility>.
 2. Nominal voltage range can be extended beyond nominal if required by the utility.
 3. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

To learn more about Enphase offerings, visit enphase.com

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AHJ: KS-COUNTY LEAVENWORTH

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PRN NUMBER: RGS-26805



INVERTER SPEC SHEET

DESIGNER /CHECKED BY: RK/BH PAPER SIZE: 17"X11"

SCALE: AS NOTED REV: A

DATE: 6/17/2021 SS-2



To learn more about Enphase offerings, visit enphase.com

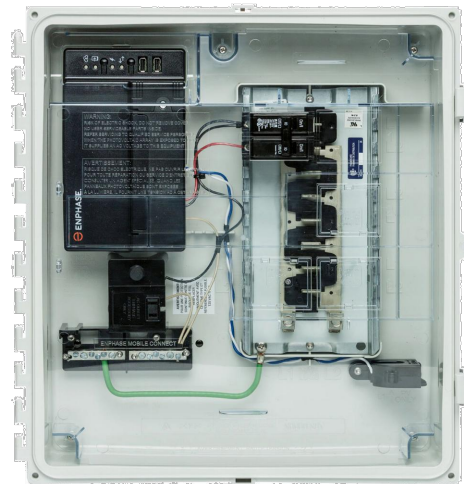


SPEC SHEET

Data Sheet
Enphase Networking

Enphase IQ Combiner+ (X-IQ-AM1-240-2)

The **Enphase IQ Combiner+**™ with Enphase IQ Envoy™ consolidates interconnection equipment into a single enclosure and streamlines PV and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Eaton BR series busbar assembly.



Smart

- Includes IQ Envoy for communication and control
- Flexible networking supports Wi-Fi, Ethernet, or cellular
- Provides production metering and optional consumption monitoring
- Supports installation of the Enphase Q Aggregator™

Simple

- Eaton BR series panelboard interior
- Up to four 2-pole branch circuits for 240 VAC plug-in breakers (not included)
- 80 A total PV or storage branch circuits

Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- Five-year warranty
- UL listed



To learn more about Enphase offerings, visit enphase.com



Enphase IQ Combiner+

| MODEL NUMBER | |
|---|---|
| IQ Combiner+ X-IQ-AM1-240-2 | IQ Combiner+ with Enphase IQ Envoy™ for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and optional* consumption monitoring (+/- 2.5%). |
| ACCESSORIES (order separately) | |
| Enphase Mobile Connect™ CELLMODEM-03 (4G / 12-year data plan) CELLMODEM-01 (3G / 5-year data plan) CELLMODEM-M1 (4G LTE CAT-M1 / 5-year data plan) | Plug and play industrial grade cellular modem with data plan for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.) |
| Consumption Monitoring CT CT-200-SPLIT | Split core current transformers enable whole home consumption metering* (+/- 2.5%). |
| Circuit Breakers BRK-15A-2-240 BRK-20A-2-240 | Breaker, 2 pole, 15A, Eaton BR215 Breaker, 2 pole, 20A, Eaton BR220 |
| ELECTRICAL SPECIFICATIONS | |
| Rating | Continuous duty |
| System voltage | 240 VAC, 60 HZ |
| Eaton BR series busbar rating | 125 A |
| Max. continuous current rating (output to grid) | 65 A |
| Max. fuse/circuit rating (output) | 90 A |
| Branch circuits (solar and/or storage) | Up to four 2-pole Eaton BR series Distributed Generation (DG) breakers only (not included) |
| Max. continuous current rating (input from PV) | 64 A |
| Max. total branch circuit breaker rating (input) | 80 A (any combination) |
| Production Metering CT | 200 A solid core pre-installed and wired to IQ Envoy |
| MECHANICAL DATA | |
| Dimensions (WxHxD) | 49.3 x 46.5 x 16.0 cm (19.4" x 18.3" x 6.3") |
| Weight | 7.5 kg (16.5 lbs) |
| Ambient temperature range | -40° C to +46° C (-40° to 115° F) |
| Cooling | Natural convection, plus heat shield |
| Enclosure environmental rating | Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction |
| Wire sizes | <ul style="list-style-type: none"> • 20 A to 50 A breaker inputs: 14 to 4 AWG copper conductors • 60 A breaker branch input: 3 to 1/0 AWG copper conductors • Main lug combined output: 10 to 2/0 AWG copper conductors • Neutral and ground: 14 to 1/0 copper conductors Always follow local code requirements for conductor sizing. |
| Altitude | To 2000 meters (6,560 feet) |
| INTERNET CONNECTION OPTIONS | |
| Integrated Wi-Fi | 802.11b/g/n |
| Ethernet | 802.3, Cat5E (or Cat 6) UTP Ethernet cable - not included |
| Cellular | Optional, CELLMODEM-01 (3G) or CELLMODEM-03 (4G) (not included) |
| COMPLIANCE | |
| Compliance, Combiner | UL 1741 CAN/CSA C22.2 No. 107.1 47 CFR, Part 15, Class B, ICES 003 Production metering: ANSI C12.20 accuracy class 0.5 (PV production) |
| Compliance, IQ Envoy | UL 916 CAN/CSA C22.2 No. 61010-1 |

* Consumption monitoring is required for Enphase Storage Systems.

To learn more about Enphase offerings, visit enphase.com

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2018-05-02



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PRN NUMBER: RGS-26805



OPTIMIZER SPEC SHEET

DESIGNER /CHECKED
BY: RK/BH

PAPER SIZE: 17"X11"

SCALE: AS NOTED

REV: A

DATE: 6/17/2021

SS-3



GO BIG ON TURF

SunTurf™ Ground Mount System



SunModo offers the next generation Ground Mount System with SunTurf™. The streamlined design combines the strength of Helio Rails with steel pipes to create the perfect ground mount solution.

SunTurf™ is ideal for solar installers looking for a durable and cost-effective system that can accommodate a wide variety of soil conditions.

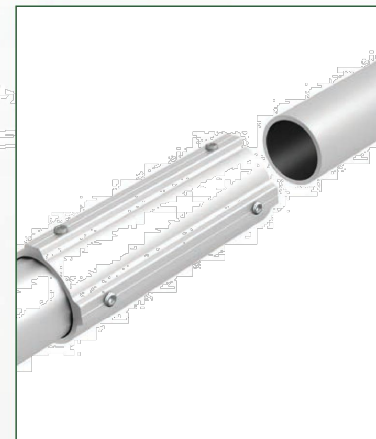
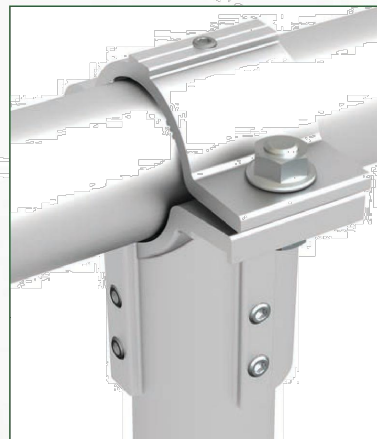
The SunTurf™ Ground Mount Advantage

- ✓ Easily scalable from kilowatts to multimewatts PV Arrays.
- ✓ Foundation design solution for every soil condition.
- ✓ Online configuration tool available to streamline design process.
- ✓ Components optimized for strength, durability and fast installation.
- ✓ UL 2703 Listed by Intertek.

Key Features of SunTurf™ Ground Mount System

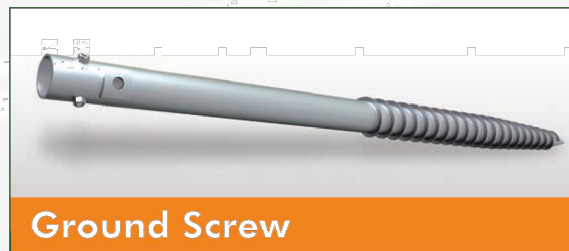


SunTurf™ Ground Mount System easily integrate Helio Rails with Schedule 40 steel pipes. No drilling is required to attach the aluminum rails to the horizontal pipe. Optional bracing can provide additional structural rigidity for sites with high snow or wind load conditions. Anchor any ground mount installation using one of our fountain types including helical piles, precast ballasts and concrete piers.



Augers and Ground Screws

Our augers are suitable for use in weak to moderate strength soils and areas with a high-water table. Our ground screws are ideal for use in hard packed earth or soils with large amounts of cobble and gravel.



Ground Screw



Earth Auger

Technical Data

| | |
|----------------------|--|
| Application | Ground Mount |
| Material | High grade aluminum, galvanized steel and 304 stainless steel hardware |
| Module Orientation | Portrait and Landscape |
| Tilt Angle | Range between 10 to 50 degrees |
| Foundation Types | Post in concrete, helical earth auger, ground screw anchor and ballast |
| Structural Integrity | Stamped engineering letters available |
| Certificate | UL2703 listed by ETL |
| Warranty | 25 years |

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AHJ: KS-COUNTY LEAVENWORTH

UTILITY: EVERGY CENTRAL

PRN NUMBER: RGS-26805



GROUND MOUNT SPEC SHEET

DESIGNER / CHECKED BY: RK/BH PAPER SIZE: 17"X11"

SCALE: AS NOTED REV: A

DATE: 6/17/2021 SS-4

Earth Anchor Installation: Introduction

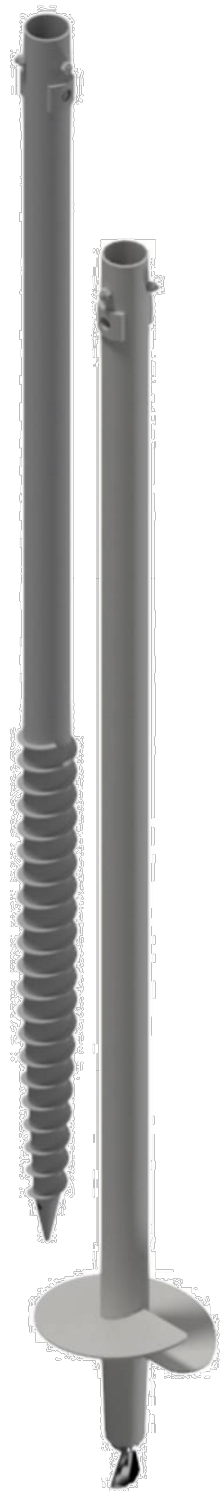
Installation Methods:

Ground Screws and Blade Augers can be installed quickly in a wide variety of soil conditions using a variety of methods. These Earth Anchors are ready for loading immediately after installation which makes them ideal for one day PV installations. This document is intended to provide guidance on the methods we have used to drive SunModo Ground Screws and Blade Augers into the ground.

In remote areas where heavy equipment cannot be driven to the installation site, Ground Screws, and a little manual labor, can be used to get the job done. This manual offers two options for installing Ground Screws without the use of heavy equipment. This document is intended to provide guidance in selection of the method which is best for your specific project:

- 1. BY HAND:** Manual installation using a Tee Handle made of pipe fittings is one option when using a tractor is not a possibility. All of the components needed can be purchased at your local hardware store. In good spoil the "By Hand" method allows you the ability to set the Ground Screws to a depth of 6 to 7 feet.
- 2. HAND HELD ROTATOR:** These two man hole diggers are available for rent or purchase at local hardware stores such as Home Depot and Lowe's. Generating 190 ft. lbs. of torque, these hole diggers are easy to carry into hard to reach construction sites.

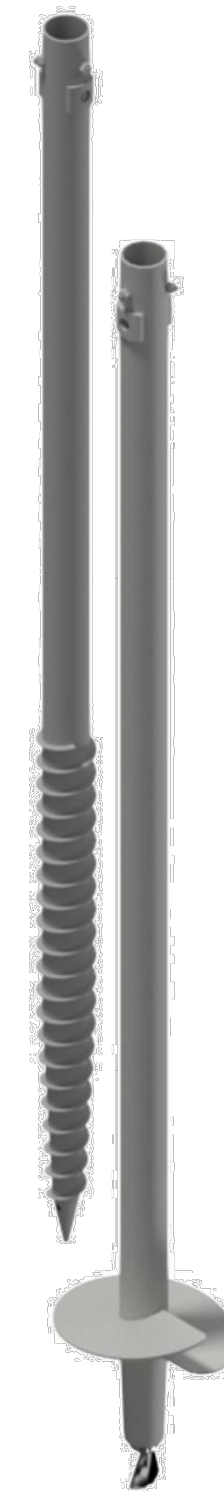
Both hand methods are limited to Ground Screw installations.
- 3. MACHINE OPERATED ROTATOR:** Hydraulic attachable equipment can be used with all sorts of loaders, excavators, tractors and even self-propelled drilling rigs. With this installation method it is possible to drive either the Ground Screw or the Blade Auger into the ground.



Earth Anchor Installation: Product Specification

| BASIC INFORMATION | |
|-----------------------|---|
| Part Number | A21146-XXX |
| Description | 10" Helix Blade Auger |
| Lengths (-063 -080) | 63 inches 80 inches |
| Auger Diameter | 2.71" [69mm] ID 2.99" [76mm] OD |
| Attachment Hardware | 3X M16 Set Screws |
| Material | #45 Structural Carbon Steel |
| Finish | Hot Dip Galvanized |
| Approximate Weight | 18.1 lbs [8,2 kg] 23.1 lbs [10,5 kg] |

| BASIC INFORMATION | |
|-----------------------|---|
| Part Number | A21147-XXX |
| Description | Screw Anchor |
| Lengths (-063 -080) | 63 inches 80 inches |
| Auger Diameter | 2.71" [69mm] ID 2.99" [76mm] OD |
| Attachment Hardware | 3X M16 Set Screws |
| Material | #45 Structural Carbon Steel |
| Finish | Hot Dip Galvanized |
| Approximate Weight | 18.1 lbs [8,2 kg] 23.1 lbs [10,5 kg] |



CUSTOMER INFORMATION

NAME: DAN WESSEL

ADDRESS: 25013 164TH STREET,
LEAVENWORTH, KS 66048

39.227684, -94.959935
APN: 052-108-33-0-00-00-006.09-0

AHJ: KS-COUNTY LEAVENWORTH

UTILITY: EVERGY CENTRAL

PRN NUMBER: RGS-26805



GROUND SCREW SPEC SHEET

DESIGNER /CHECKED BY: RK/BH PAPER SIZE: 17"X11"

SCALE: AS NOTED REV: A

DATE: 6/17/2021 SS-5

SPEC SHEET



INFORMATION SHEET

KUP-L-Tap, Insul-Eater Single Use Insulation Piercing Connectors

1) Specifications:

Conductors - Class B or C Aluminum and or Copper wires
 Temperature rating - 90°C

| Item ID | Run | Tap | Torque (in-lbs) | Tools (Socket & Box wrenches) | Voltage |
|-----------------|------------------|---------------|-----------------|-------------------------------|-----------------------------|
| IPC-1/0-2 | 1/0 - 8 AWG | #2 - #8 AWG | 192 | 1/2" | 300 (480 grounded Y system) |
| IPC-4/0-6 | 4/0 - #4 AWG | #6 - #14 AWG | 156 | 1/2" | 600 |
| IPC-4/0-2/0 * + | 4/0 - #2 AWG | 2/0 - #6 AWG | 300 | 1/2" | 600 |
| IPC-250-4/0 * # | 250 kcmil-#1 AWG | 4/0 - #6 AWG | 360 | 5/8" | 600 |
| IPC-350-4/0 | 350 kcmil-4/0 | 4/0 - #10 AWG | 300 | 5/8" | 300 (480 grounded Y system) |
| IPC-350-350 | 350 kcmil-4/0 | 350 kcmil-4/0 | 300 | 5/8" | 300 (480 grounded Y system) |
| IPC-500-12 | 500-250 kcmil | #10-#12 AWG | 300 | 5/8" | 300 (480 grounded Y system) |
| IPC-500-250 | 500-250 kcmil | 250 - #4 AWG | 720 | 5/8" & 11/16" | 600 |
| IPC-500-500 * | 500-300 kcmil | 500-250 kcmil | 900 | 7/8" | 600 |
| IPC-750-500 * | 750-500kcmil | 500-350kcmil | 900 | 7/8" | 600 |

* Can be used on bare wire or bare & insulated wire combinations

* - When used on bare conductor, break out the tabs and extend wire 1.5 - 2" beyond the connector body.

+ Tap side is limited to .528" OD including the insulation.

Max OD on the main is .730" including insulation

-IPC-250-4/0 & IPC-4/0-2/0- To insure the top and bottom are aligned -There are lines on the side of the connector to help.

2) Installation Instructions For Use as a Run and Tap:

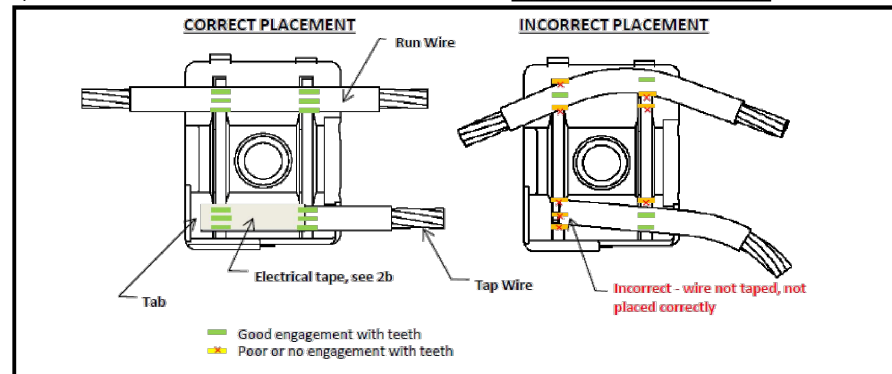
- a) Remove the tab blocking the **Main** conductor groove with screwdriver or **pliers**.
 - Tap must be broken cleanly to the bottom of the channel.
- b) Cut insulated cable end **squarely** and apply a crisscrossed layer of UL listed electrical **tape over the exposed end of the wire**.
 Tape the exposed wire end with Two pieces of **tape** measuring approximately three inches long.
- c) **Separate** the connector halves by loosening the bolt.
BE SURE THE TAP CONDUCTOR IS ALL THE WAY THROUGH THE CONNECTOR.
- d) Slide the connector over the run conductor.
- e) Insert the **tap** conductor until it **butts** up against the **tab**.
BE SURE THE TAP CONDUCTOR IS ALL THE WAY THROUGH THE CONNECTOR.
- f) Center both conductors over the piercing teeth, and finger tighten the bolt.
-(Refer to the diagram below for correct placement of conductors)
- g) Holding the connector firmly in your hand, tighten the bolt to the **torque** in the above table.



[Click For YouTube Video](#)

3) Additional Information

- a) Connector can be used on **BUILDING CODE (Stranded CLASS B or C)** wire either copper and/or aluminum conductors
- b) The Insul-Eater is **fully** insulated without an external cover or tape
- c) The Insul-Eater connector should not be installed when **tap conductor is under load**



Form 73
 Revised 6-15-2016



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 APN: 052-108-33-0-00-00-006.09-0

AHJ: KS-COUNTY LEAVENWORTH

UTILITY: EVERGY CENTRAL

PRN NUMBER: RGS-26805



WIRE TAP CONNECTOR SPEC SHEET

DESIGNER /CHECKED BY: RK/BH PAPER SIZE: 17"X11"

SCALE: AS NOTED REV: A

DATE: 6/17/2021 SS-6

From: [Anderson, Lauren](#)
Sent: Wednesday, September 8, 2021 12:11 PM
To: [Gentzler, Joshua](#)
Cc: [Noll, Bill](#)
Subject: RE: DEV-21-123 Variance - 25013 164th St

Public Works does not have any comment on the requested variance as this does not involved any structures adjacent to the road/ROW.

Lauren

From: Gentzler, Joshua
Sent: Monday, August 30, 2021 2:37 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 'Mike Stackhouse' <firedistrict1@fd1lv.org>
Subject: DEV-21-123 Variance - 25013 164th St

All,

The Leavenworth County Planning and Zoning Department has received a request for a Variance regarding a building permit for accessory structures in addition to the 2.5% square footage limit, as established in Article 5, Section 4.6 of the Zoning and Subdivision Regulations, located at 25013 164th St. The applicant has a 1.4 acre sized property which is limited to 1525 square feet of accessory buildings/structures. The applicant currently has the maximum allowed accessory structures on his property and is asking for a variance to allow additional accessory structures.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, September 6th, 2021.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at jgentzler@LeavenworthCounty.gov.

Thank you,

Joshua Gentzler
Planner II
[Planning & Zoning](#)
Leavenworth County
913.684.0464