

At this time the Courthouse is open to the public. Anyone wishing to attend will need to call ahead at 913-684-0417 to reserve a seat as the meeting room has limited capacity. We are encouraging everyone to continue to view the meeting live via YouTube.

Leavenworth County
Board of County Commissioners

Regular Meeting Agenda
300 Walnut Street, Suite 225
Leavenworth, KS 66048
October 27, 2021
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting for agenda items **only** and limited to three minutes per person. Comments at the end of the meeting shall be open to any topic of general interest to the Board of County Commissioners and limited to five minutes per person. There should be no expectation of interaction by the Commission during this time.

Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.

a) Approval of the minutes of October 21, 2021

- b) Approval of the schedule for the week November 1, 2021
- c) Approval of the check register
- d) Approve and sign the OCB's
- e) Approve Case Number DEV-21-134 & 135 Preliminary and Final Plat for Johnson Corner
- f) Approve Case Number DEV-144 & 145 Preliminary and Final Plat for Redford Addition

VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve Resolution 2021-48, a special use permit for a boat storage facility for Dusselier Boat Storage located at 15829 174th St.

VIII. PRESENTATIONS AND DISCUSSION ITEMS: presentations are materials of general concern where no action or vote is requested or anticipated.

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

**WORK SESSION IMMEDIATELY FOLLOWING REGULAR MEETING TO
DISCUSS ACCESS MANAGEMENT, PLAT SUBMITTAL PROCESS AND THE
COMPREHENSIVE PLAN**

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, October 25, 2021

Tuesday, October 26, 2021

9:00 a.m. Workforce Partnership Board Training Session via Zoom - **CANCELLED**

12:00 p.m. MARC meeting via Zoom

Wednesday, October 27, 2021

9:00 a.m. Leavenworth County Commission meeting
• Commission Meeting Room, 300 Walnut, Leavenworth KS

Thursday, October 28, 2021

Friday, October 29, 2021

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

*****October 21, 2021 *****

The Board of County Commissioners met in a regular session on Thursday, October 21, 2021. Commissioner Mike Smith, Commissioner Culbertson, Commissioner Doug Smith and Commissioner Stieben are present; Commissioner Kaaz is present by phone; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Aaron Yoakum, Buildings and Grounds Director; Bill Noll, Infrastructure and Construction Services; and John Richmeier, Leavenworth Times

Residents: AW Himpel, Joe Herring, John Matthews, Dennis Taylor

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Mark Loughry reported that the Senate passed legislation allowing more flexibility on the ARPA funds.

Commissioner Stieben requested a public hearing at the review of the Comprehensive Plan.

Mr. Loughry indicated the public hearing will be held at the Planning Commission meeting.

Commissioner Stieben inquired about a special use permit that was heard by the Board on September 1st and sent back to the Planning Commission.

A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson to bring it to the agenda for next week.

Motion passed, 5-0.

David Van Parys clarified matters regarding the Kaw Valley special use permit indicating the issue is on hold pending the outcome of subsequent appeal filed by Kaw Valley.

Commissioner Kaaz requested the check register be removed from the consent agenda.

A motion was made by Commissioner Culbertson and seconded by Commissioner Doug Smith to accept the consent agenda for Thursday, October 21, 2021 minus the check registry.

Motion passed, 5-0.

A motion was made by Commissioner Culbertson and seconded by Commissioner Doug Smith to accept the check registry section of the consent agenda.

Motion passed, 4-0 Commissioner Kaaz abstained.

Aaron Yoakum requested to award bid to Sands Construction for the 1st floor Cushing Building remodel for the Council on Aging area.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Culbertson to approve the contract with Sands Construction for the Cushing remodel first floor for an amount not to exceed \$3,000,000.00.

Motion passed, 5-0.

Bill Noll requested approval of Resolution 2021-47, approving the gravel road dust control policy and the dust control request form.

A motion was made by Commissioner Culbertson and seconded by Commissioner Stieben to approve Resolution 2021-47 approving the gravel road dust control policy and the 2022 dust control request form changes.

Motion passed, 5-0.

Commissioner Doug Smith attended the Basehor City Council meeting and will attend the Juvenile Corrections Advisory Board meeting this afternoon.

Commissioner Stieben attended the Kansas Association of Counties conference meeting this week. He also met with the Tonganoxie city administrator and staff.

Commissioner Kaaz participated in the LCDC and LCPA meetings, the Leavenworth City Commission meeting and the Adult Corrections Advisory Board meeting. She will attend the Juvenile Corrections Advisory Board meeting this afternoon.

Commissioner Culbertson attended the Kansas Association of Counties conference. He met with Representative Neeley and Rural Water Districts #1, 2, 5 and 12 regarding the ARPA funds.

Commissioner Mike Smith attended the Kansas Association of Counties conference and met with staff at the Mid-America Regional Council. He attended the Veteran's Memorial Dedication at the Kenneth Bernard park where the Lion's Club put in benches. He also attended a Fire District #1 meeting.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben to adjourn.

Motion passed, 5-0.

The Board adjourned at 9:35 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, November 1, 2021

Tuesday, November 2, 2021

Wednesday, November 3, 2021

9:00 a.m. Leavenworth County Commission meeting
• Commission Meeting Room, 300 Walnut, Leavenworth KS

Thursday, November 4, 2021

Friday, November 5, 2021

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	323039	94755 AP	10/22/2021	1-001-5-31-289	PLANNED GENERATOR MAINT		247.50	
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	323039	94755 AP	10/22/2021	1-001-5-31-290	PLANNED GENERATOR MAINT		307.00	
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	323039	94755 AP	10/22/2021	1-001-5-31-297	PLANNED GENERATOR MAINT		247.50	
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	323039	94755 AP	10/22/2021	1-001-5-31-298	PLANNED GENERATOR MAINT		437.50	
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	323039	94755 AP	10/22/2021	1-001-5-32-209	PLANNED GENERATOR MAINT		245.00	
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	323039	94755 AP	10/22/2021	1-001-5-32-209	PLANNED GENERATOR MAINT		467.50	
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	323039	94755 AP	10/22/2021	1-001-5-33-209	PLANNED GENERATOR MAINT		600.00	
							*** VENDOR	2138 TOTAL		2,552.00
20588	ADVANTAGE	ADVANTAGE PRINTING	323041	94757 AP	10/22/2021	1-001-5-03-301	ACCT 168; CO TREAS STATEMENTS,		272.80	
20588	ADVANTAGE	ADVANTAGE PRINTING	323041	94757 AP	10/22/2021	1-001-5-03-301	ACCT 168; CO TREAS STATEMENTS,		567.01	
20588	ADVANTAGE	ADVANTAGE PRINTING	323041	94757 AP	10/22/2021	1-001-5-19-301	DIST CT CSO BUSINESS CARDS ACC		45.00	
							*** VENDOR	20588 TOTAL		884.81
1054	ALLIANCE A	ALLIANCE AGAINST FAMILY VIOLEN	323010	94748 AP	10/19/2021	1-001-5-29-204	4TH QUARTER PER 2021 LVCO BUDG		13,750.00	
249	AMBERWELL	ATCHISON HOSPITAL	323043	94759 AP	10/22/2021	1-001-5-07-206	LVCO SHERIFF TESTS/PHYSICALS		85.00	
249	AMBERWELL	ATCHISON HOSPITAL	323043	94759 AP	10/22/2021	1-001-5-07-206	LVCO SHERIFF TESTS/PHYSICALS		45.00	
249	AMBERWELL	ATCHISON HOSPITAL	323043	94759 AP	10/22/2021	1-001-5-07-206	LVCO SHERIFF TESTS/PHYSICALS		95.00	
249	AMBERWELL	ATCHISON HOSPITAL	323043	94759 AP	10/22/2021	1-001-5-07-206	LVCO SHERIFF TESTS/PHYSICALS		85.00	
249	AMBERWELL	ATCHISON HOSPITAL	323043	94759 AP	10/22/2021	1-001-5-07-206	LVCO SHERIFF TESTS/PHYSICALS		20.00	
249	AMBERWELL	ATCHISON HOSPITAL	323043	94759 AP	10/22/2021	1-001-5-28-212	HR - DRUG SCREEN,PHYSICAL CAP		270.00	
249	AMBERWELL	ATCHISON HOSPITAL	323043	94759 AP	10/22/2021	1-001-5-28-212	HR - DRUG SCREEN,PHYSICAL CAP		380.00	
							*** VENDOR	249 TOTAL		980.00
13088	APPRAISER	APPRAISER'S EDUCATION FUND	323044	94760 AP	10/22/2021	1-001-5-41-202	MENDEZ,AG USE VALUATION,PROP T		160.00	
13088	APPRAISER	APPRAISER'S EDUCATION FUND	323044	94760 AP	10/22/2021	1-001-5-41-202	MENDEZ,AG USE VALUATION,PROP T		130.00	
							*** VENDOR	13088 TOTAL		290.00
2167	ASTROPHYSICS INC	ASTROPHYSICS INC	323045	94761 AP	10/22/2021	1-001-5-07-208	1447 1 YR WARRANTY X-RAY MACHI		7,810.00	
2541	BEST PLUMBING SPECIA	BEST PLUMBING SPECIALTIES,INC	323046	94762 AP	10/22/2021	1-001-5-07-357	SHERIFF:JAIL PLUMBING SUPPLIES		24.25	
2541	BEST PLUMBING SPECIA	BEST PLUMBING SPECIALTIES,INC	323046	94762 AP	10/22/2021	1-001-5-07-357	SHERIFF:JAIL PLUMBING SUPPLIES		960.00	
							*** VENDOR	2541 TOTAL		984.25
158	BLUE VA PU	BLUE VALLEY PUBLIC SAFETY INC	323047	94763 AP	10/22/2021	1-001-5-07-208	MAINT AGREEMENT 1011211510 TO		26,041.00	
158	BLUE VA PU	BLUE VALLEY PUBLIC SAFETY INC	323047	94763 AP	10/22/2021	1-001-5-07-215	MAINT AGREEMENT 1011211510 TO		8,500.00	
158	BLUE VA PU	BLUE VALLEY PUBLIC SAFETY INC	323047	94763 AP	10/22/2021	1-001-5-07-221	MAINT AGREEMENT 1011211510 TO		1,000.00	
							*** VENDOR	158 TOTAL		35,541.00
36	CAHILL PAT	PATRICK J CAHILL	323048	94764 AP	10/22/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY CONTR		3,000.00	
25101	CANON U S	CANON U S A INC	323049	94765 AP	10/22/2021	1-001-5-19-204	1865950 DIST CT CLERKS FRONT C		179.98	
362	CASAD BENJAMIN	BENJAMIN CASAD	323050	94766 AP	10/22/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY CONTR		3,000.00	
24545	CDW GOVERN	CDW GOVERNMENT INC	323051	94767 AP	10/22/2021	1-001-5-11-308	3773122 2 LAPTOPS (CO ATTY)		1,693.32	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	323012	94750 AP	10/19/2021	1-001-5-14-220	20642-12094264312109 GAS SVC		1,234.46	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	323012	94750 AP	10/19/2021	1-001-5-32-392	20642-12019296502109 GAS SERV		1,564.40	
							*** VENDOR	5637 TOTAL		2,798.86
21300	DIST CT EMPL REIMB	STEVE CROSSLAND	323054	94770 AP	10/22/2021	1-001-5-19-213	REIM MILEAGE		70.56	
21300	DIST CT EMPL REIMB	STEVE CROSSLAND	323054	94770 AP	10/22/2021	1-001-5-19-213	REIM MILEAGE		28.00	
							*** VENDOR	21300 TOTAL		98.56
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-001-5-11-253	VEHICLE LEASE ACH (OCTOBER 202		413.25	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-001-5-41-271	VEHICLE LEASE ACH (OCTOBER 202		360.85	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-001-5-41-271	VEHICLE LEASE ACH (OCTOBER 202		359.77	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-001-5-41-271	VEHICLE LEASE ACH (OCTOBER 202		368.98	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-001-5-41-271	VEHICLE LEASE ACH (OCTOBER 202		354.63	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-001-5-41-271	VEHICLE LEASE ACH (OCTOBER 202		327.10	
							*** VENDOR	516725 TOTAL		2,184.58
1227	EVANS REAL	EVANS REAL ESTATE CO	323056	94772 AP	10/22/2021	1-001-5-03-230	NOTARY BOND - AMY HANCOCK		50.00	
86	EVERGY	EVERGY KANSAS CENTRAL INC	323057	94773 AP	10/22/2021	1-001-5-05-215	ELEC SVC EMS 9101		818.38	
8726	FAGAN COMPANY	FAGAN COMPANY	323059	94775 AP	10/22/2021	1-001-5-32-209	24520 JC CHLILER NOT OPERATING		472.34	

START DATE: 10/16/2021 END DATE: 10/22/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
8726	FAGAN COMPANY	FAGAN COMPANY	323059	94775 AP	10/22/2021	1-001-5-32-209	24520 JUSTICE CENTER BOILER	AL	371.62	
								*** VENDOR	8726 TOTAL	843.96
2410	FIRST CALL INC	FIRST CALL INC	323060	94776 AP	10/22/2021	1-001-5-13-211	INV13804 AUGUST TRANSPORTS		130.00	
2410	FIRST CALL INC	FIRST CALL INC	323060	94776 AP	10/22/2021	1-001-5-13-211	INV13804 AUGUST TRANSPORTS		130.00	
2410	FIRST CALL INC	FIRST CALL INC	323060	94776 AP	10/22/2021	1-001-5-13-211	INV13804 AUGUST TRANSPORTS		130.00	
2410	FIRST CALL INC	FIRST CALL INC	323060	94776 AP	10/22/2021	1-001-5-13-211	INV13804 AUGUST TRANSPORTS		130.00	
2410	FIRST CALL INC	FIRST CALL INC	323060	94776 AP	10/22/2021	1-001-5-13-211	INV13804 AUGUST TRANSPORTS		230.00	
2410	FIRST CALL INC	FIRST CALL INC	323060	94776 AP	10/22/2021	1-001-5-13-211	INV13804 AUGUST TRANSPORTS		130.00	
2410	FIRST CALL INC	FIRST CALL INC	323060	94776 AP	10/22/2021	1-001-5-13-211	INV13804 AUGUST TRANSPORTS		130.00	
2410	FIRST CALL INC	FIRST CALL INC	323060	94776 AP	10/22/2021	1-001-5-13-211	INV13804 AUGUST TRANSPORTS		130.00	
2410	FIRST CALL INC	FIRST CALL INC	323060	94776 AP	10/22/2021	1-001-5-13-211	INV13804 AUGUST TRANSPORTS		130.00	
2410	FIRST CALL INC	FIRST CALL INC	323060	94776 AP	10/22/2021	1-001-5-13-211	INV13804 AUGUST TRANSPORTS		130.00	
2410	FIRST CALL INC	FIRST CALL INC	323060	94776 AP	10/22/2021	1-001-5-13-211	INV13804 AUGUST TRANSPORTS		130.00	
2410	FIRST CALL INC	FIRST CALL INC	323060	94776 AP	10/22/2021	1-001-5-13-211	INV13804 AUGUST TRANSPORTS		300.00	
								*** VENDOR	2410 TOTAL	1,570.00
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		500.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		500.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		50.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		50.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		50.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		50.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		50.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		25.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		25.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		25.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		25.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		25.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		25.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		50.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		19.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		19.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		277.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	323061	94777 AP	10/22/2021	1-001-5-13-271	INV 18588 SEPT AUTOPSIES ET AL		15.00	
								*** VENDOR	5824 TOTAL	20,255.00
81	FULLER G	GARY L FULLER ATTY	323062	94778 AP	10/22/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY - CON		3,000.00	
971	GALLS	GALLS	323063	94779 AP	10/22/2021	1-001-5-07-350	5289255 SHERIFF - UNIFORMS		220.00	
971	GALLS	GALLS	323063	94779 AP	10/22/2021	1-001-5-07-350	5289255 SHERIFF - UNIFORMS		320.00	
								*** VENDOR	971 TOTAL	540.00
16080	GT DISTRIBUTORS	GT DISTRIBUTORS	323065	94781 AP	10/22/2021	1-001-5-07-353	09074 HOLSTERS		382.00	
1941	HALLEY	LAW OFFICE OF E ELAINE HALLEY	323066	94782 AP	10/22/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY		3,000.00	
22605	HINCKLEY S	HINCKLEY SPRINGS	323068	94784 AP	10/22/2021	1-001-5-11-208	17137512660768 FILTRATION SYST		42.50	
495	IDENTISYS	IDENTISYS INC	323069	94785 AP	10/22/2021	1-001-5-07-362	LC132 DUEL LAMINTAOR & SUPPLIE		2,717.97	
495	IDENTISYS	IDENTISYS INC	323069	94785 AP	10/22/2021	1-001-5-07-362	LC132 DUEL LAMINTAOR & SUPPLIE		201.82	
								*** VENDOR	495 TOTAL	2,919.79

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	323071	94787 AP	10/22/2021	1-001-5-31-288	LEAV03 EMS 9102 AC SVC CALL	660.00	
1602	JERRY INGRAM FIRE &	JERRY INGRAM	323073	94789 AP	10/22/2021	1-001-5-05-351	EMS - INSULATED BOOTS	193.98	
26400	KANSAS GAS	KANSAS GAS SERVICE	323014	94752 AP	10/19/2021	1-001-5-14-220	510614745 1628631 73 GAS TRANS	539.62	
26400	KANSAS GAS	KANSAS GAS SERVICE	323014	94752 AP	10/19/2021	1-001-5-32-392	510614745 1628631 73 GAS TRANS	664.28	
26400	KANSAS GAS	KANSAS GAS SERVICE	323014	94752 AP	10/19/2021	1-001-5-33-392	510614745 1562996 18 CUSHING G	74.29	
26400	KANSAS GAS	KANSAS GAS SERVICE	323014	94752 AP	10/19/2021	1-001-5-33-392	510614745 1562996 18 CUSHING G	69.02	
							*** VENDOR 26400 TOTAL		1,347.21
30	KOHL FRANK	FRANK E KOHL	323077	94793 AP	10/22/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
1842	KONE INC	KONE INC	323078	94794 AP	10/22/2021	1-001-5-31-220	N243825 ELEVATOR MAINT SEPTEMB	129.86	
1842	KONE INC	KONE INC	323078	94794 AP	10/22/2021	1-001-5-32-262	N243825 ELEVATOR MAINT SEPTEMB	519.46	
							*** VENDOR 1842 TOTAL		649.32
1629	KU PHYSICIANS	KANSAS UNIVERSITY PHYSICIANS I	323079	94795 AP	10/22/2021	1-001-5-07-219	INMATE MEDICAL BILLS	90.07	
1629	KU PHYSICIANS	KANSAS UNIVERSITY PHYSICIANS I	323079	94795 AP	10/22/2021	1-001-5-07-219	INMATE MEDICAL BILLS	766.11	
1629	KU PHYSICIANS	KANSAS UNIVERSITY PHYSICIANS I	323079	94795 AP	10/22/2021	1-001-5-07-219	INMATE MEDICAL BILLS	125.52	
1629	KU PHYSICIANS	KANSAS UNIVERSITY PHYSICIANS I	323079	94795 AP	10/22/2021	1-001-5-07-219	INMATE MEDICAL BILLS	63.26	
1629	KU PHYSICIANS	KANSAS UNIVERSITY PHYSICIANS I	323079	94795 AP	10/22/2021	1-001-5-07-219	INMATE MEDICAL BILL	11,153.18	
							*** VENDOR 1629 TOTAL		12,198.14
1409	LEAV CO CO	LEAV CO CONSERVATION DISTRICT	323015	94753 AP	10/19/2021	1-001-5-25-230	3RD QUARTER PER 2021 LVCO BUDG	11,250.00	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	323081	94797 AP	10/22/2021	1-001-5-19-301	DIST CT RETURN	78.72-	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	323081	94797 AP	10/22/2021	1-001-5-19-301	DIST CT CLERK - CALENDARS	215.91	
							*** VENDOR 4755 TOTAL		137.19
537	LEAV TIMES	LEAVENWORTH TIMES	323082	94798 AP	10/22/2021	1-001-5-03-218	ACCT 1654 PUBLICATION -DEL PER	463.05	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	323084	94800 AP	10/22/2021	1-001-5-01-201	OPK595_K COPIER BOCC	216.32	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	323084	94800 AP	10/22/2021	1-001-5-02-301	OPL303_K CLERKS OFFICE COPIER	4.10	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	323084	94800 AP	10/22/2021	1-001-5-49-301	OPL303_K CLERKS OFFICE COPIER	5.70	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	323084	94800 AP	10/22/2021	1-001-5-49-341	OPL303_K CLERKS OFFICE COPIER	62.70	
							*** VENDOR 2059 TOTAL		288.82
2666	MISC REIMBURSEMENTS	NANCY THEIS	323085	94801 AP	10/22/2021	1-001-5-11-301	REIM SUPPLIES	40.64	
3	OTHER COUNTY OFFICE	UNITED STATE DIST COURT	323088	94804 AP	10/22/2021	1-001-5-11-201	CERT PRINTED RECORDS	11.60	
3	OTHER COUNTY OFFICE	UNITED STATE DIST COURT	323088	94804 AP	10/22/2021	1-001-5-11-201	CERT PRINTED RECORDS	11.60	
3	OTHER COUNTY OFFICE	UNITED STATE DIST COURT	323088	94804 AP	10/22/2021	1-001-5-11-201	CERT PRINTED RECORDS	11.70	
3	OTHER COUNTY OFFICE	UNITED STATE DIST COURT	323088	94804 AP	10/22/2021	1-001-5-11-201	CERT PRINTED RECORDS	11.60	
3	OTHER COUNTY OFFICE	KAY COUNTY SHERIFFS DEPT	323087	94803 AP	10/22/2021	1-001-5-11-213	REQ FOR SVC CINC CASES	50.00	
							*** VENDOR 3 TOTAL		96.50
7098	QUILL CORP	QUILL CORP	323090	94806 AP	10/22/2021	1-001-5-28-301	5643954 OFFICE AND KITCHEN SUP	11.71	
7098	QUILL CORP	QUILL CORP	323090	94806 AP	10/22/2021	1-001-5-28-301	5643954 OFFICE AND KITCHEN SUP	9.76	
7098	QUILL CORP	QUILL CORP	323090	94806 AP	10/22/2021	1-001-5-28-301	5643954 OFFICE AND KITCHEN SUP	178.65	
7098	QUILL CORP	QUILL CORP	323090	94806 AP	10/22/2021	1-001-5-28-301	5643954 OFFICE AND KITCHEN SUP	8.29	
							*** VENDOR 7098 TOTAL		208.41
27574	ROBINSON G	LAW OFFICE OF GREGORY C ROBINS	323092	94808 AP	10/22/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY VOUCH	22.50	
27574	ROBINSON G	LAW OFFICE OF GREGORY C ROBINS	323092	94808 AP	10/22/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY VOUCH	37.50	
							*** VENDOR 27574 TOTAL		60.00
29720	SCHWINN EL	SCHWINN ELECTRIC	323093	94809 AP	10/22/2021	1-001-5-31-290	CTHOUSE, CONVERT GRD LIGHT AT	85.00	
41	UNDERGROUN	UNDERGROUND VAULTS & STORAGE	323095	94811 AP	10/22/2021	1-001-5-03-236	101162 LEASE/RENTAL FOR TREASU	210.48	
479	WERRING	FARRIS, FRESH, & WERRING LAW OFF	323097	94813 AP	10/22/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY VOUCH	72.00	
479	WERRING	FARRIS, FRESH, & WERRING LAW OFF	323097	94813 AP	10/22/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY VOUCH	40.00	
							*** VENDOR 479 TOTAL		112.00

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
100	WITNESS LIST									
							*** VENDOR	100 TOTAL	175.00	
2414	WORTH BUSINESS EQUIP	WORTH BUSINESS EQUIPMENT	323105	94821 AP	10/22/2021	1-001-5-19-204	STENO MACHINE MAINTENANCE	220.00		
							TOTAL FUND 001		140,564.73	
14318	CLIA LABOR	CLIA LABORATORY PROGRAM	323052	94768 AP	10/22/2021	1-108-5-00-203	LVCO HEALTH DEPT CETIFICATION	240.00		
8466	KDHE PERMITS	KDHE	323075	94791 AP	10/22/2021	1-108-5-00-380	UPT KIT COLLECTION & TRANSPORT	37.50		
							TOTAL FUND 108		277.50	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-410	VEHICLE LEASE ACH (OCTOBER 202	712.32		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-410	VEHICLE LEASE ACH (OCTOBER 202	712.32		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-415	VEHICLE LEASE ACH (OCTOBER 202	266.28		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-418	VEHICLE LEASE ACH (OCTOBER 202	432.82		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-418	VEHICLE LEASE ACH (OCTOBER 202	499.16		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-423	VEHICLE LEASE ACH (OCTOBER 202	375.80		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-434	VEHICLE LEASE ACH (OCTOBER 202	544.47		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-434	VEHICLE LEASE ACH (OCTOBER 202	571.62		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-434	VEHICLE LEASE ACH (OCTOBER 202	547.86		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-434	VEHICLE LEASE ACH (OCTOBER 202	340.04		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-434	VEHICLE LEASE ACH (OCTOBER 202	383.86		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-434	VEHICLE LEASE ACH (OCTOBER 202	379.50		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-434	VEHICLE LEASE ACH (OCTOBER 202	323.80		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-434	VEHICLE LEASE ACH (OCTOBER 202	381.49		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-434	VEHICLE LEASE ACH (OCTOBER 202	424.03		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-434	VEHICLE LEASE ACH (OCTOBER 202	278.56		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-434	VEHICLE LEASE ACH (OCTOBER 202	377.72		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-434	VEHICLE LEASE ACH (OCTOBER 202	719.20		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-115-5-00-434	VEHICLE LEASE ACH (OCTOBER 202	395.28		
							*** VENDOR	516725 TOTAL	8,666.13	
							TOTAL FUND 115		8,666.13	
20588	ADVANTAGE	ADVANTAGE PRINTING	323041	94757 AP	10/22/2021	1-119-5-00-301	ACCT 283 ROD BUSINESS CARDS	150.00		
3998	DREXEL TEC	DREXEL TECHNOLOGIES INC	323055	94771 AP	10/22/2021	1-119-5-00-252	ACCT 24896 MONTHLY SVC CONTRAC	96.59		
6379	KANSAS STA	KANSAS STATE UNIVERSITY GLOBAL	323074	94790 AP	10/22/2021	1-119-5-00-253	SELF REPORT KSLs ROD PROGRAM 4	30.00		
3	OTHER COUNTY OFFICE	KANSAS SOCIETY OF LAND SURVEYO	323089	94805 AP	10/22/2021	1-119-5-00-253	TRAINING BOOK AT SEMINAR	15.00		
41	UNDERGROUN	UNDERGROUND VAULTS & STORAGE	323095	94811 AP	10/22/2021	1-119-5-00-252	ACCT 102396 LEASE RENTAL E/A	17.78		
							TOTAL FUND 119		309.37	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-126-5-00-221	VEHICLE LEASE ACH (OCTOBER 202	14.77		
							TOTAL FUND 126		14.77	
86	EVERGY	EVERGY KANSAS CENTRAL INC	323057	94773 AP	10/22/2021	1-133-5-00-251	10-27 ELEC SVC CO SHOP ET AL	700.05		
86	EVERGY	EVERGY KANSAS CENTRAL INC	323057	94773 AP	10/22/2021	1-133-5-00-251	10-27 ELEC SVC CO SHOP ET AL	146.89		
86	EVERGY	EVERGY KANSAS CENTRAL INC	323057	94773 AP	10/22/2021	1-133-5-00-251	10-27 ELEC SVC CO SHOP ET AL	67.91		
86	EVERGY	EVERGY KANSAS CENTRAL INC	323057	94773 AP	10/22/2021	1-133-5-00-251	10-27 ELEC SVC CO SHOP ET AL	74.33		
							*** VENDOR	86 TOTAL	989.18	
1508	EVERY-CLAIMS	EVERGY	323058	94774 AP	10/22/2021	1-133-5-00-251	10-23 DAMAGE TO POWER LINE 206	1,577.82		
617	GEIGER	GEIGER READY MIX	323064	94780 AP	10/22/2021	1-133-5-00-325	10-24 4325 FLOWFILL	779.80		
							TOTAL FUND 133		3,346.80	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-136-5-00-221	VEHICLE LEASE ACH (OCTOBER 202	14.77		

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#					TOTAL FUND 136	14.77	
2621	BOOKER TERRY	TERRY BOOKER	323011	94749 AP	10/19/2021	1-145-5-00-256	MEALS RESERVED 10/1-10/15	1,953.00		
2621	BOOKER TERRY	TERRY BOOKER	323011	94749 AP	10/19/2021	1-145-5-00-256	MEALS RESERVED 10/1-10/15	10,195.50		
2621	BOOKER TERRY	TERRY BOOKER	323011	94749 AP	10/19/2021	1-145-5-00-256	MEALS RESERVED 10/1-10/15	8,137.50		
								*** VENDOR	2621 TOTAL	20,286.00
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	323081	94797 AP	10/22/2021	1-145-5-00-301	COA MESSAGE BOOKS	25.32		
2666	MISC REIMBURSEMENTS	BOB DANIELS	323086	94802 AP	10/22/2021	1-145-5-00-304	REIM FUEL (CARD INOP)	29.50		
2	WATER DEPT	WATER DEPT	323096	94812 AP	10/22/2021	1-145-5-00-246	WTER SVC COUNCIL ON AGING	159.09		
								TOTAL FUND 145	20,499.91	
702	IPRINT	MTS PARTNERS, INC	323070	94786 AP	10/22/2021	1-146-5-00-301	LEAV001:PRINTER CARTRIDGES COU	10,244.00		
443	JAMES L GORDON	JAMES L GORDON & ASSOCIATES, C	323072	94788 AP	10/22/2021	1-146-5-00-219	49088 AUDITY SERVICES MV FUND	5,000.00		
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	323081	94797 AP	10/22/2021	1-146-5-00-301	CO TREASURER: LATERAL FILE CAB	575.00		
								TOTAL FUND 146	15,819.00	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-153-5-00-401	VEHICLE LEASE ACH (OCTOBER 202	831.85		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-153-5-00-401	VEHICLE LEASE ACH (OCTOBER 202	470.19		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-153-5-00-401	VEHICLE LEASE ACH (OCTOBER 202	558.87		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-153-5-00-401	VEHICLE LEASE ACH (OCTOBER 202	499.59		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-153-5-00-401	VEHICLE LEASE ACH (OCTOBER 202	869.38		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-153-5-00-401	VEHICLE LEASE ACH (OCTOBER 202	413.25		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	323001	14	10/20/2021	1-153-5-00-401	VEHICLE LEASE ACH (OCTOBER 202	220.18		
								*** VENDOR	516725 TOTAL	3,863.31
								TOTAL FUND 153	3,863.31	
26195	ADVANCE AUTO PARTS	GENERAL PARTS DISTRIBUTION	323040	94756 AP	10/22/2021	1-160-5-00-213	670030 TRANF STATION - MAINT	20.22		
26195	ADVANCE AUTO PARTS	GENERAL PARTS DISTRIBUTION	323040	94756 AP	10/22/2021	1-160-5-00-213	670030 TRANF STATION - MAINT	60.66		
26195	ADVANCE AUTO PARTS	GENERAL PARTS DISTRIBUTION	323040	94756 AP	10/22/2021	1-160-5-00-213	670030 TRANF STATION - MAINT	26.58		
26195	ADVANCE AUTO PARTS	GENERAL PARTS DISTRIBUTION	323040	94756 AP	10/22/2021	1-160-5-00-213	670030 TRANF STATION - MAINT	52.79		
								*** VENDOR	26195 TOTAL	160.25
7258	L & R REFR	L & R REFRIGERATION SERVICE CO	323080	94796 AP	10/22/2021	1-160-5-00-208	FREON REMOVAL - 64 UNITS	445.00		
								TOTAL FUND 160	605.25	
511	B & R INSULATION	B & R INSULATION, INC	322999	10089 AP	10/18/2021	1-172-5-00-107	ARPA12 ASBESTOS ABATEMENT 711	14,735.00		
398	NETSTANDARD INC	NETSTANDARD INC	323000	10090 AP	10/18/2021	1-172-5-00-107	ARPA11 VITAL SERVICES, NETWORK	3,350.00		
398	NETSTANDARD INC	NETSTANDARD INC	323000	10090 AP	10/18/2021	1-172-5-00-107	ARPA11 VITAL SERVICES, NETWORK	10,000.00		
398	NETSTANDARD INC	NETSTANDARD INC	323000	10090 AP	10/18/2021	1-172-5-00-107	ARPA11 VITAL SERVICES, NETWORK	10,000.00		
								*** VENDOR	398 TOTAL	23,350.00
								TOTAL FUND 172	38,085.00	
1991	MARC	MID-AMERICA REGIONAL COUNCIL	323016	94754 AP	10/19/2021	1-174-5-00-210	SEPTEMBER MARC 911 EQUIPMENT S	25,944.51		
								TOTAL FUND 174	25,944.51	
26400	KANSAS GAS	KANSAS GAS SERVICE	323014	94752 AP	10/19/2021	1-195-5-00-290	510614745 1628631 73 GAS TRANS	69.02		
2	WATER DEPT	WATER DEPT	323096	94812 AP	10/22/2021	1-195-5-00-290	WATER SVC JDC	44.04		
								TOTAL FUND 195	113.06	
1867	REDWOOD TOXICOLOGY	REDWOOD TOXICOLOGY LABORATORY	323091	94807 AP	10/22/2021	1-196-5-00-201	ACCCT 112368 TESTING PANELS, C	167.20		
1867	REDWOOD TOXICOLOGY	REDWOOD TOXICOLOGY LABORATORY	323091	94807 AP	10/22/2021	1-196-5-00-201	ACCCT 112368 TESTING PANELS, C	20.00		
								*** VENDOR	1867 TOTAL	187.20
								TOTAL FUND 196	187.20	

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
7098	QUILL CORP	QUILL CORP	323090	94806 AP	10/22/2021	1-197-5-00-201	9198857	DIST CT - CHARIS	911.34	
7098	QUILL CORP	QUILL CORP	323090	94806 AP	10/22/2021	1-197-5-00-201	9198857	CHARIES	509.40	
7098	QUILL CORP	QUILL CORP	323090	94806 AP	10/22/2021	1-197-5-00-201	9198857	DIST CT CHAIRS	628.29	
7098	QUILL CORP	QUILL CORP	323090	94806 AP	10/22/2021	1-197-5-00-201	9198857	DIST CT ARM CHAIRS	452.82	
								*** VENDOR	7098 TOTAL	2,501.85
								TOTAL FUND 197		2,501.85
18885	HAYNES EQU	HAYNES EQUIPMENT CO	323067	94783 AP	10/22/2021	1-210-5-00-2		ALARM SVC CALL - 160TH	1,536.59	
								TOTAL FUND 210		1,536.59
86	EVERGY	EVERGY KANSAS CENTRAL INC	323013	94751 AP	10/19/2021	1-212-5-00-2		ELEC SVC SEWER DIST 2	157.53	
86	EVERGY	EVERGY KANSAS CENTRAL INC	323013	94751 AP	10/19/2021	1-212-5-00-2		ELEC SVC SEWER DIST 2	36.53	
86	EVERGY	EVERGY KANSAS CENTRAL INC	323013	94751 AP	10/19/2021	1-212-5-00-2		ELEC SVC SEWER DIST 2	28.66	
86	EVERGY	EVERGY KANSAS CENTRAL INC	323013	94751 AP	10/19/2021	1-212-5-00-2		ELEC SVC SEWER DIST 2	68.29	
								*** VENDOR	86 TOTAL	291.01
18963	SMITH & LO	SMITH & LOVELESS INC	323094	94810 AP	10/22/2021	1-212-5-00-2		PUMP VAC CYL GSKTS	19.10	
								TOTAL FUND 212		310.11
86	EVERGY	EVERGY KANSAS CENTRAL INC	323013	94751 AP	10/19/2021	1-218-5-00-2		ELEC SVC SEWER DIST 5	80.23	
18963	SMITH & LO	SMITH & LOVELESS INC	323094	94810 AP	10/22/2021	1-218-5-00-2		PUMP VAC CYL GSKTS	19.10	
								TOTAL FUND 218		99.33
301	KING CONSTRUCTION	KING CONSTRUCTION INC	323076	94792 AP	10/22/2021	1-220-5-03-400		10-6 SH-22 BRIDGE REPL TO 10.1	33,013.35	
								TOTAL FUND 220		33,013.35
451	AETNA	AETNA LIFE INSURANCE COMPANY	323042	94758 AP	10/22/2021	1-510-2-00-939	108798268	OCTOBER PREMIUMS	294,248.44	
451	AETNA	AETNA LIFE INSURANCE COMPANY	323042	94758 AP	10/22/2021	1-510-2-00-939	108798268	OCTOBER PREMIUMS	5,803.90	
451	AETNA	AETNA LIFE INSURANCE COMPANY	323042	94758 AP	10/22/2021	1-510-2-00-939	108798268	OCTOBER PREMIUMS	2,057.14	
								*** VENDOR	451 TOTAL	302,109.48
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	323053	94769 AP	10/22/2021	1-510-2-00-942		OCTOBER DENTAL PREMIUMS	18,664.93	
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	323053	94769 AP	10/22/2021	1-510-2-00-942		OCTOBER DENTAL PREMIUMS	207.62	
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	323053	94769 AP	10/22/2021	1-510-2-00-942		OCTOBER DENTAL PREMIUMS	1,544.92	
								*** VENDOR	1504 TOTAL	20,417.47
8500	METLIFE	METLIFE (VISION PLAN)	323083	94799 AP	10/22/2021	1-510-2-00-944	5919453	OCTOBER PREMIUMS	4,118.10	
8500	METLIFE	METLIFE (VISION PLAN)	323083	94799 AP	10/22/2021	1-510-2-00-944	5919453	OCTOBER PREMIUMS	199.24	
								*** VENDOR	8500 TOTAL	4,317.34
								TOTAL FUND 510		326,844.29
								TOTAL ALL CHECKS		622,616.83

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

001	GENERAL	140,564.73
108	COUNTY HEALTH	277.50
115	EQUIPMENT RESERVE	8,666.13
119	ROD TECHNOLOGY	309.37
126	COMM CORR ADULT	14.77
133	ROAD & BRIDGE	3,346.80
136	COMM CORR JUVENILE	14.77
145	COUNCIL ON AGING	20,499.91
146	COUNTY TREASURER SPECIAL	15,819.00
153	PUBLIC WORKS,EQUIP.RESERVE FUND	3,863.31
160	SOLID WASTE MANAGEMENT	605.25
172	AMERICAN RECOVERY PLAN	38,085.00
174	911	25,944.51
195	JUVENILE DETENTION	113.06
196	DRUG TEST & SUPERVISION FEES	187.20
197	INK FEE FUND	2,501.85
210	SEWER DISTRICT 1: HIGH CREST	1,536.59
212	SEWER DISTRICT 2: TIMBERLAKES	310.11
218	SEWER DIST #5	99.33
220	CAP IMPR: RD & BRIDGE	33,013.35
510	PAYROLL CLEARING	326,844.29
	TOTAL ALL FUNDS	622,616.83

Consent Agenda 10/27/2021
Checks dated 10/16 - 10/22

**Leavenworth County
Request for Board Action
Case No. DEV-21-134/135
Preliminary & Final Plat Johnson's Corner**

Date: October 27, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: Amy Allison, Reviewed

Additional Reviews as needed:

Budget Review **Administrator Review** **Legal Review**

Action Requested: The applicants are requesting a Preliminary and Final Plat for a three-lot subdivision. Proposed lots 1, 2, and 3 are 5.9, 2.5, and 3.3 acres in size, respectively.

Analysis: 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).

Recommendation: The Planning Commission voted 8-0 (1 Abstention due to recusal) to recommend approval of Case No. DEV-21-134 & 135, Preliminary and Final Plat for Johnson's Corner subject to conditions.

Alternatives:

1. Approve Case No. DEV-21-134 & 135, Preliminary and Final Plat for Johnson's Corner, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-134 & 135, Preliminary and Final Plat for Johnson's Corner, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-134 & 135, Preliminary and Final Plat for Johnson's Corner, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

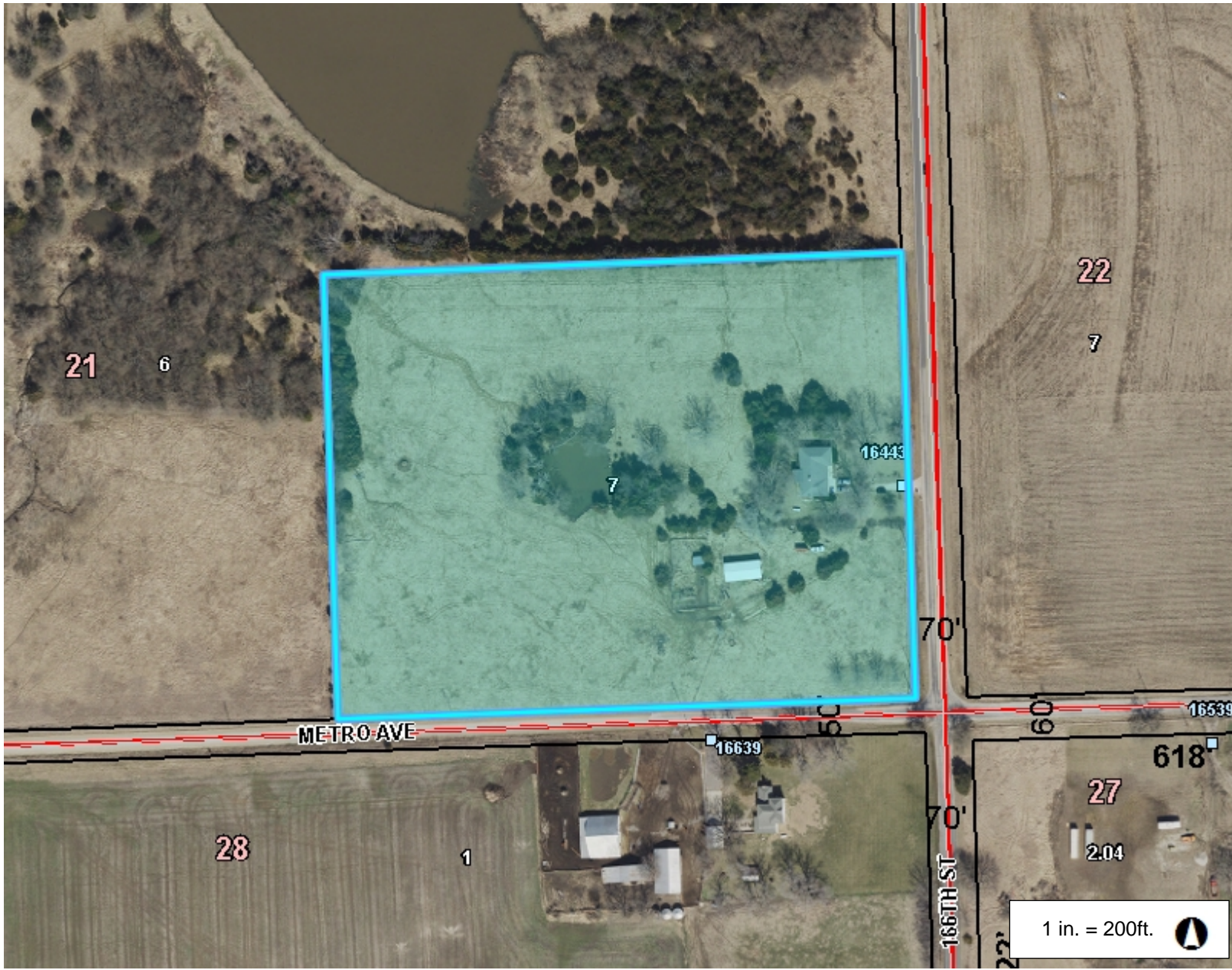
Budgetary Impact:

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested


Total Amount Requested: \$0.00

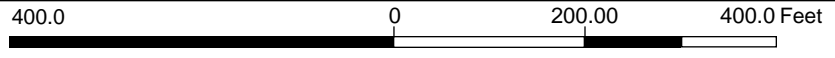
Additional Attachments: Aerial, Staff Report, Drainage Report, Plat

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

1 in. = 200ft. 



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

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

Staff Report – Board of County Commissioners

October 27, 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:

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 8-0 (1 Abstention due to recusal) to recommend 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. An exception from ZSR 50.40.3.d shall be granted for Lots 1 & 2 to avoid placing a property line in a natural water feature.
6. At time of development, fire hydrants shall be required if necessary infrastructure is available.
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.

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 – Lauren Anderson – Public Works, October 10, 2021

See attached comments – Email – David Rinaldi – Rural Water District 7, August 31, 2021

See attached comments – Email – Travis Shockey – Evergy, August 31, 2021

See attached comments – Email – Mitch Pleak – Public Works, October 13, 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).

ACTION OPTIONS:

1. Approve Case No. DEV-21-134 & 135, Preliminary and Final Plat for Johnson's Corner, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-134 & 135, Preliminary and Final Plat for Johnson's Corner, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-134 & 135, Preliminary and Final Plat for Johnson's Corner, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

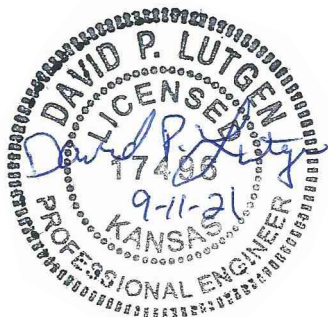
ATTACHMENTS:

Aerial Map
Drainage Report
Memorandums
Preliminary and Final Plat

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

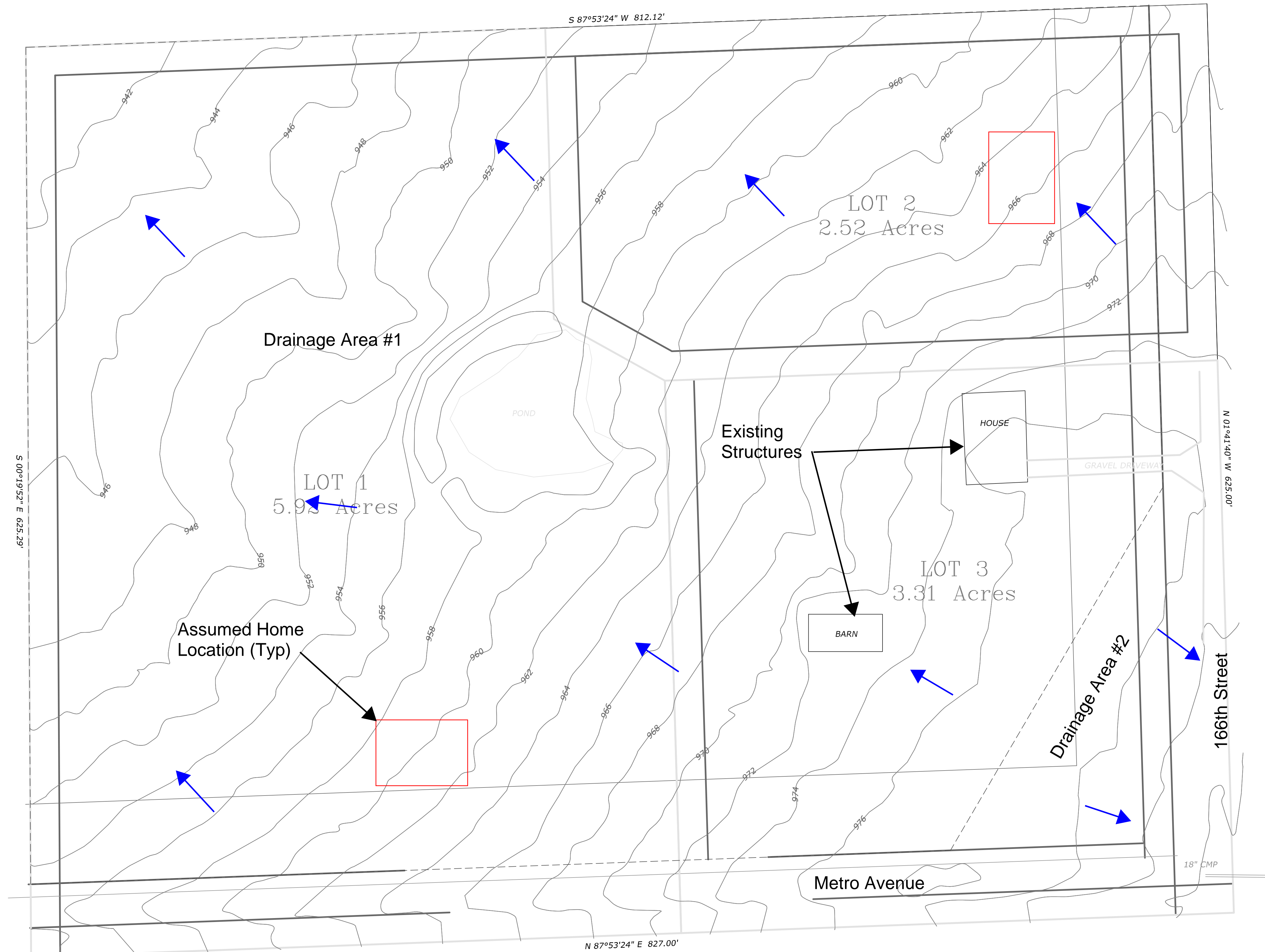
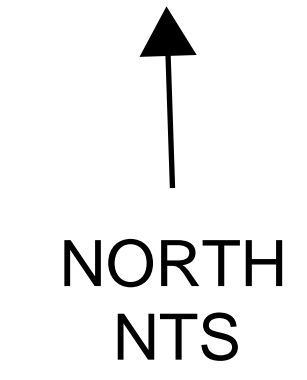
	Q10	Q100
Existing	19.4	34.4
Developed	19.4	34.5
Change	0%	0%

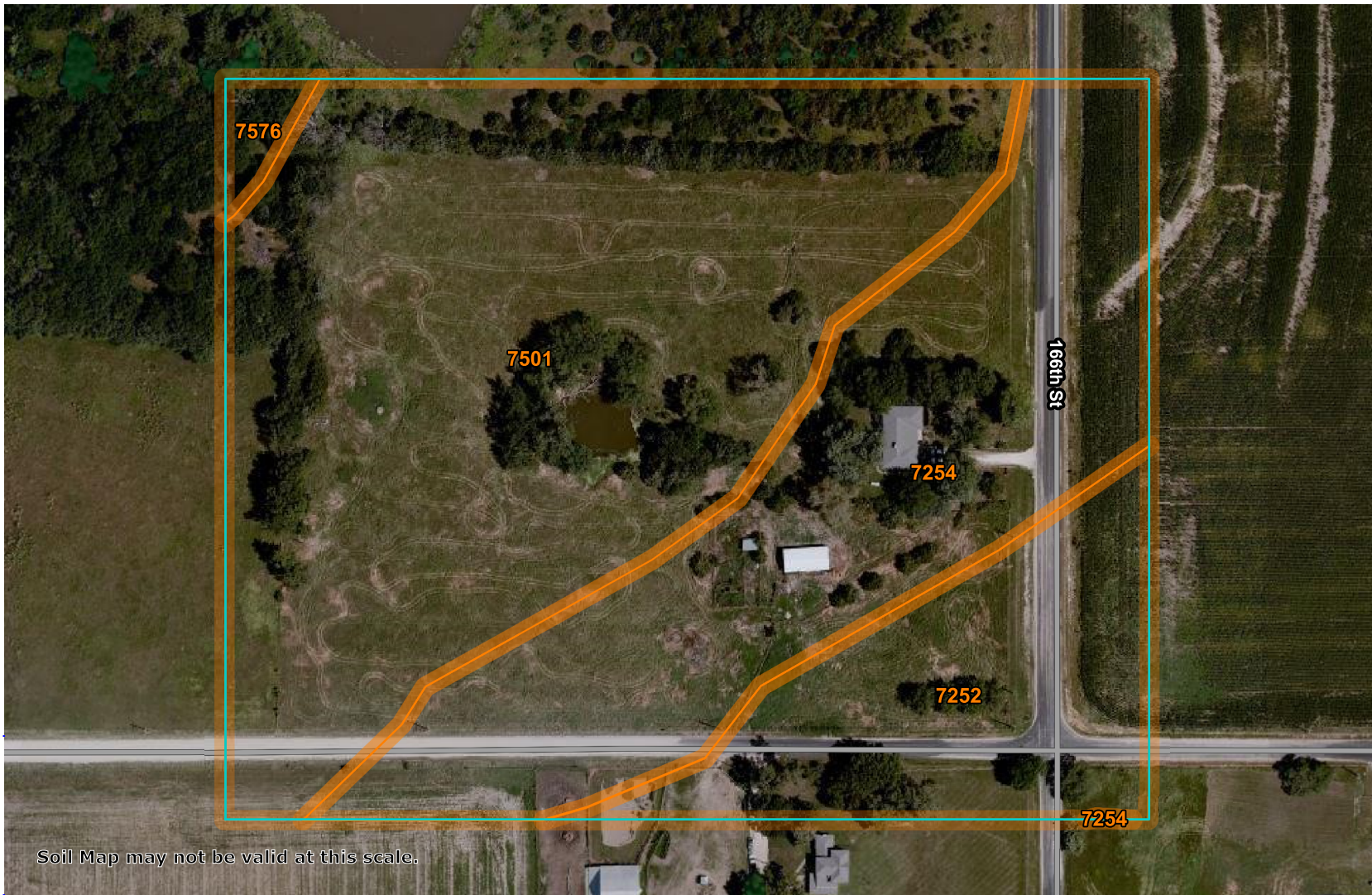
Conclusion – The change in land use for this parcel of ground results in no change in storm water runoff from the site.

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

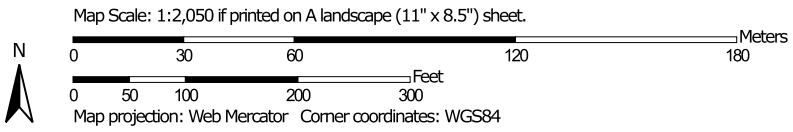


TABLE 1 Values of Runoff Coefficient C

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

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

L max = 300

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

5 < Tc < 15

$$C = 0.37$$

$$T_i = 12.4$$

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

15 < Tc < 60

$$L = 830$$

$$T_t = 1.38$$

$$S = 6.3$$

$$T_c = 13.8$$

$$K = 1.25$$

$$i_{100} = 7.63$$

$$Q = KCiA$$

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

Developed Conditions

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

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

L max = 300

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

5 < Tc < 15

$$C = 0.37$$

$$T_i = 12.4$$

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

15 < Tc < 60

$$L = 830$$

$$T_t = 1.38$$

$$S = 6.3$$

$$T_c = 13.8$$

$$K = 1.25$$

$$i_{100} = 7.63$$

$$Q = KCiA$$

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

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

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

$$T_i = 12.4$$

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

$$T_t = 1.38$$

$$T_c = 13.8$$

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

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

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

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Drainage Area #1 - 100 year

Existing Conditions

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

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

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

$$T_i = 12.4$$

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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

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

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

$$T_i = 12.4$$

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

$$T_t = 1.38$$

$$T_c = 13.8$$

$$i_{100} = 7.63$$

$$Q = KCiA$$

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

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: [Mitch Pleak](#)
Sent: Friday, October 8, 2021 1:38 PM
To: [Gentzler, Joshua](#)
Cc: [Anderson, Lauren](#)
Subject: RE: Johnson Corner Plat Review DEV-21-134 & 135

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Joshua,
Lauren and I have reviewed the PP and FP. No further comments.

Thanks,
Mitch Pleak

From: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Sent: Friday, October 8, 2021 8:14 AM
To: Mitch Pleak <mpleak@olsson.com>; Michael Bogina <mjbogina@olsson.com>
Subject: FW: Johnson Corner Plat Review DEV-21-134 & 135

See attached for review.

Mitch – lets try to add this to this morning’s review.

Lauren

From: Joe Herring <herringsurveying@outlook.com>
Sent: Friday, October 8, 2021 4:53 AM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: Re: Johnson Corner Plat Review DEV-21-134 & 135

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.

Revised Prelim and Final Plat.
Deed Reports attached.

Owe LSRR to Mike.

Thank you - Joe Herring

J.Herring Inc., dba,Herring Surveying Company
315 N. 5th Street, Leavenworth, KS 66048
913-651-3858 - ROCK CHALK!

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Thursday, October 7, 2021 1:50 PM

To: 'Joe Herring' <herringsurveying@outlook.com>
Subject: RE: Johnson Corner Plat Review DEV-21-134 & 135

Joe,

Here are Planning, Public Work, and Survey's review of the revised plats.

Joshua Gentzler
[Planning & Zoning](#)

From: Joe Herring <herringsurveying@outlook.com>
Sent: Friday, September 24, 2021 9:01 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: Re: Johnson Corner Plat Review DEV-21-134 & 135

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.

Please see attached revisions

Thank you - Joe Herring

J.Herring Inc., dba,Herring Surveying Company
315 N. 5th Street, Leavenworth, KS 66048
913-651-3858 - ROCK CHALK!

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Thursday, September 9, 2021 3:21 PM
To: herringsurveying@outlook.com <herringsurveying@outlook.com>
Subject: Johnson Corner Plat Review DEV-21-134 & 135

Joe,

Attached are comments for the Johnson Corner Plat cases.

In addition, Public Works has the following comments concerning the Drainage Report:

- 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.

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

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.

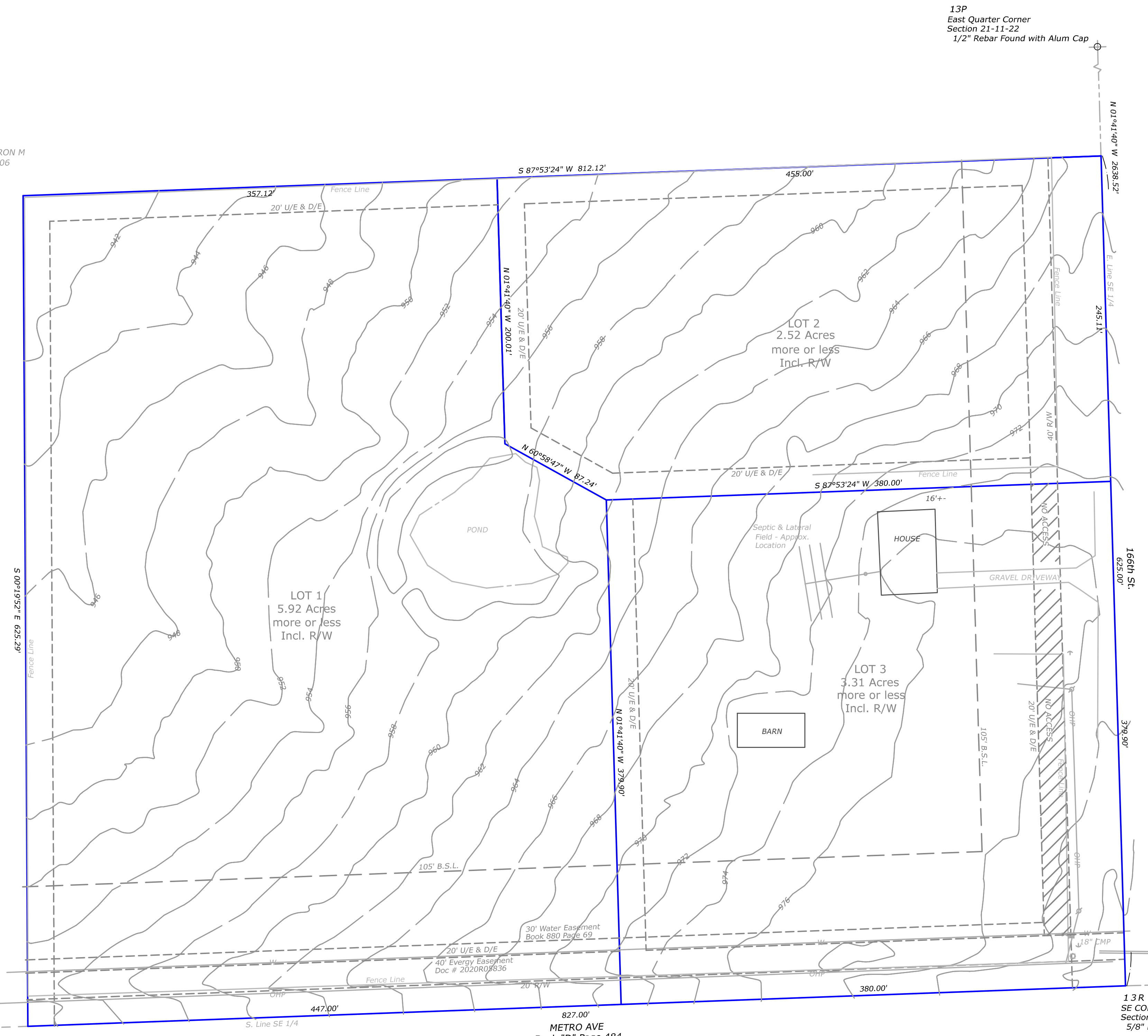
PRELIMINARY PLAT

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:

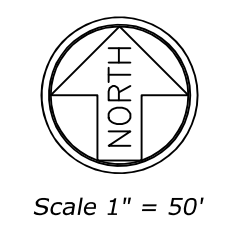
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when 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:

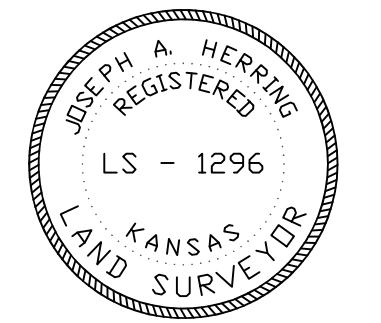
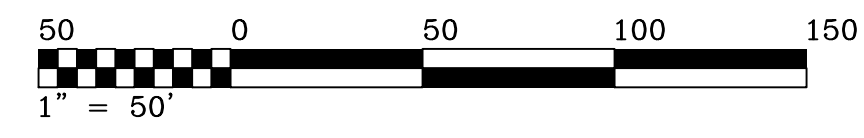
RR 2.5 - Rural Residential 2.5

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 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 JOHNSON'S CORNER, this _____ day of _____, 2021.

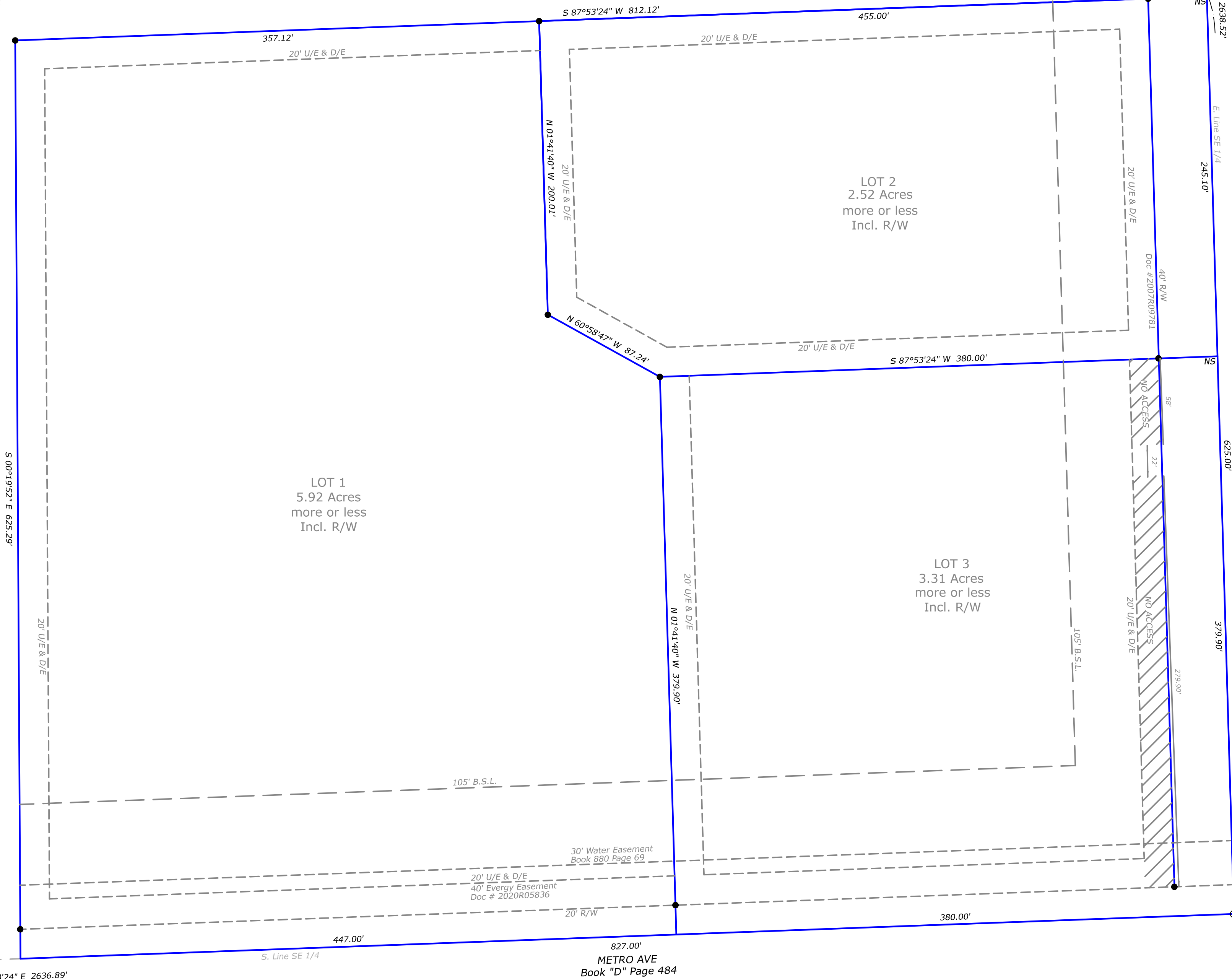
Chairman Michael Smith County Clerk Attest: Janet Klasinski

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

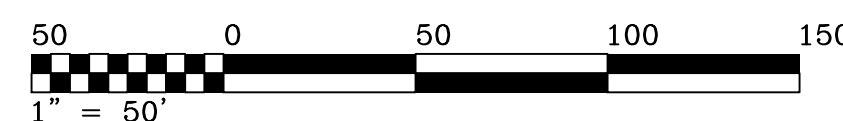
NOTES:

- 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 Everyg 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

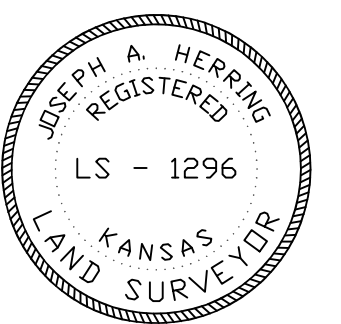


I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

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 913.674.5361
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

**Leavenworth County
Request for Board Action
Case No. DEV-21-144/145
Preliminary & Final Plat Redford Addition**

Date: October 27, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: Amy Allison, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Requested: The applicants are requesting a Preliminary and Final Plat for a four lot and one tract subdivision. The proposed lots range in size from 3.05 to 18.06 acres.

Analysis: The applicants are requesting approval of a four-lot and one tract subdivision for a parcel of land located at 16669 Santa Fe Trail. Proposed Lot 1 is situated in the northeast corner of the property and contains approximately 18.06 acres. The existing house and accessory structures will remain on this parcel. Proposed Lot meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations. Tract 1 is a non-buildable lot due to the existing floodplain on the property. No permits will be issued for this tract per the conditions of approval.

Proposed Lots 2 (9.11 acres) and 3 (10.57 acres) will access off of Hwy 73 on an existing driveway. No additional accesses will be granted so Lot 2 will share their driveway with Lot 3 through an access easement. Lot 2 and 3 also meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Lot 4 is an orphan lot from the parent tract, separated by Hwy 73. The lot is 3.05 acres and due to how it was originally divided it does not meet the lot-depth to lot-width requirements for a lot of its size. The Planning Commission approved granting an exception to the standards due to its existing non-conformity. Lot 4 will also access Hwy 73 from an existing entrance. No further driveways will be granted.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-21-144/145, Preliminary and Final Plat for Redford Addition subject to conditions.

Alternatives:

1. Approve Case No.DEV-21-144/145, Preliminary and Final Plat for Redford Addition, with Findings of Fact, and with or without conditions; or
2. Deny Case No.DEV-21-144/145, Preliminary and Final Plat for Redford Addition, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No.DEV-21-144/145, Preliminary and Final Plat for Redford Addition, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

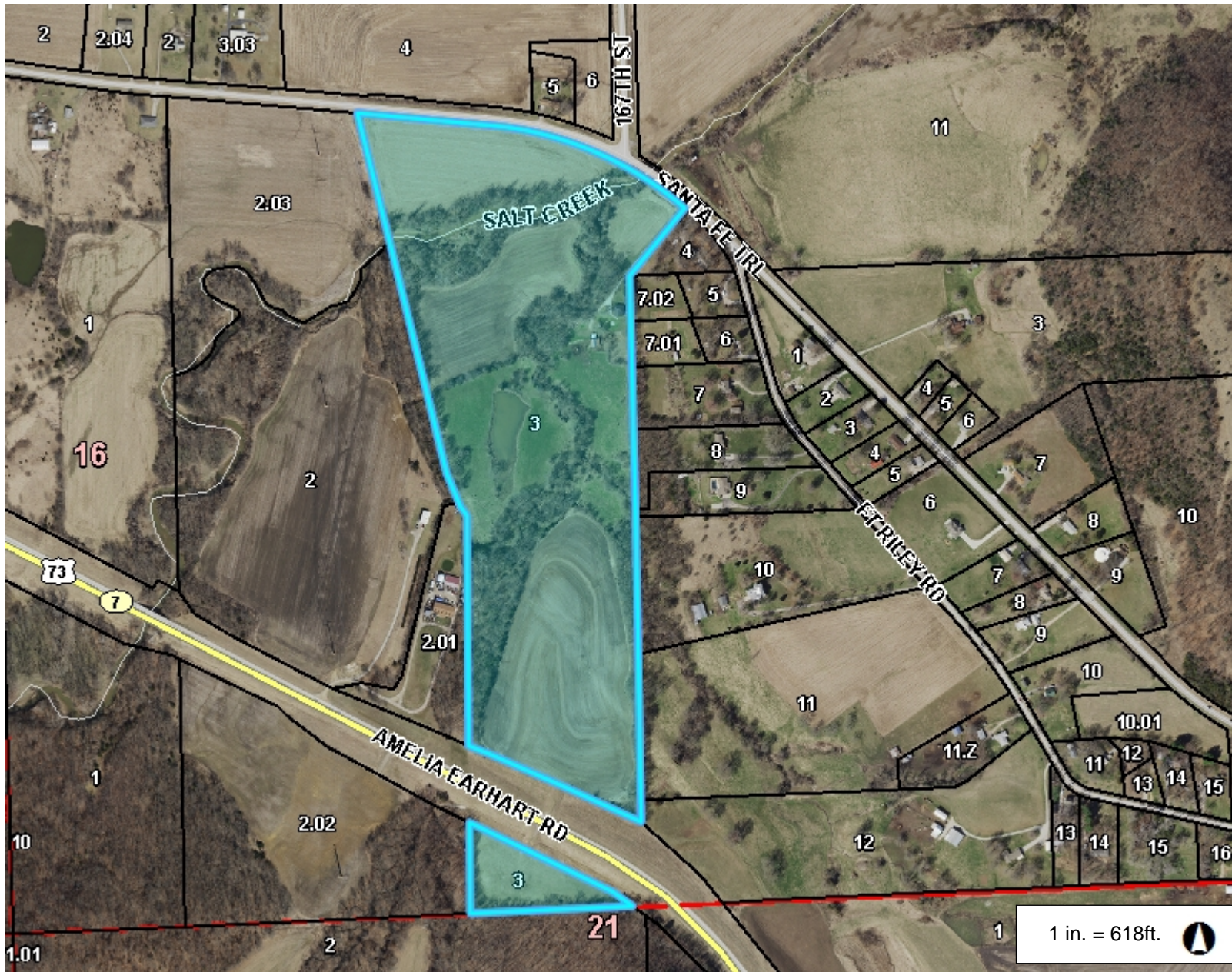
Budgetary Impact:

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

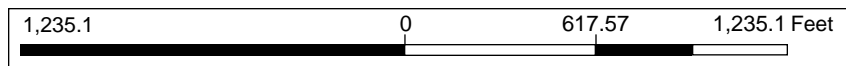
DEV-21-144 & 145 Redford Addition



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

*****Consent Agenda*****
Case No. DEV-21-144/145
Redford Addition
Preliminary and Final Plat

Staff Report – Board of County Commission

October 27, 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:

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 8-0 (1 abstention due to recusal) to recommend 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. Chuck Magaha – Emergency Management, September 29, 2021
 - b. Tim Goetz (through phone call) – Rural Water District 5, September 8, 2021
 - c. 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.

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 – Mitch Pleak – Olsson, October 13, 2021

See attached comments – Email – Mike Bogina – Olsson, October 13, 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 landing 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.

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 because;

ATTACHMENTS:

Aerial Map
Memorandums
Drainage
Preliminary and Final Plat

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.

Allison, Amy

From: Mitch Pleak <mpleak@olsson.com>
Sent: Wednesday, October 13, 2021 10:40 AM
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 revised PP and FP with no further comments.

Thanks,

Mitch Pleak

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Tuesday, October 12, 2021 8:08 AM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>
Subject: FW: DEV-21-144 & 145

Lauren and Mitch,

Round 5.

Amy

From: Austin Thompson <austin.thompson@atlassurveyors.com>
Sent: Monday, October 11, 2021 12:19 PM
To: Allison, Amy <AAllison@leavenworthcounty.gov>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Sloop, Stephanie <ssloop@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@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,

Please see attached. I've attached the updated comments and the update LSRR reports.

Thanks

On Fri, Oct 8, 2021 at 4:51 PM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Austin,


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 66648
913-530-8422

ANDREA WEISS@ATLAS-SURVEYORS.COM

LEGEND

▲ DENOTES FOUND MONUMENT AS NOTED

● DENOTES SET 1/2" REBAR IN CONCRETE WITH LSF 1408 CAP

— BUILDING LINE

— UTILITY EASEMENT

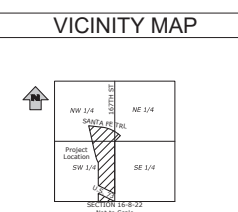
— CHORD BEARING

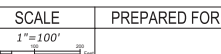
CL CHORD LENGTH

AL ARC LENGTH

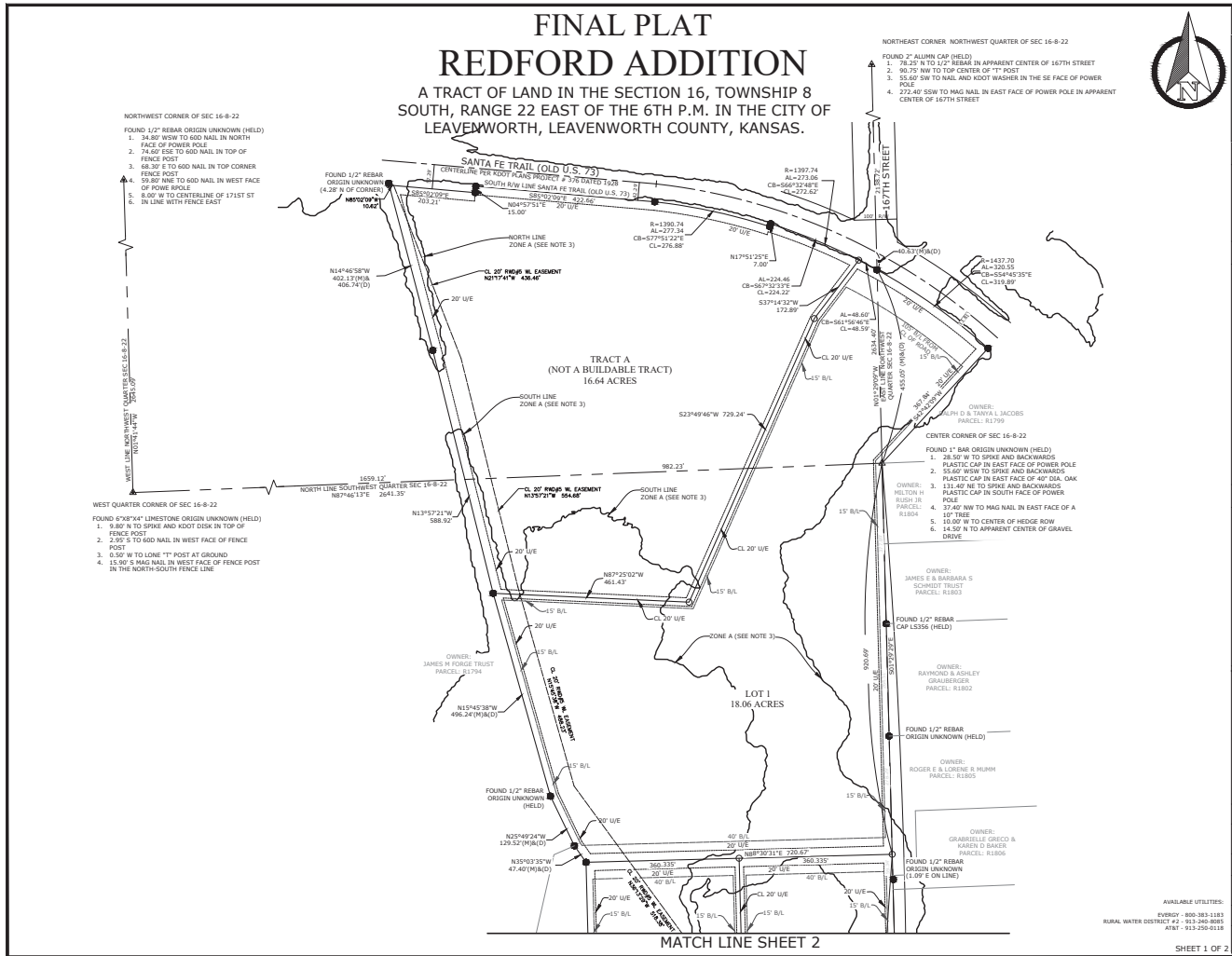
— ZONE A LIMITS FEMA FLOOD MAP

- GENERAL NOTES**
- The basis for the survey system for this plat is the Kansas North Zone U.S. State Plane 1983, the East line of the Northwest Quarter of Sec 16-8-22 561°29'22".
 - All distances shown herein are ground distances in feet.
 - Foundation Note: According to "FRM" Map Community Panel Numbers 20230303G, effective July 18, 2015, this plat is located in Zone "Flood A".
 - No One Call was called at the time of survey.
 - The minimum Rear Yard Setback for Single Family Lot shall be 105 feet from the right-of-way line.
 - The minimum Rear 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.
 - Setbacks: Break-away monument with aluminum cap stamped "2007-05-001" in concrete slab.
 - 8'-37x50x33
 - 8'-37x50x33
 - 8'-49x52
 - 8'-49x52
 - City Service Gas Company "Marked" assessment per Book 385 Page 613.
 - Union Gas System Inc. "Marked" assessment per Book 444 Page 376.
 - Current Zone: "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 an easer sewer systems.
 - 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 (paving, resurfacing, changing geometry, etc.) require approval by ROST.
 - Lot 1 and Tract A are subject to the County's Access Management Policy.
 - Tract A is an unbuildable tract and is not subject to building permits.



<p>SCALE</p> <p>1" = 100'</p> 	<p>PREPARED FOR</p> <p>RON REDFORD 16669 SANTA FE TRAIL, LEAVENWORTH, KS 66648</p>
<p>SEC-TWN-RNG</p> <p>16-8-22</p>	<p>DATE</p> <p>AUGUST 4, 2021</p>

AVAILABLE UTILITIES:
 POWER - 800-343-1183
 RURAL WATER DISTRICT #2 - 913-240-8885
 AFBT - 913-250-0118



- NORTHWEST CORNER OF SEC 16-8-22**
- FOUND 1/2" REBAR ORIGIN UNKNOWN (HELD)
- 34.80' W50° TO 600 NAIL IN NORTH FACE OF POWER POLE
 - 74.60' E55° TO 600 NAIL IN TOP OF FENCE POST
 - 68.30' E TO 600 NAIL IN TOP CORNER FENCE POST
 - 59.80' N6° TO 600 NAIL IN WEST FACE OF POWER POLE
 - 8.00' W TO CENTERLINE OF 171ST ST IN LINE WITH FENCE EAST
- WEST QUARTER CORNER OF SEC 16-8-22**
- FOUND 6"x6"x4" LIMESTONE ORIGIN UNKNOWN (HELD)
- 9.80' W TO SPIKE AND KNOT DISH IN TOP OF FENCE POST
 - 2.95' S TO 600 NAIL IN WEST FACE OF FENCE POST
 - 0.50' W TO LONE "T" POST AT GROUND
 - 16.90' S MAG NAIL IN WEST FACE OF FENCE POST IN THE NORTH-SOUTH FENCE LINE

- NORTHEAST CORNER NORTHWEST QUARTER OF SEC 16-8-22**
- FOUND 2" ALUMN CAP (HELD)
- 28.25' N TO 1/2" REBAR IN APPARENT CENTER OF 167TH STREET
 - 90.75' NW TO TOP CENTER OF "T" POST
 - 55.68' SW TO NAIL AND KNOT BUSHES 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

- CENTER CORNER OF SEC 16-8-22**
- 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' DIAL OAK POLE
 - 111.40' 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
 - 18.00' W TO CENTER OF HEDGE ROW
 - 14.50' N TO APPARENT CENTER OF GRAVEL DRIVE

Summary of Comments on Redford Addition.pdf

Page: 2

☰ Number: 1 Author: mjbogina Subject: Typewritten Text Date: 10/13/2021 1:22:24 PM

Reviewed 2021.10.13. No Comments.

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

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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

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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).

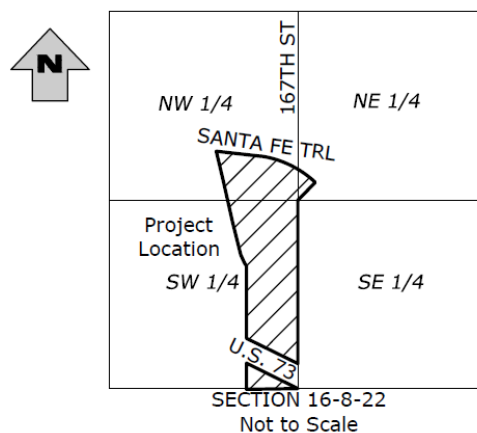
Watershed

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.

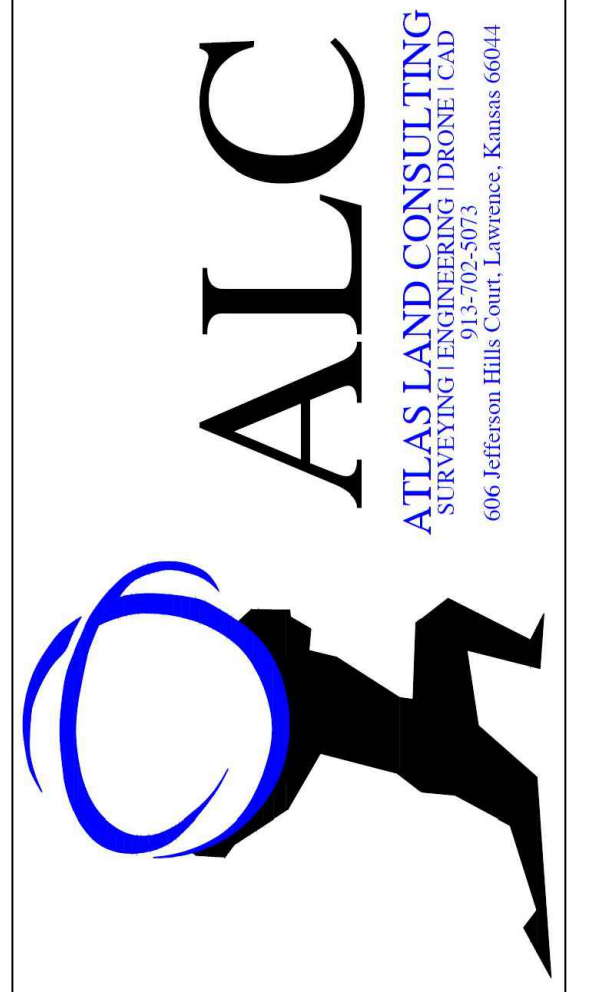
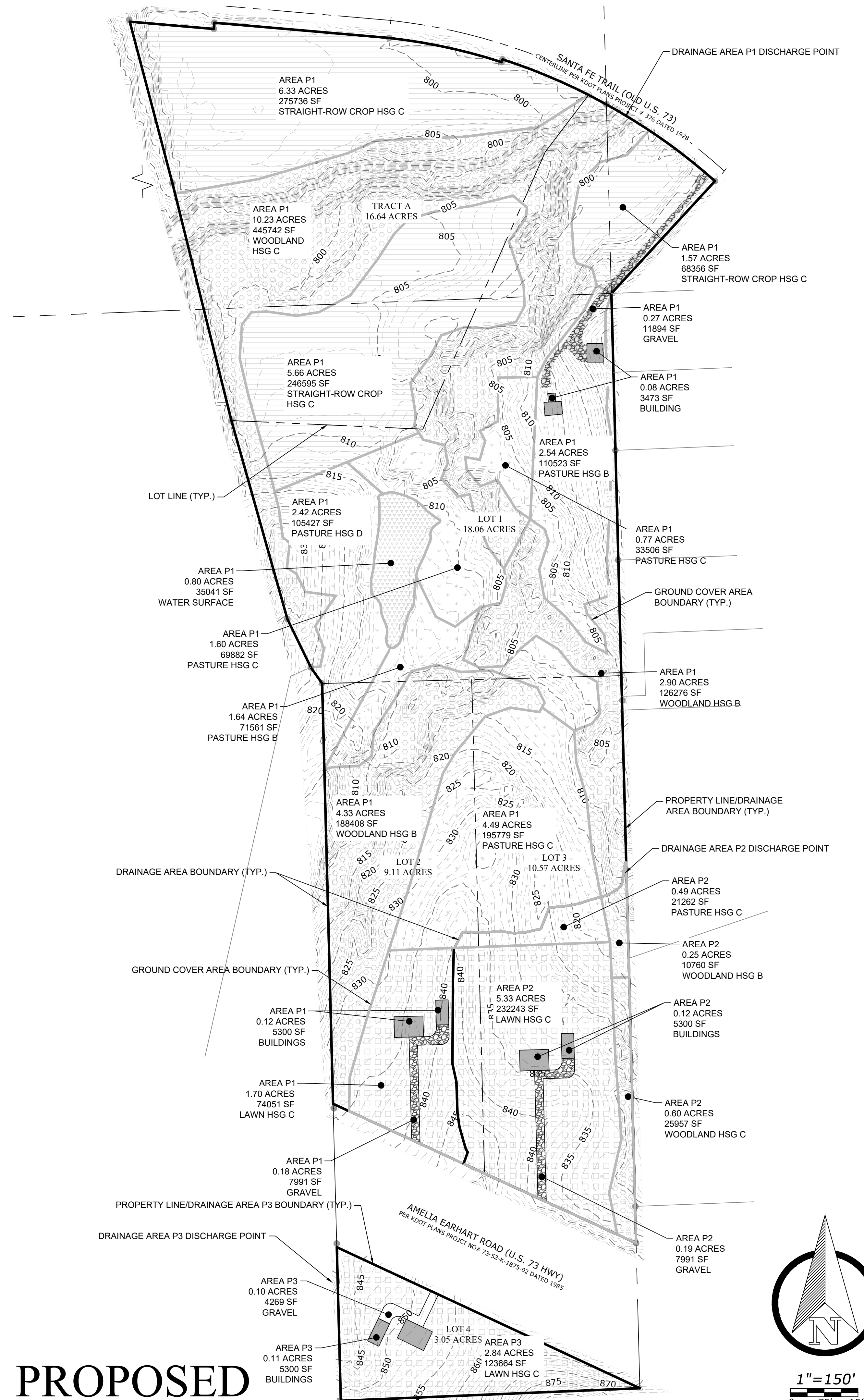
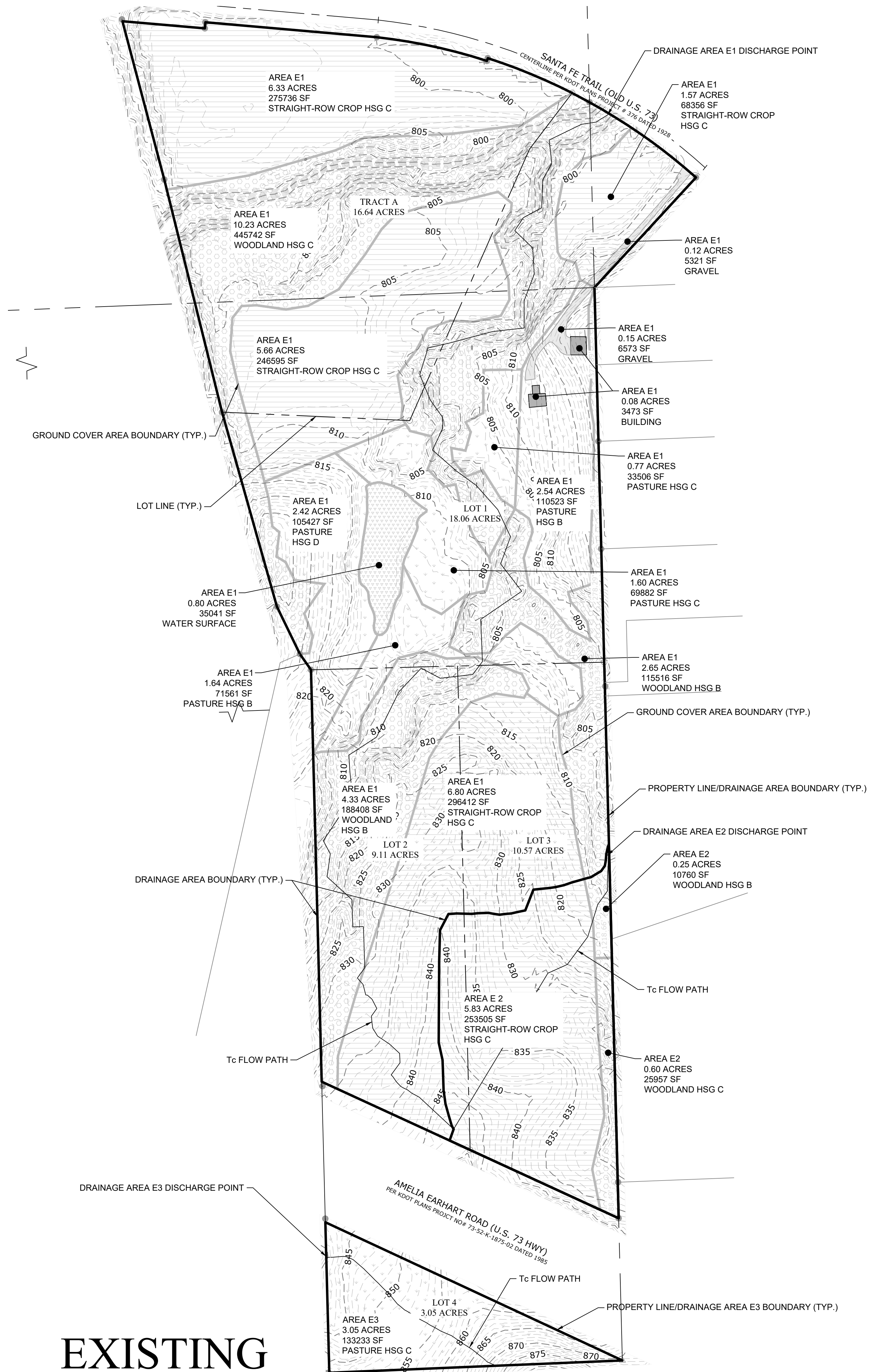
Table G. Runoff Flow Summary (cfs)

Event	Existing Peak Discharge	Proposed Peak Discharge	<i>Reduction</i>
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

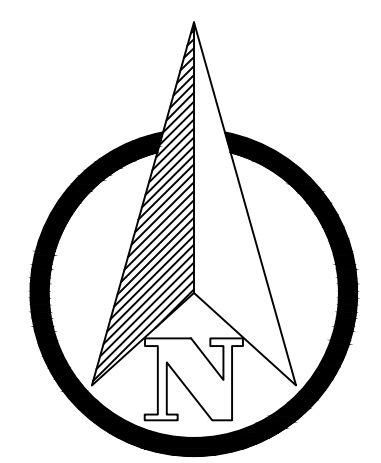
A TRACT OF LAND IN THE SECTION 16,
TOWNSHIP 8 SOUTH, RANGE 22 EAST OF
THE 6TH P.M. IN THE CITY OF
LEAVENWORTH, LEAVENWORTH
COUNTY, KANSAS

NO.	BY	DATE	REVISION

PREPARED FOR:
RON REDFORD
16669 SANTA FE TRAIL,
LEAVENWORTH, KS 66048

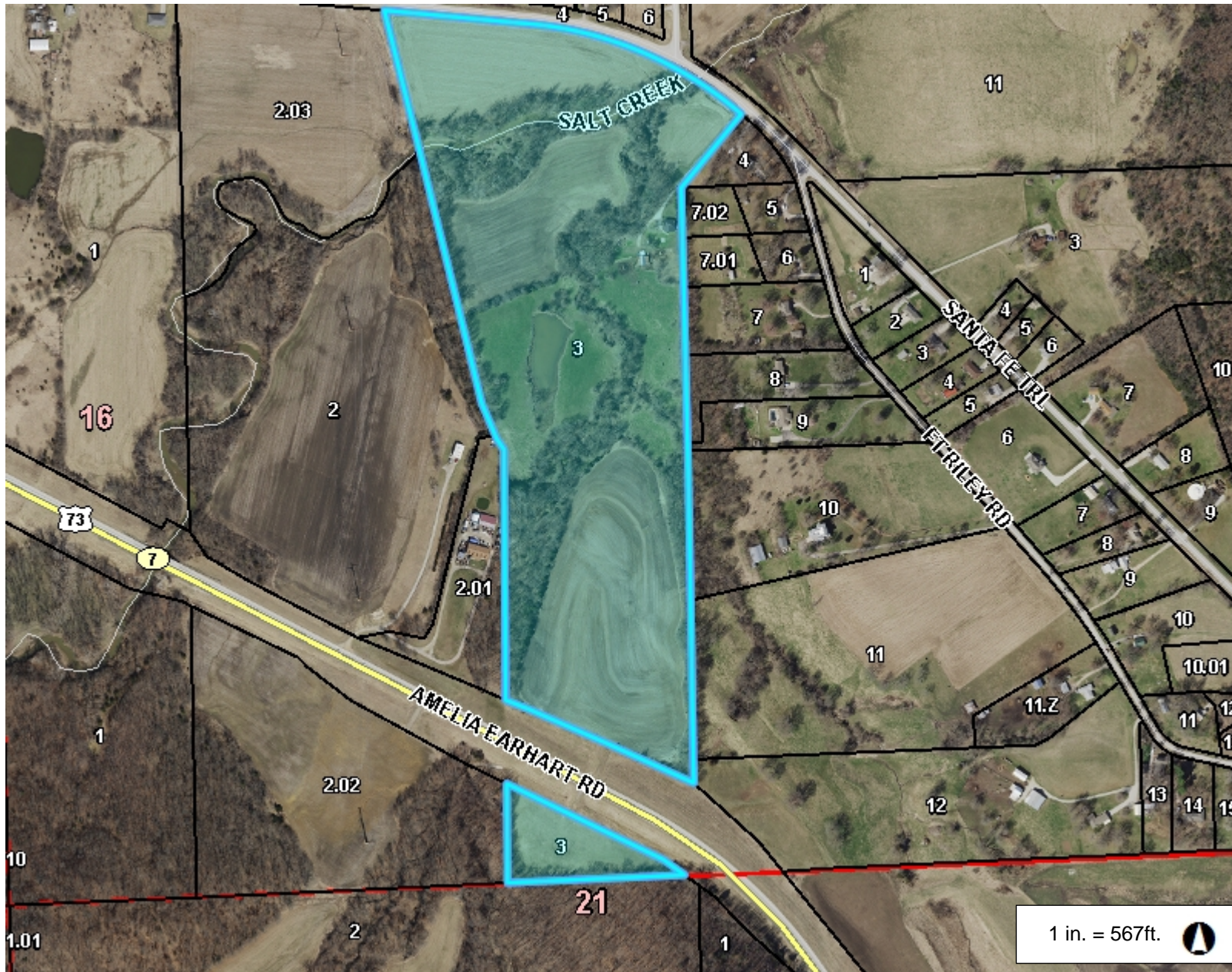
PROJECT #: 21-0020
ISSUE DATE: 08/27/2021

FOR PERMIT




1" = 150'
0 75 150'

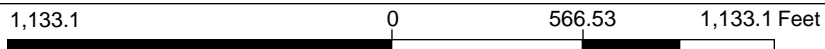
Leavenworth County, KS



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary

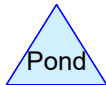
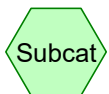
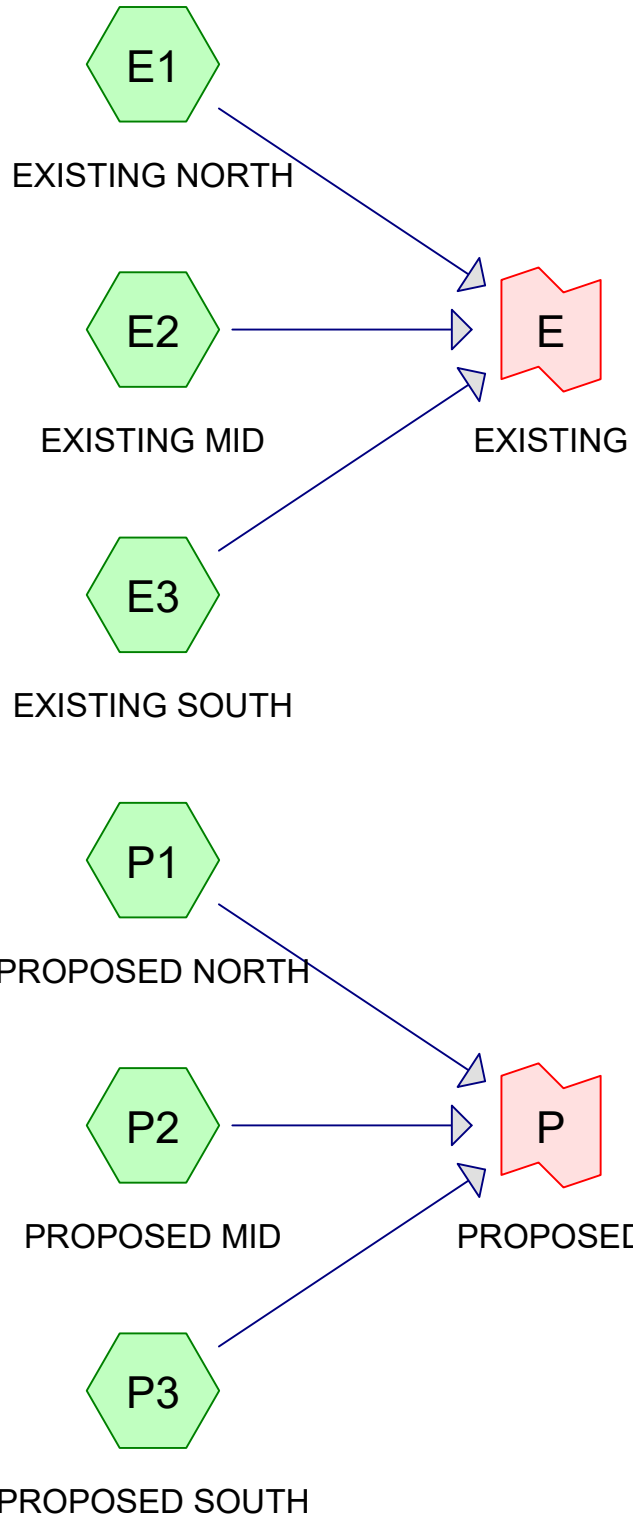
1 in. = 567ft. 



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



Redford Drainage

MSE 24-hr 4 2-Year Rainfall=3.53"

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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"

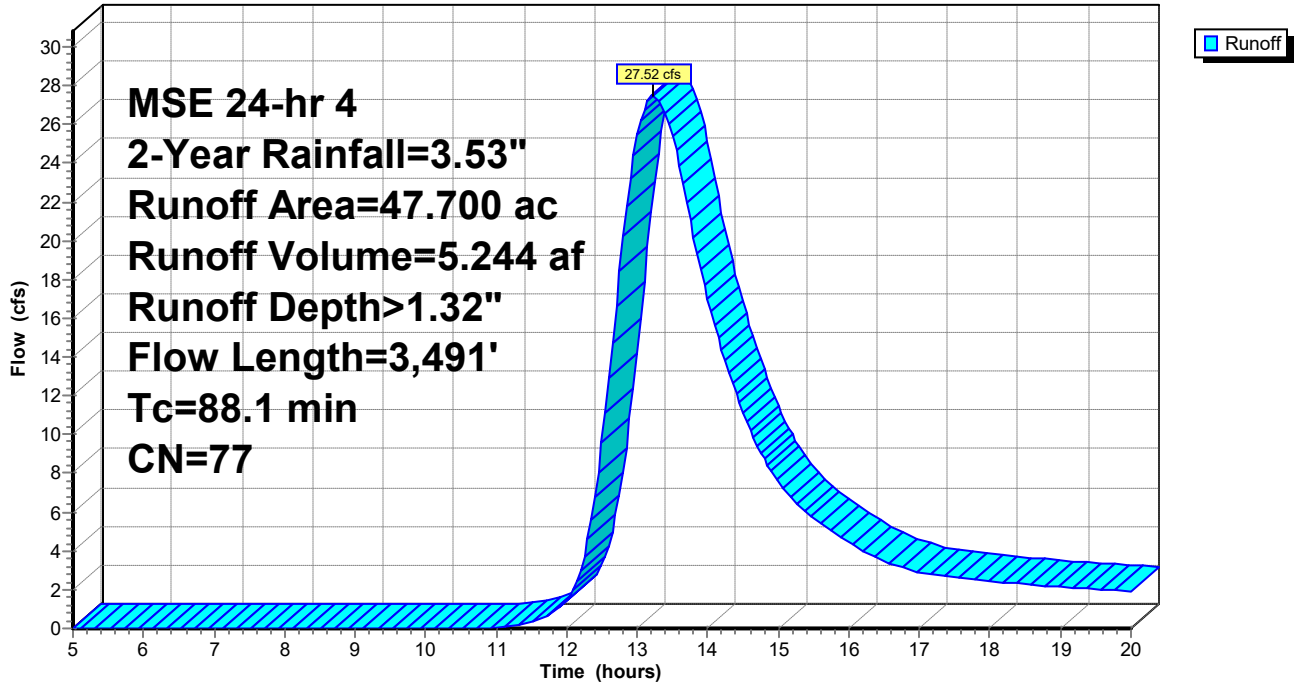
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.53"

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"

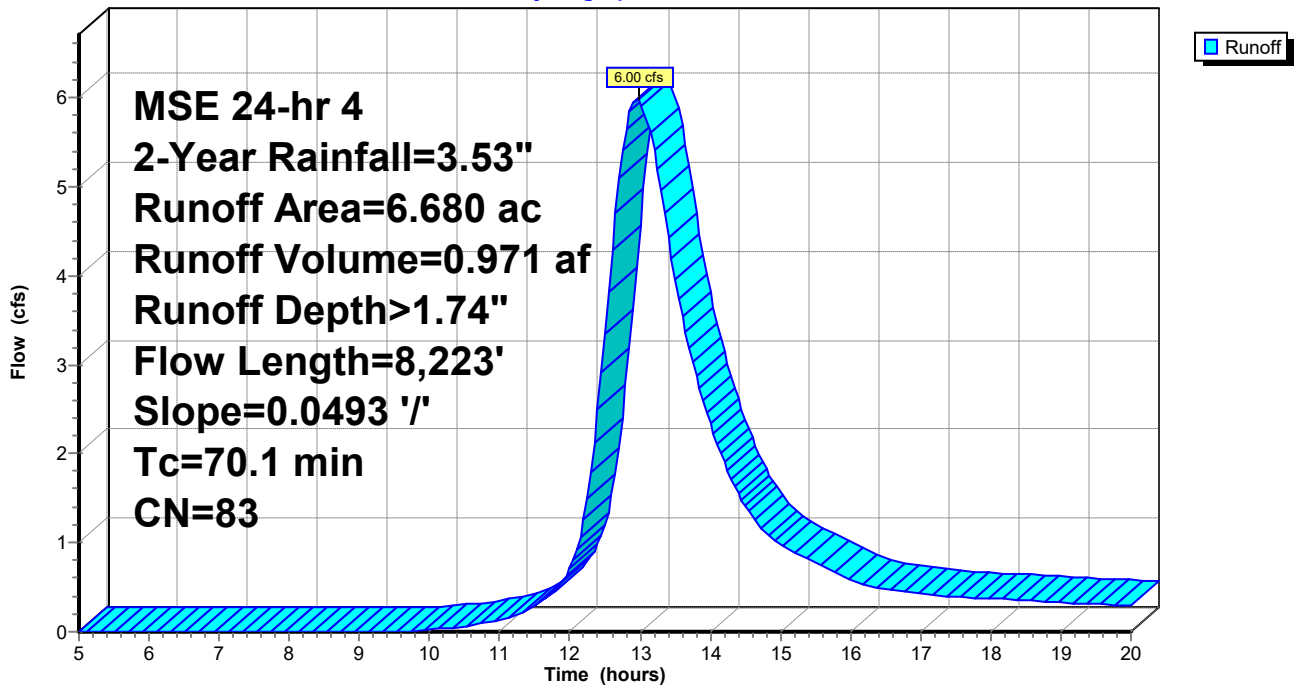
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 2-Year Rainfall=3.53"

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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Page 5

Summary for Subcatchment E3: EXISTING SOUTH

Runoff = 7.19 cfs @ 12.15 hrs, Volume= 0.381 af, Depth> 1.50"

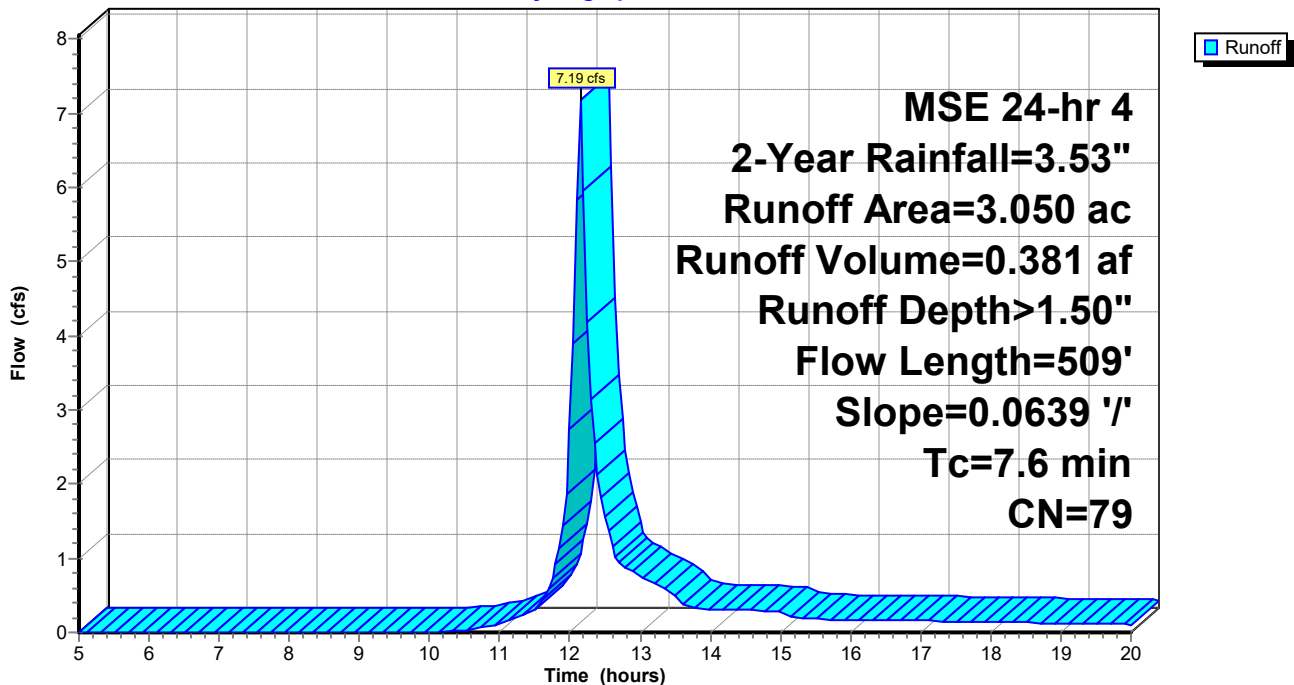
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.53"

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"

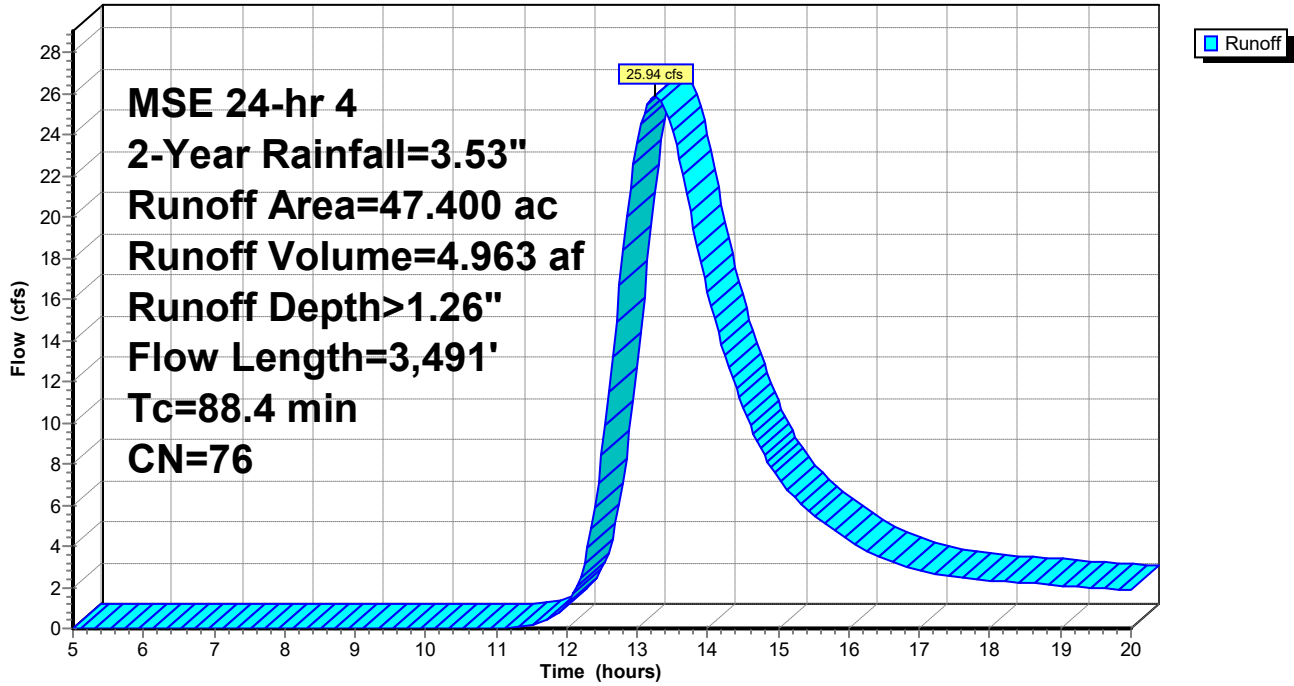
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.53"

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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Page 8

Summary for Subcatchment P2: PROPOSED MID

Runoff = 3.58 cfs @ 13.26 hrs, Volume= 0.695 af, Depth> 1.19"

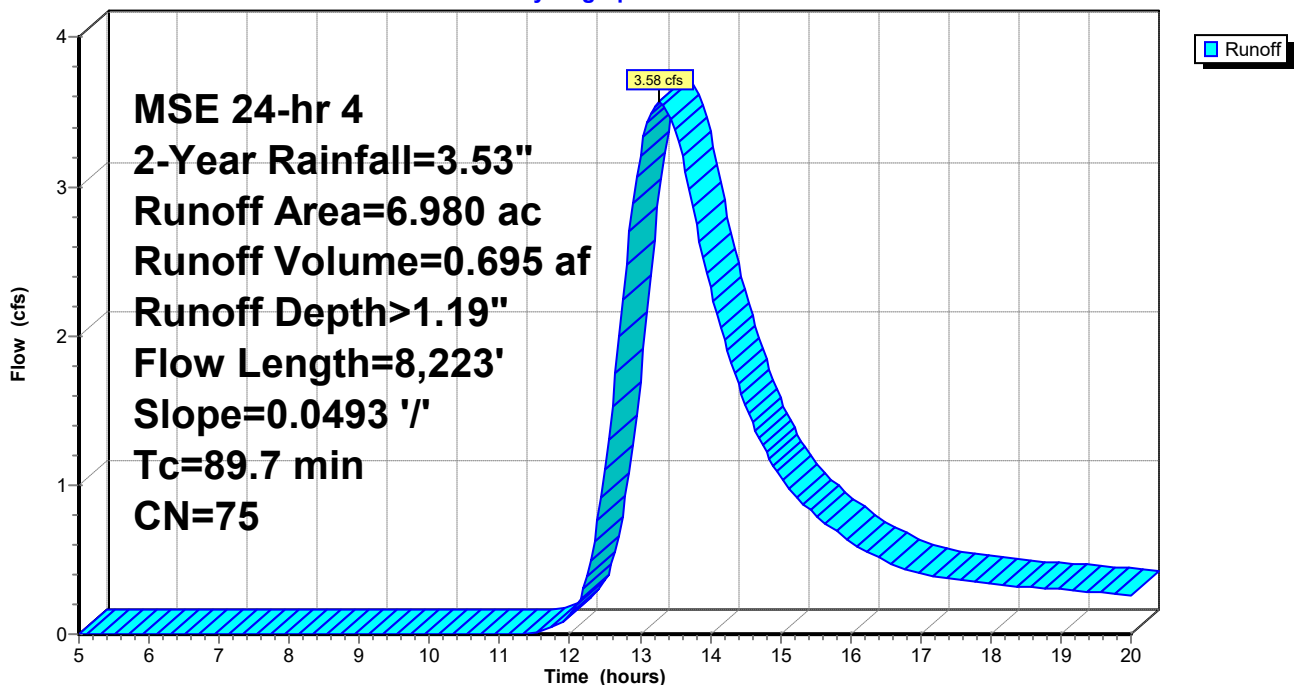
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.53"

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



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MSE 24-hr 4 2-Year Rainfall=3.53"

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Page 9

Summary for Subcatchment P3: PROPOSED SOUTH

Runoff = 5.76 cfs @ 12.16 hrs, Volume= 0.315 af, Depth> 1.24"

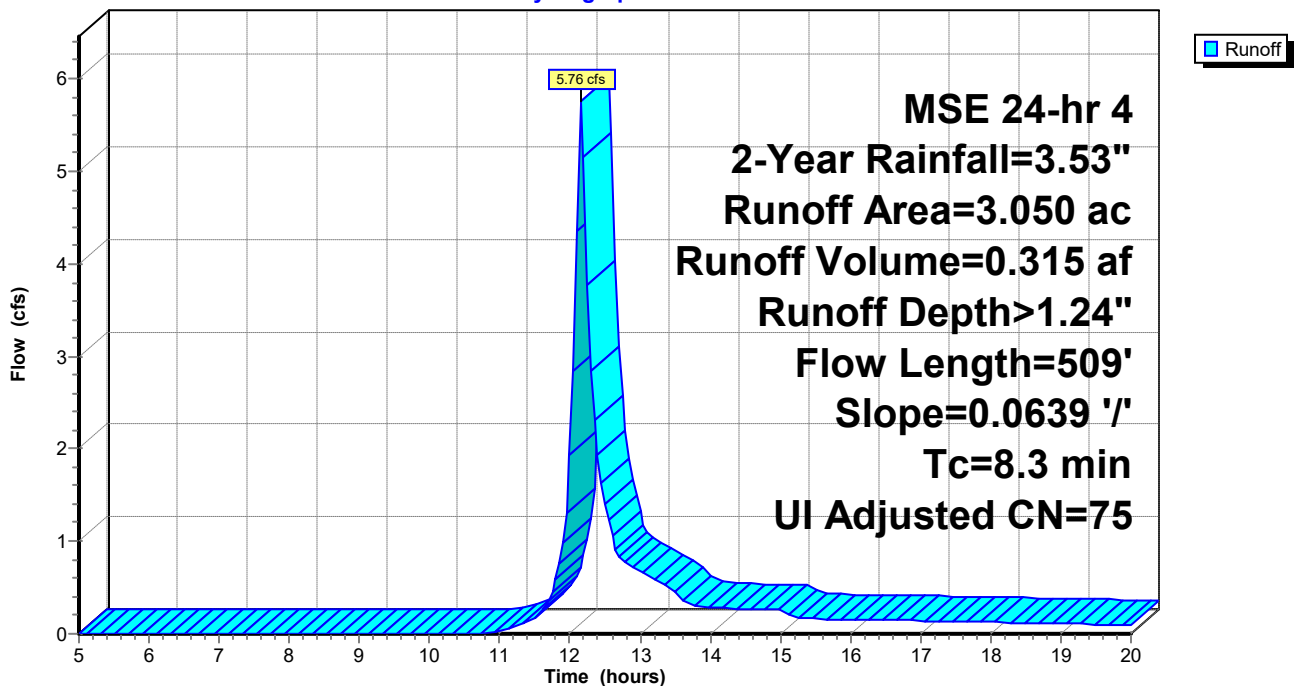
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=3.53"

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



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MSE 24-hr 4 2-Year Rainfall=3.53"

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Page 10

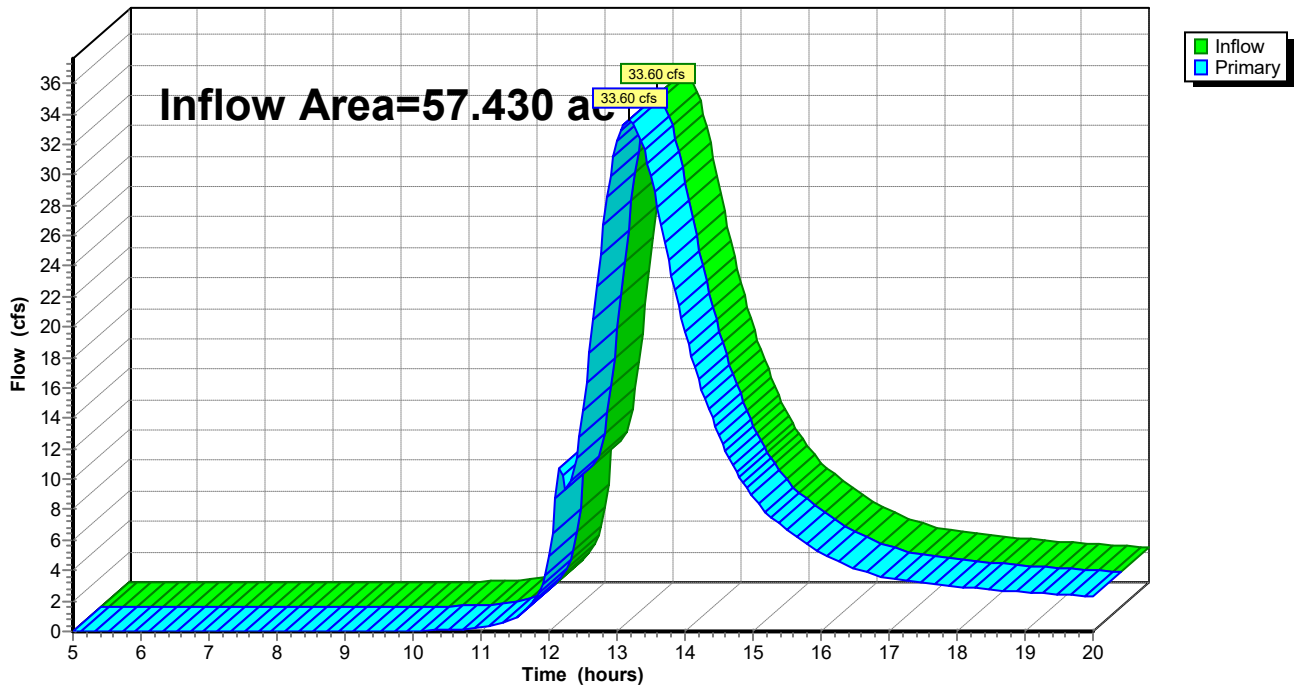
Summary for Link E: EXISTING

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



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MSE 24-hr 4 2-Year Rainfall=3.53"

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Page 11

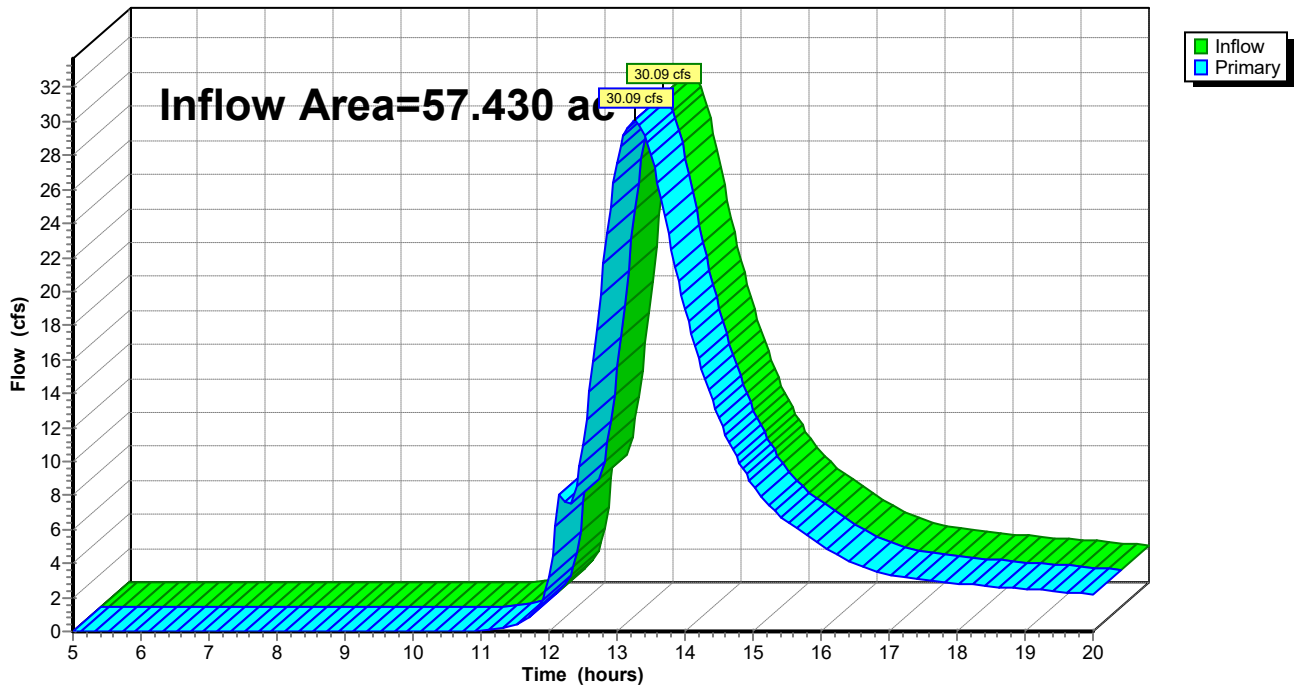
Summary for Link P: PROPOSED

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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Page 12

Summary for Subcatchment E1: EXISTING NORTH

Runoff = 55.13 cfs @ 13.20 hrs, Volume= 10.361 af, Depth> 2.61"

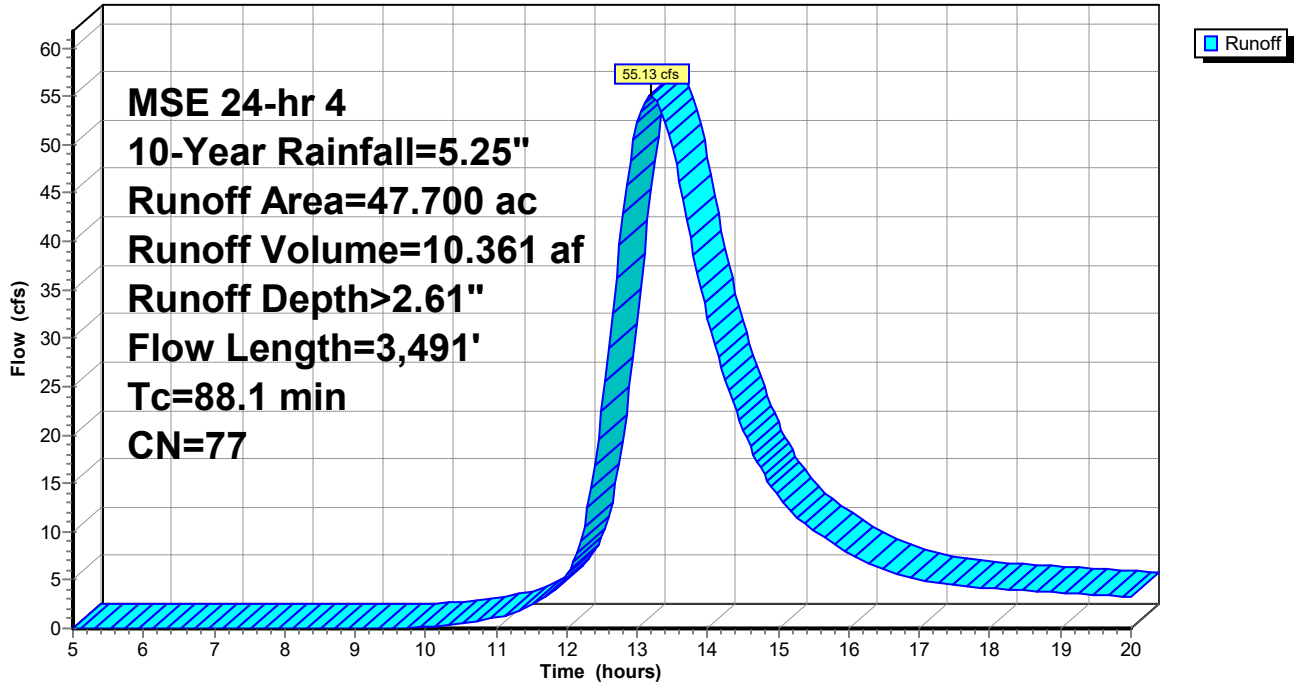
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.25"

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



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MSE 24-hr 4 10-Year Rainfall=5.25"

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Page 14

Summary for Subcatchment E2: EXISTING MID

Runoff = 10.83 cfs @ 12.95 hrs, Volume= 1.768 af, Depth> 3.18"

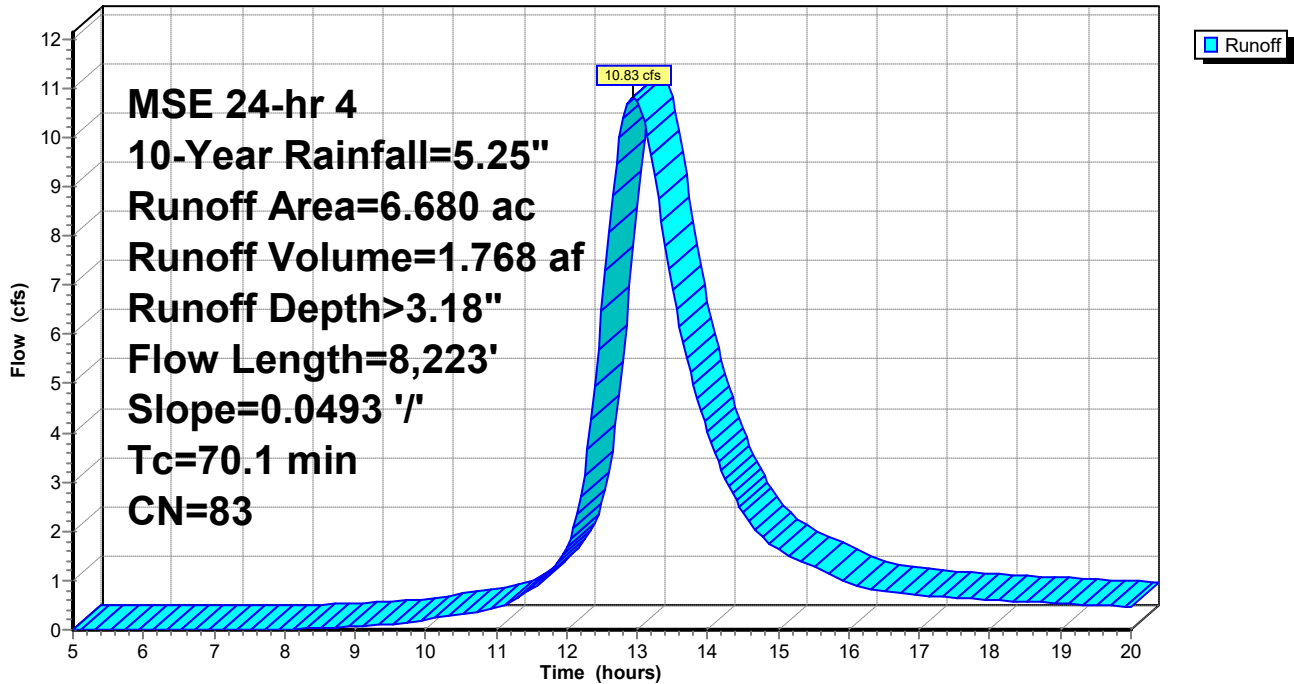
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.25"

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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Page 15

Summary for Subcatchment E3: EXISTING SOUTH

Runoff = 13.58 cfs @ 12.15 hrs, Volume= 0.728 af, Depth> 2.87"

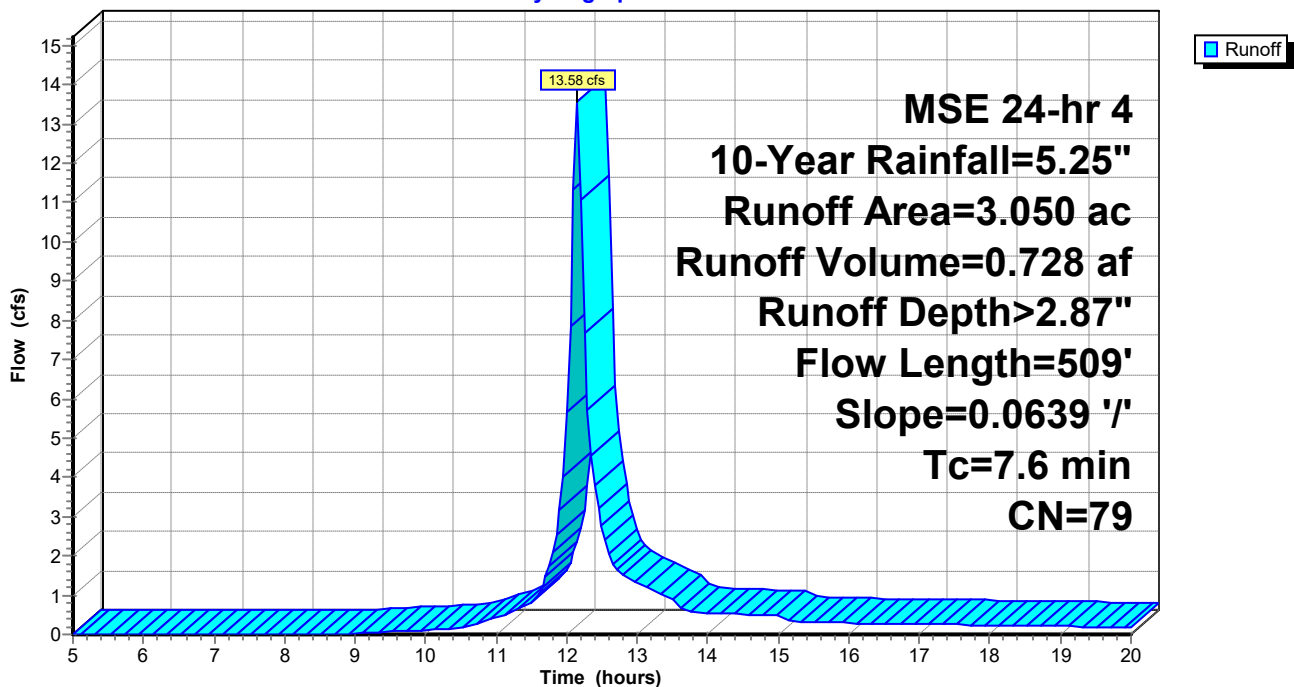
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.25"

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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Page 16

Summary for Subcatchment P1: PROPOSED NORTH

Runoff = 52.81 cfs @ 13.23 hrs, Volume= 9.950 af, Depth> 2.52"

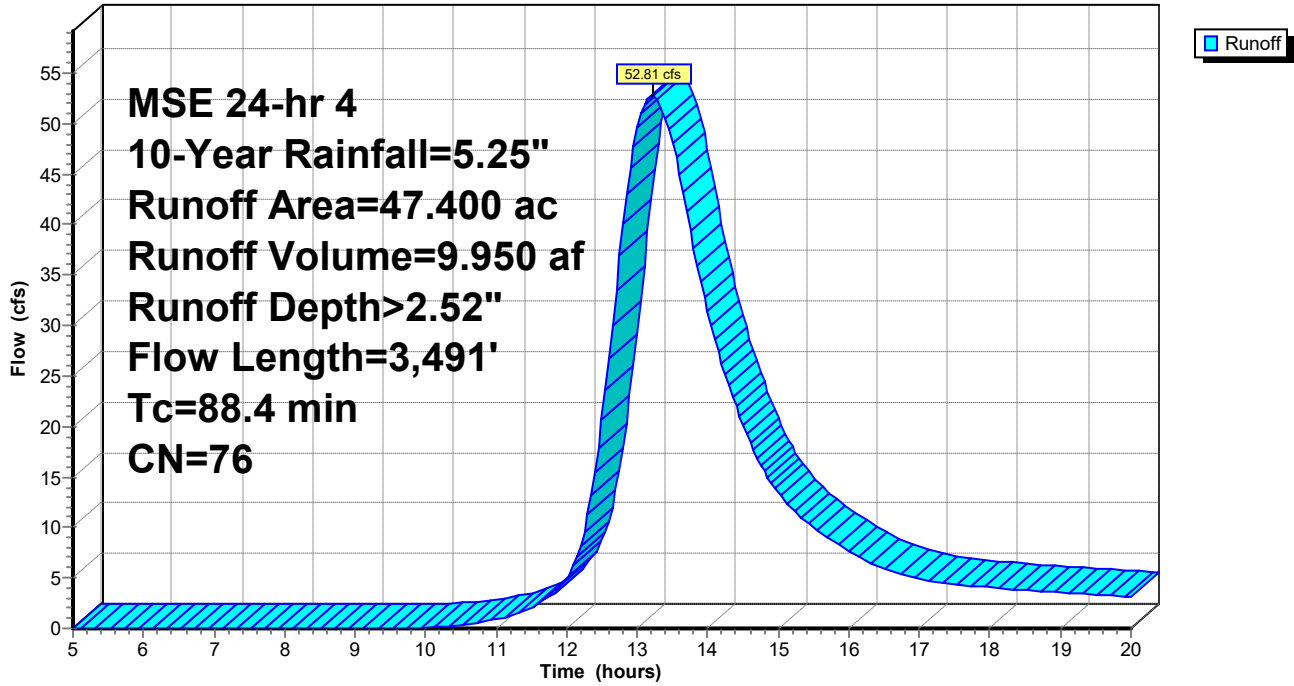
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 10-Year Rainfall=5.25"

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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Page 18

Summary for Subcatchment P2: PROPOSED MID

Runoff = 7.43 cfs @ 13.24 hrs, Volume= 1.414 af, Depth> 2.43"

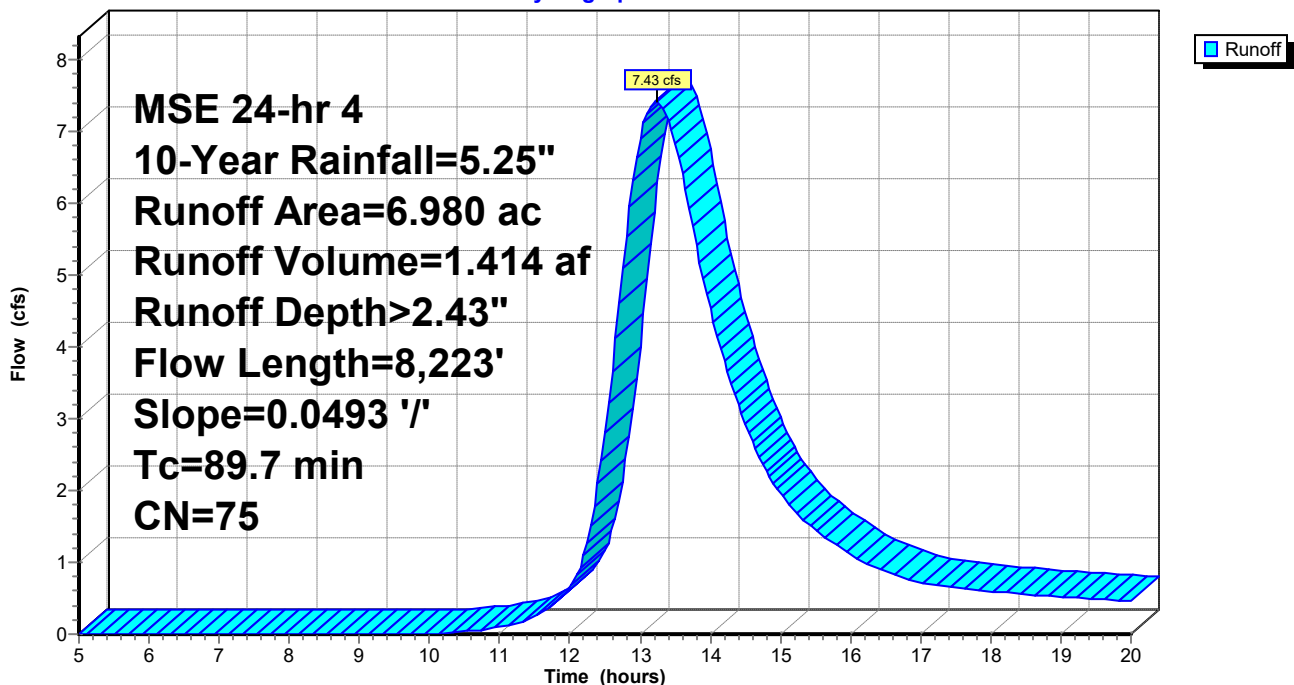
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.25"

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



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MSE 24-hr 4 10-Year Rainfall=5.25"

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Page 19

Summary for Subcatchment P3: PROPOSED SOUTH

Runoff = 11.70 cfs @ 12.16 hrs, Volume= 0.638 af, Depth> 2.51"

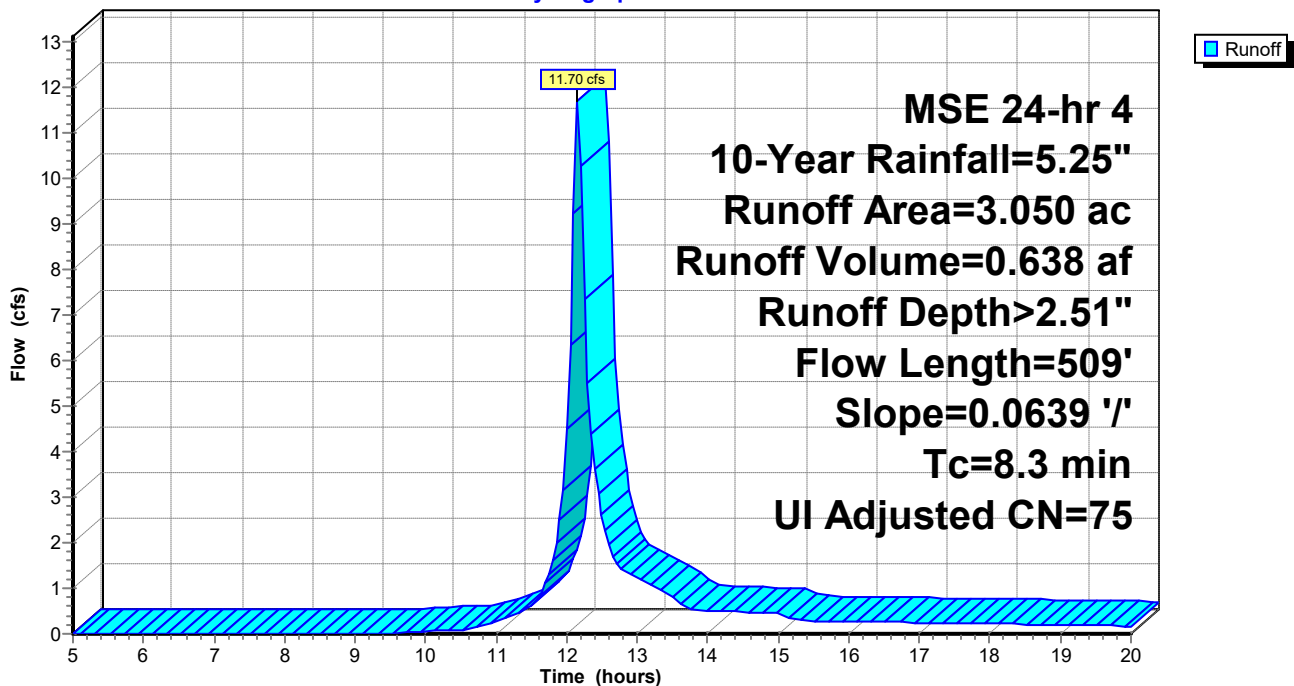
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=5.25"

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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Page 20

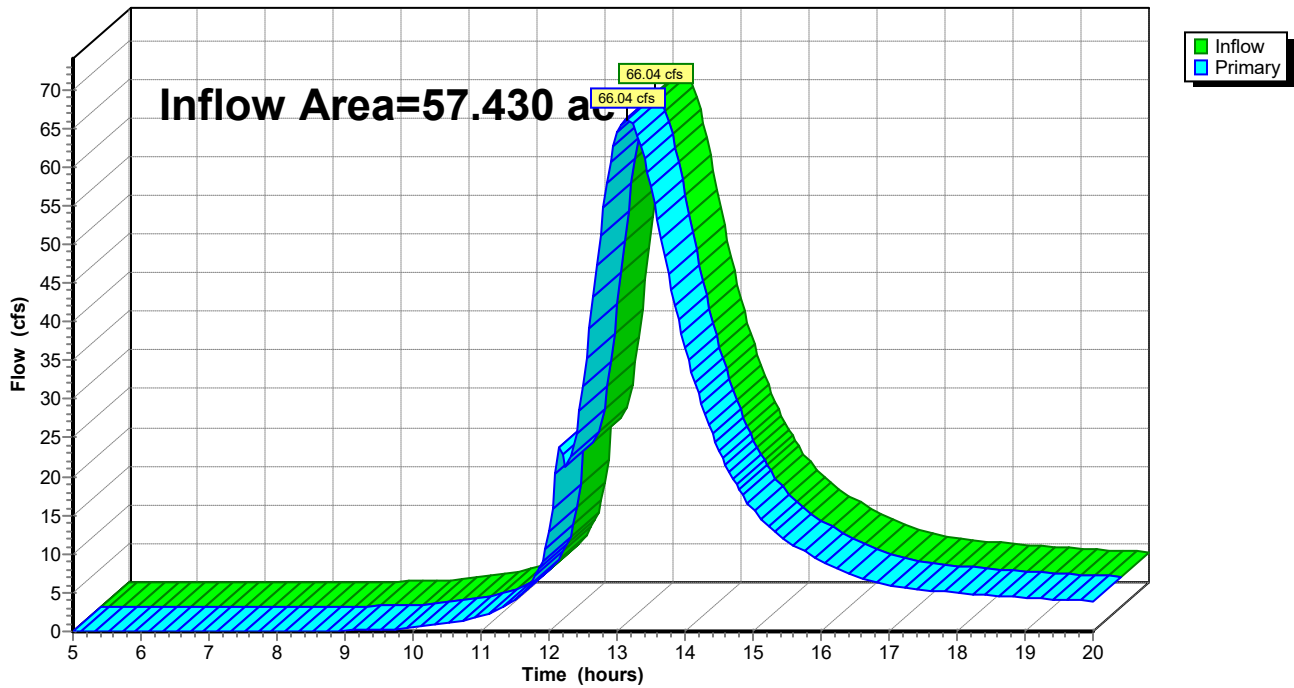
Summary for Link E: EXISTING

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



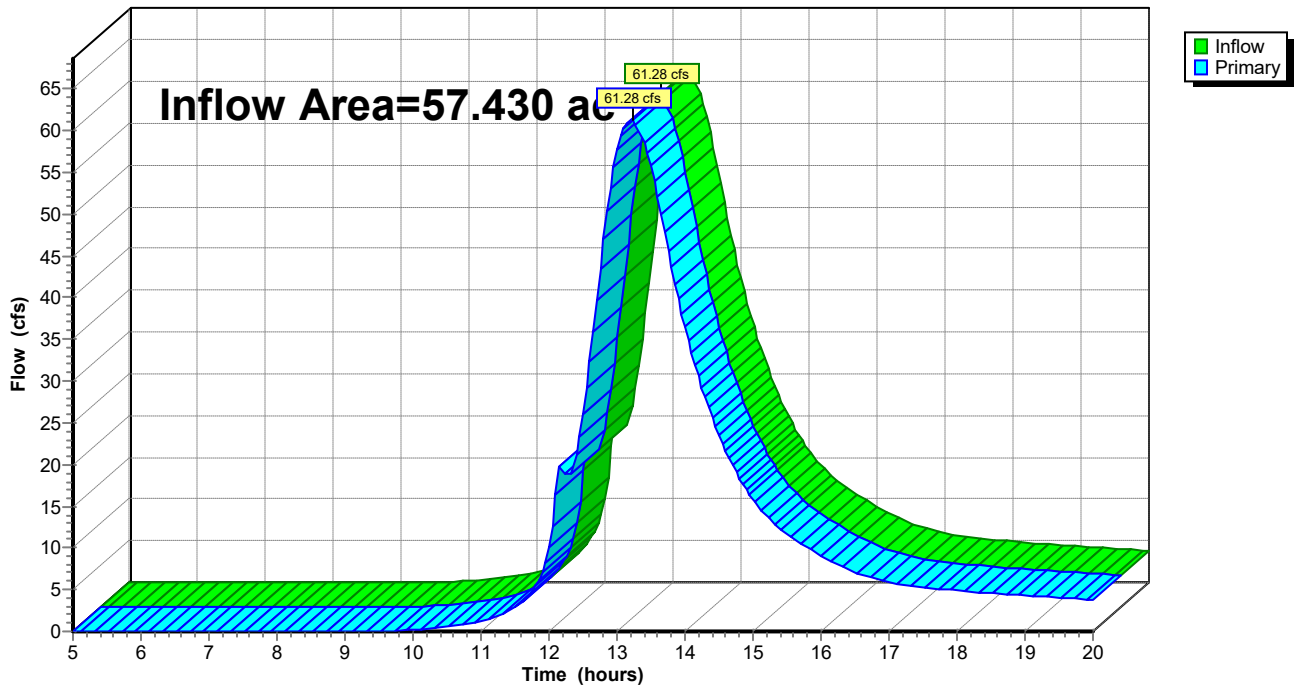
Summary for Link P: PROPOSED

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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Page 22

Summary for Subcatchment E1: EXISTING NORTH

Runoff = 108.14 cfs @ 13.18 hrs, Volume= 20.506 af, Depth> 5.16"

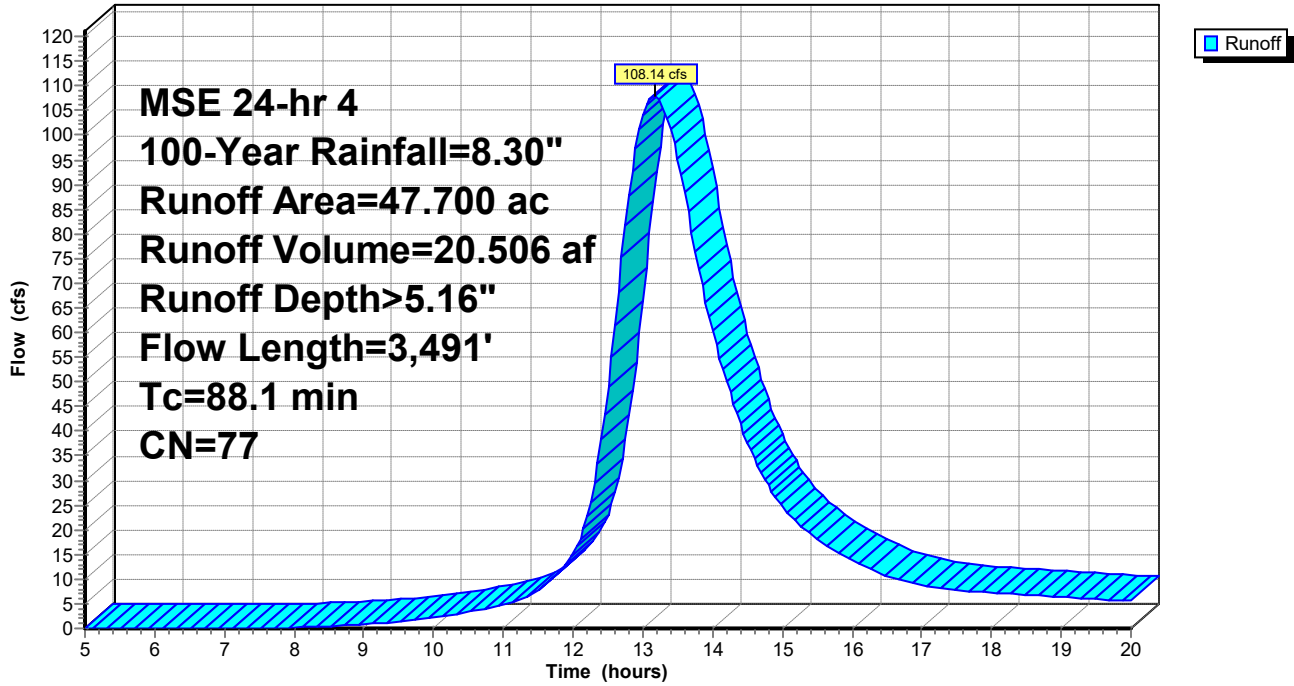
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.30"

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

Prepared by {enter your company name here}

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MSE 24-hr 4 100-Year Rainfall=8.30"

Printed 9/28/2021

Page 24

Summary for Subcatchment E2: EXISTING MID

Runoff = 19.68 cfs @ 12.92 hrs, Volume= 3.279 af, Depth> 5.89"

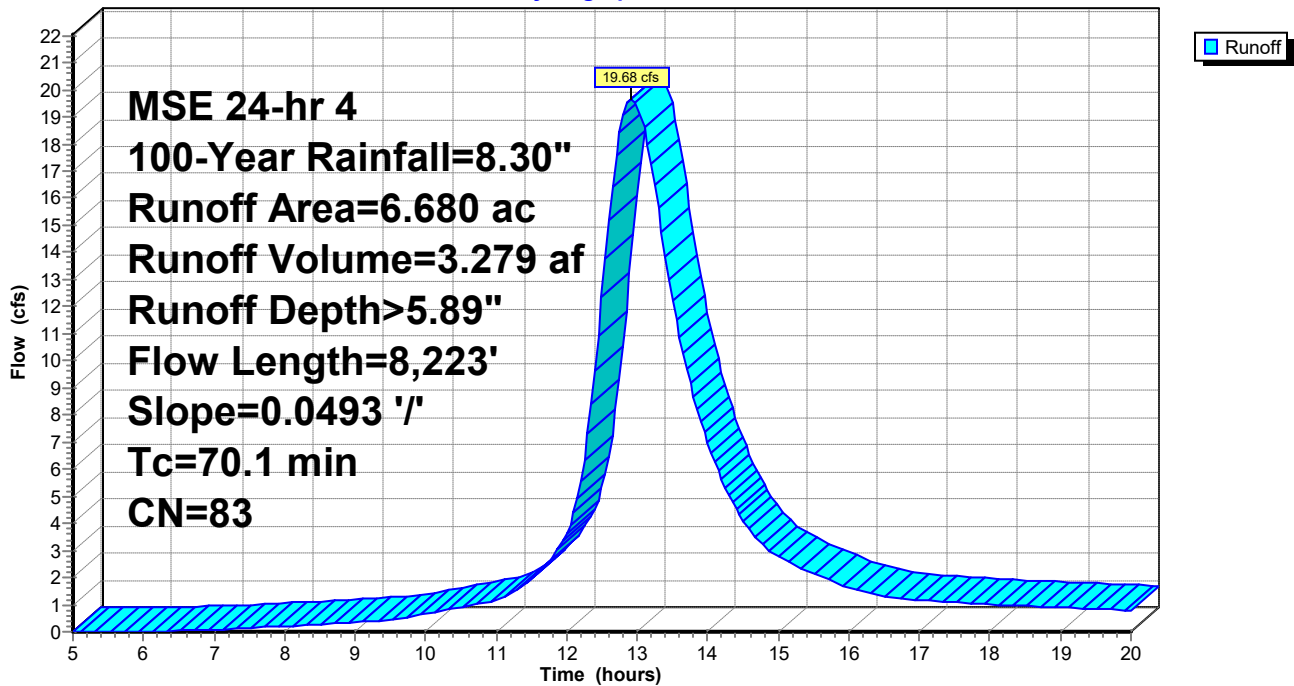
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.30"

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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Page 25

Summary for Subcatchment E3: EXISTING SOUTH

Runoff = 25.41 cfs @ 12.15 hrs, Volume= 1.405 af, Depth> 5.53"

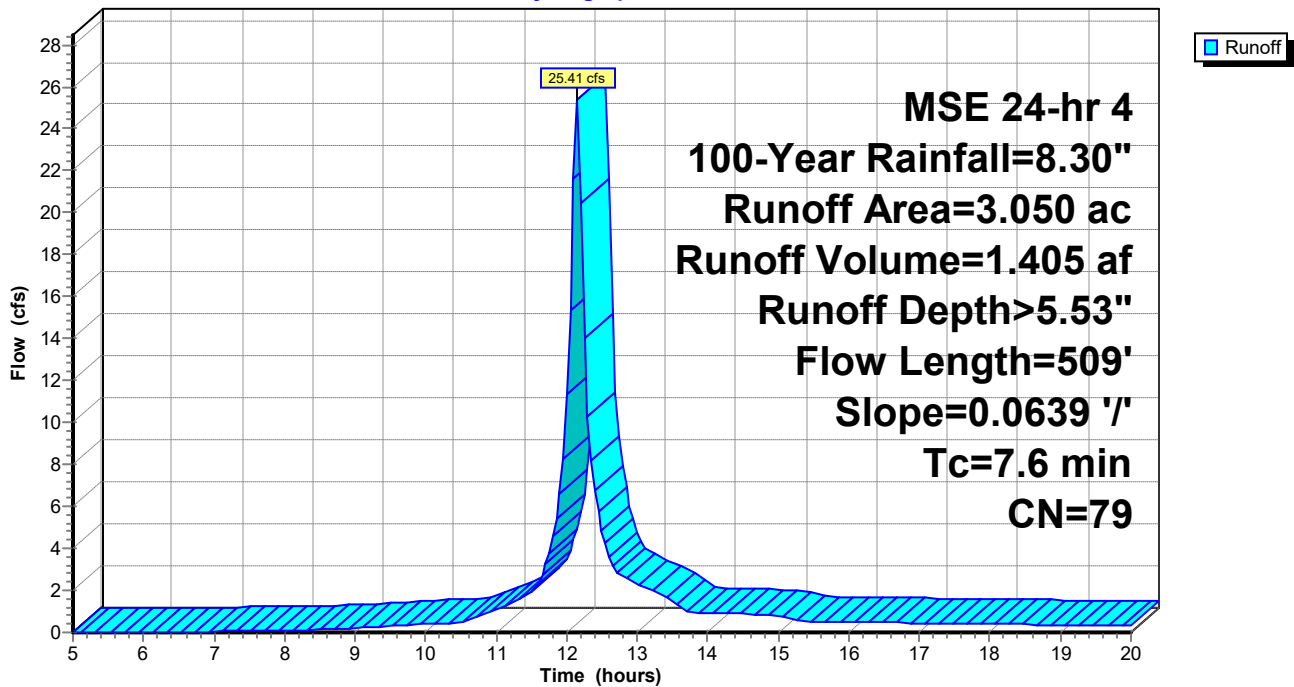
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.30"

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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Page 26

Summary for Subcatchment P1: PROPOSED NORTH

Runoff = 104.77 cfs @ 13.18 hrs, Volume= 19.918 af, Depth> 5.04"

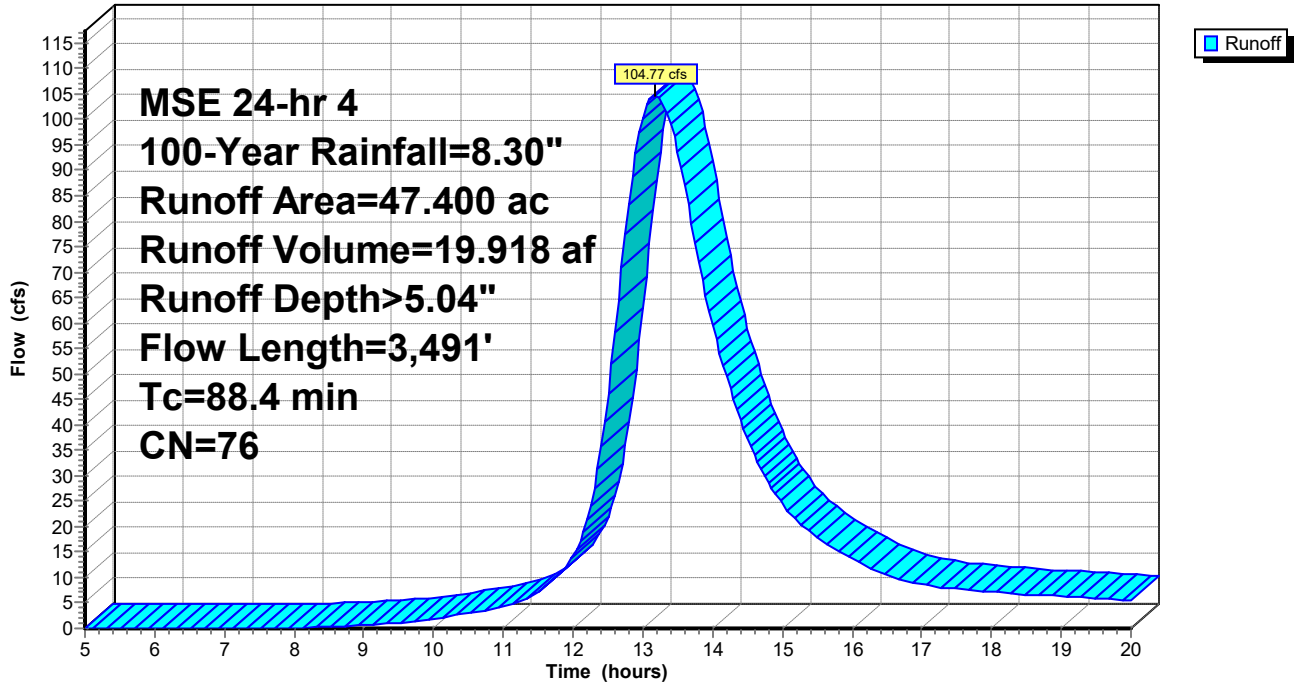
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.30"

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



Redford Drainage

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MSE 24-hr 4 100-Year Rainfall=8.30"

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Page 28

Summary for Subcatchment P2: PROPOSED MID

Runoff = 14.95 cfs @ 13.22 hrs, Volume= 2.865 af, Depth> 4.92"

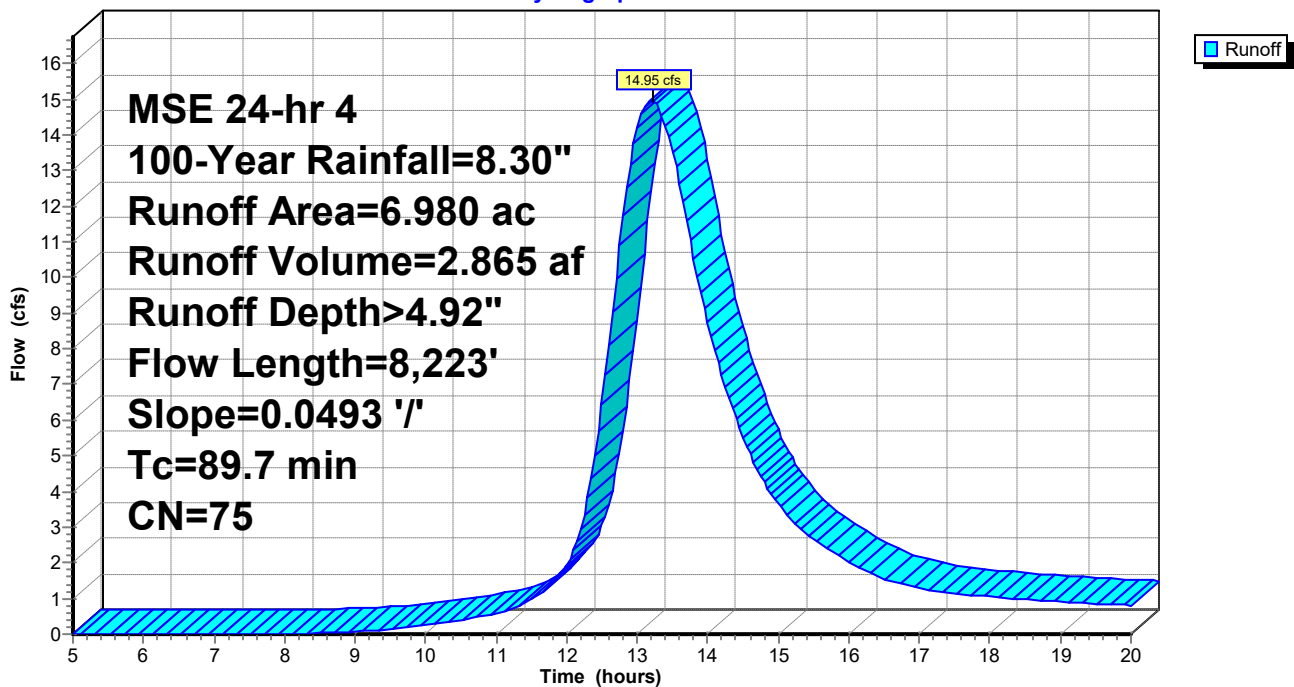
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.30"

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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Page 29

Summary for Subcatchment P3: PROPOSED SOUTH

Runoff = 23.09 cfs @ 12.15 hrs, Volume= 1.286 af, Depth> 5.06"

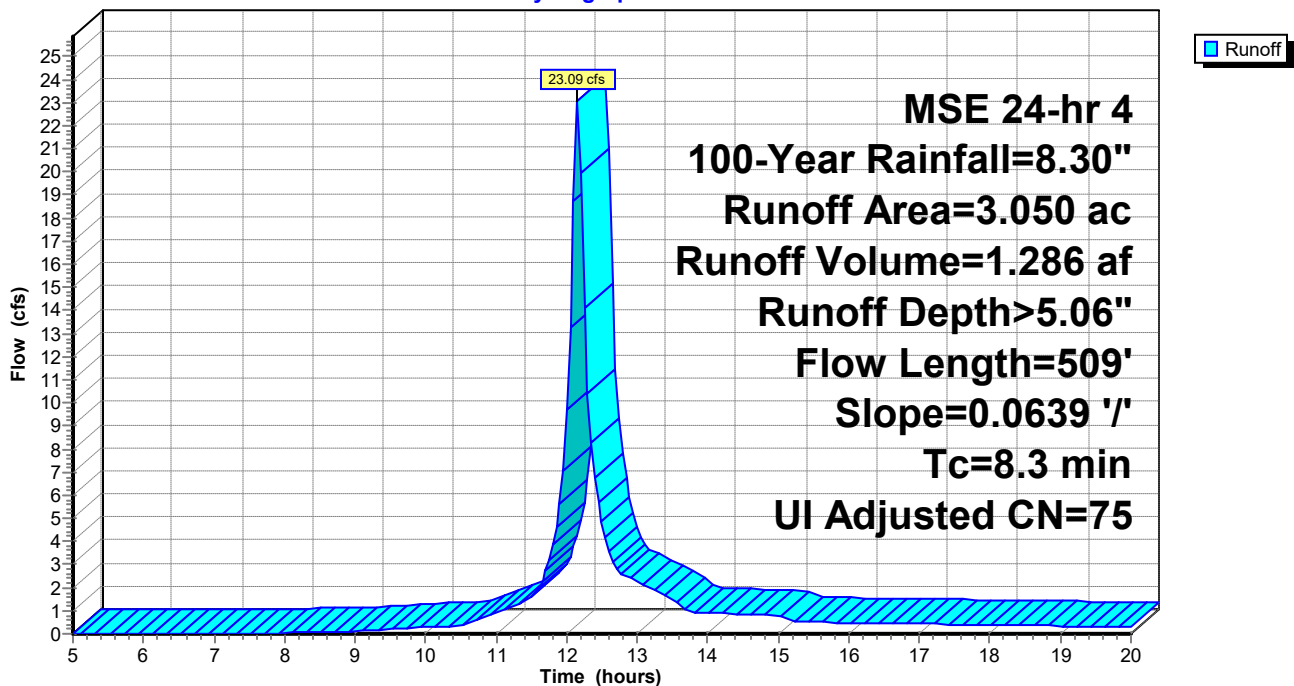
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=8.30"

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



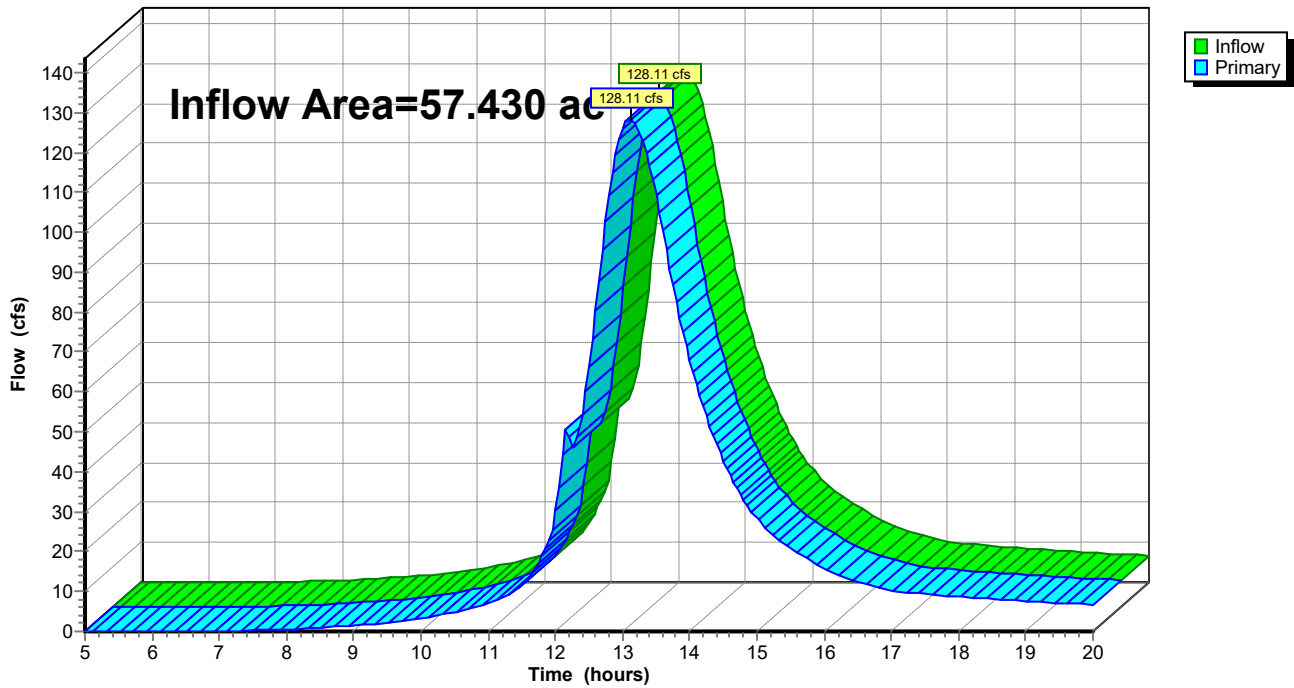
Summary for Link E: EXISTING

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



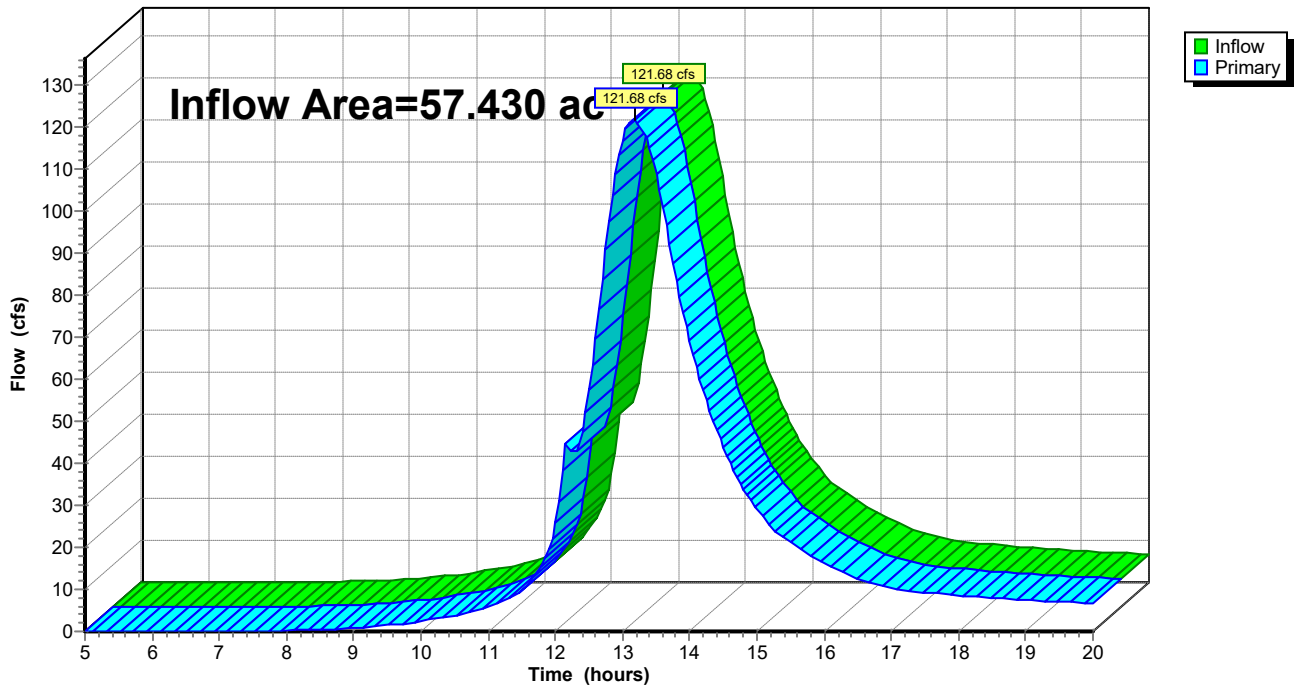
Summary for Link P: PROPOSED

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

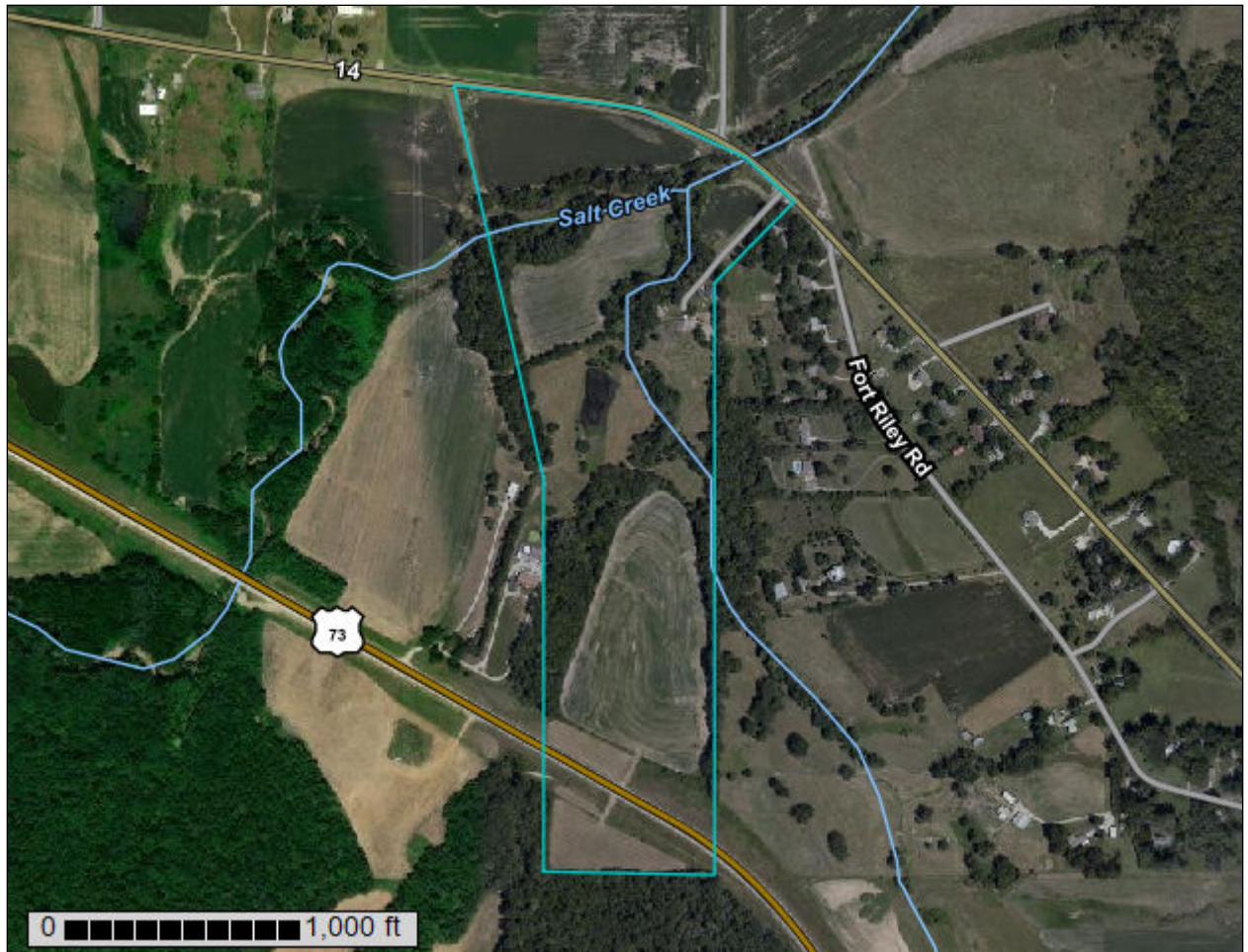
Link P: PROPOSED

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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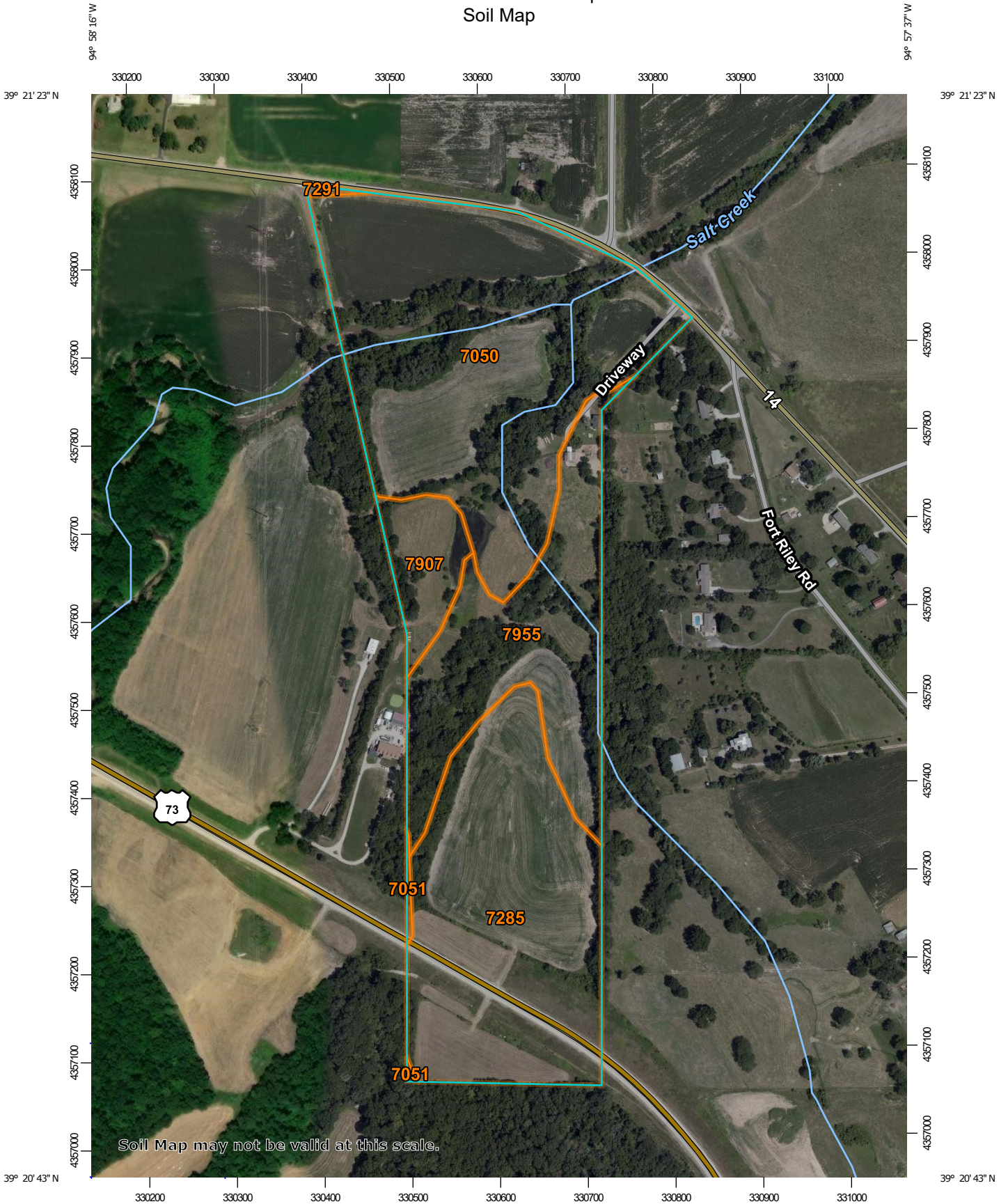
Contents

Preface	2
Soil Map	5
Soil Map.....	6
Legend.....	7
Map Unit Legend.....	8
Map Unit Descriptions.....	8
Leavenworth County, Kansas.....	10
7050—Kennebec silt loam, occasionally flooded.....	10
7051—Kennebec silt loam, frequently flooded.....	12
7285—Ladoga silt loam, 3 to 8 percent slopes.....	13
7291—Marshall silt loam, 5 to 9 percent slopes.....	14
7907—Armster clay loam, 8 to 12 percent slopes, eroded.....	15
7955—Knox silt loam, 7 to 12 percent slopes.....	17
Soil Information for All Uses	20
Soil Properties and Qualities.....	20
Soil Qualities and Features.....	20
Hydrologic Soil Group.....	20

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



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

Custom Soil Resource Report

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

Custom Soil Resource Report

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

Custom Soil Resource Report

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

Custom Soil Resource Report

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.

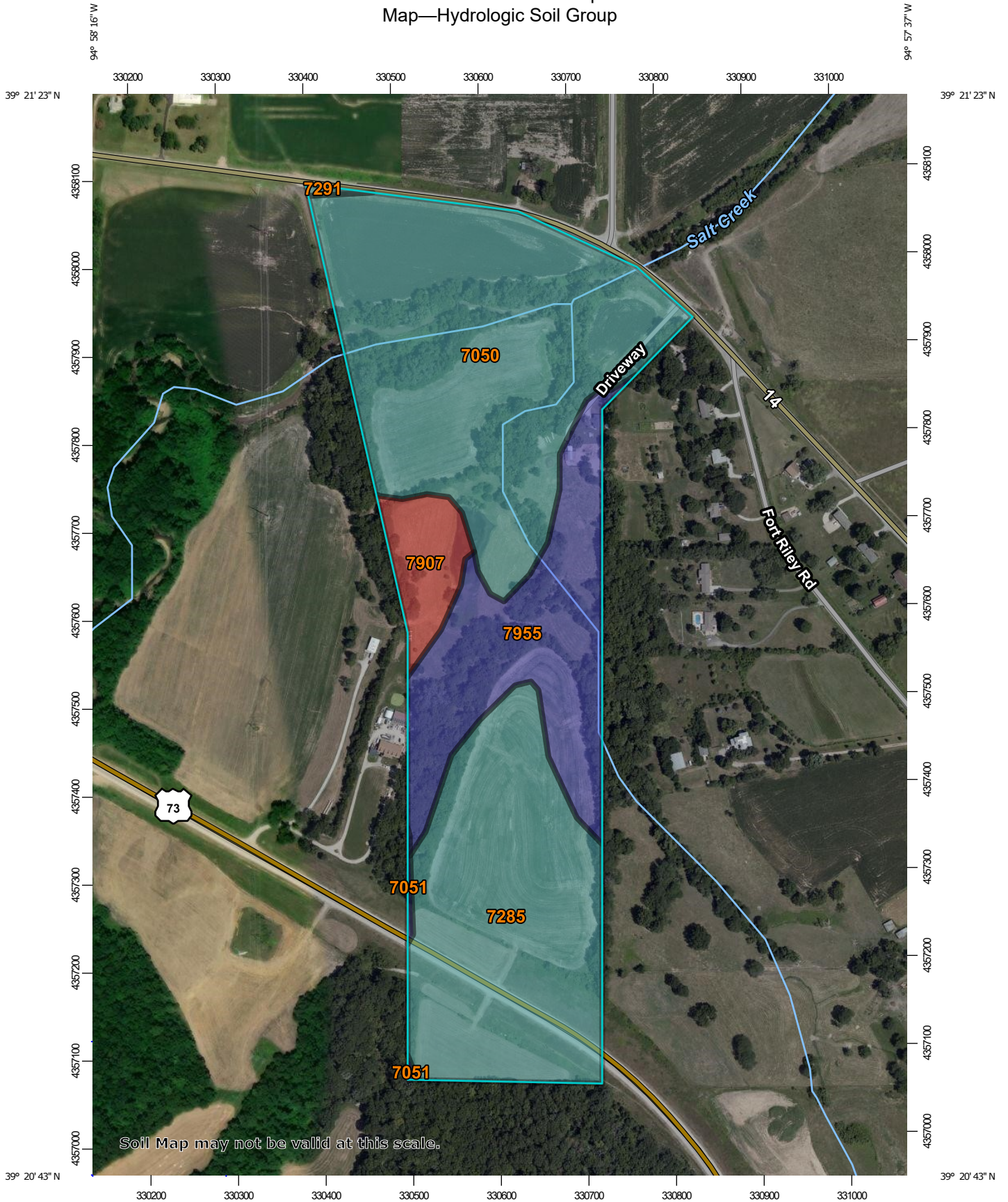
Custom Soil Resource Report

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



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 tics: 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


Water Features

-  Streams and Canals





Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

Soils

-  C
-  C/D
-  D
-  Not rated or not available

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 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.

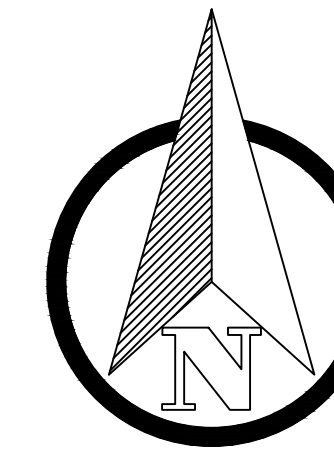
³ Curve numbers for group A have been developed only for desert shrub.

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

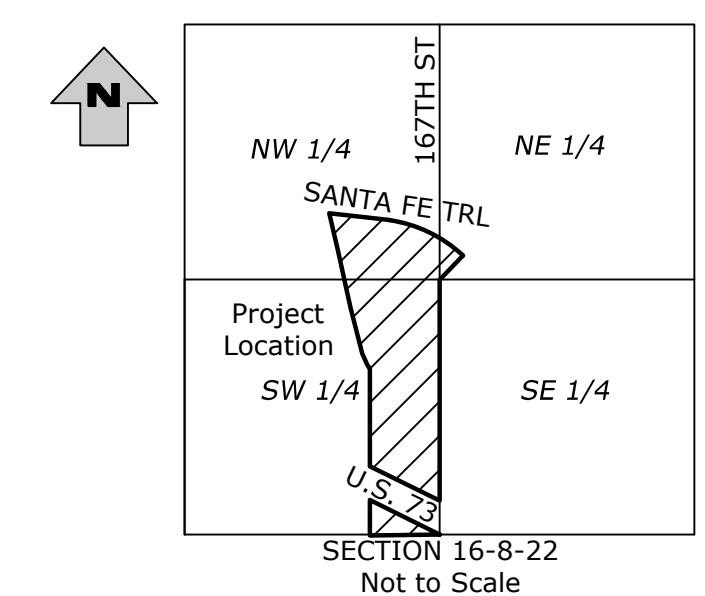
LEGEND

- △ 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
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- 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



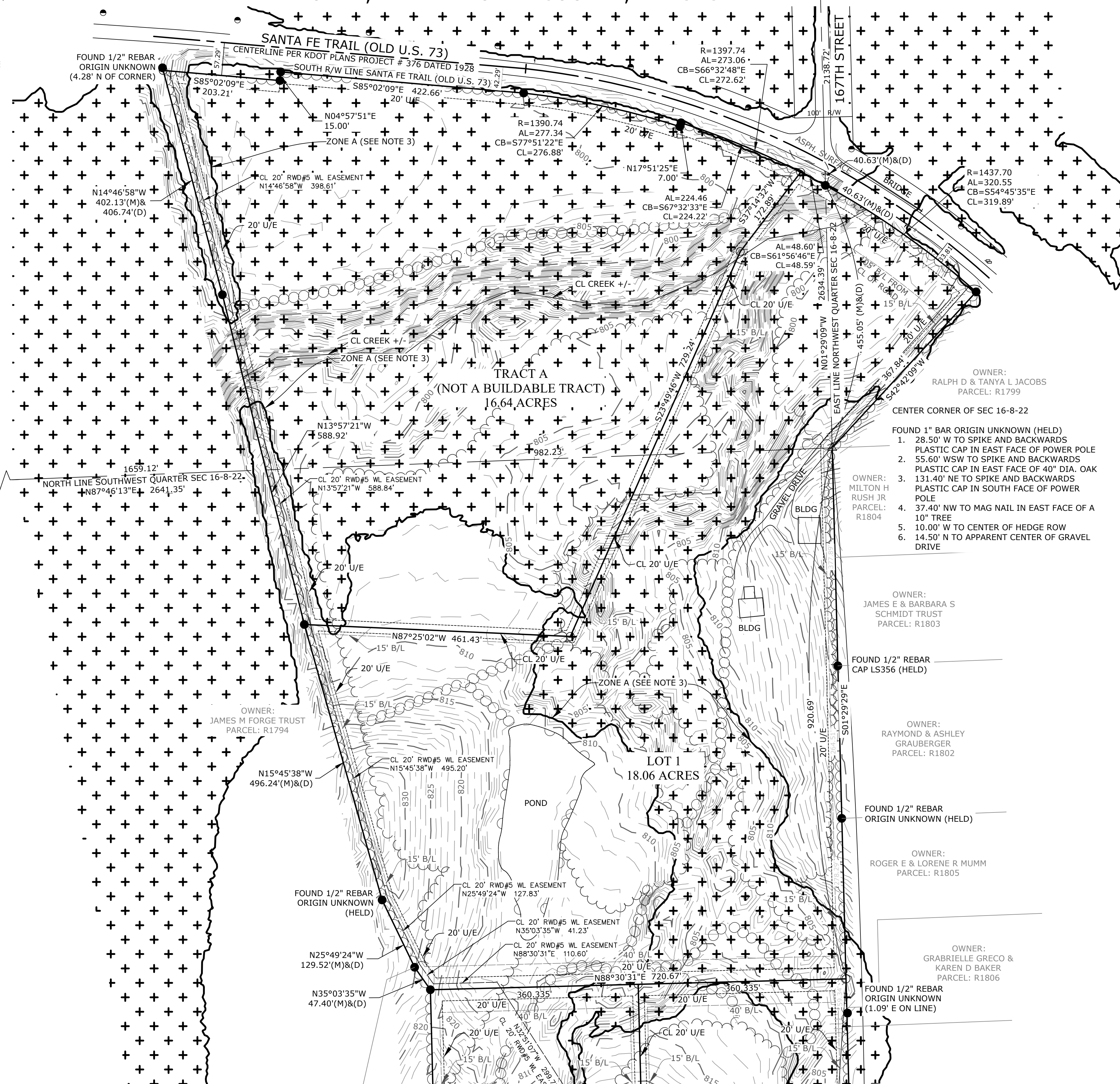
NORTHWEST CORNER OF SEC 16-8-22

- 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
 - 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

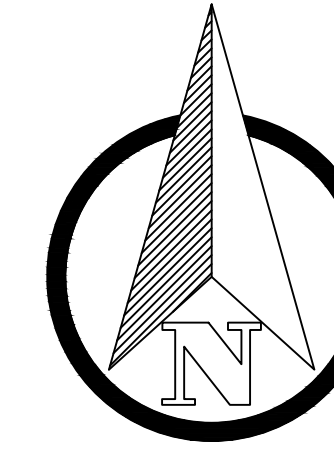
AVAILABLE UTILITIES:
EVERGY - 800-383-1183
RURAL WATER DISTRICT #2 - 913-240-8085
AT&T - 913-250-0118

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

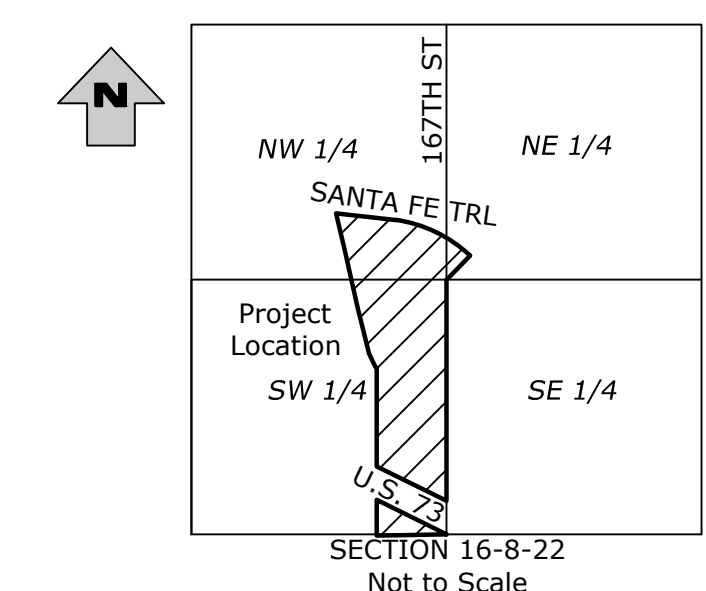
LEGEND

- △ 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.
5. The minimum Front Yard Setback for Single Family Lot shall be 105 feet from the right-of-way line.
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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

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

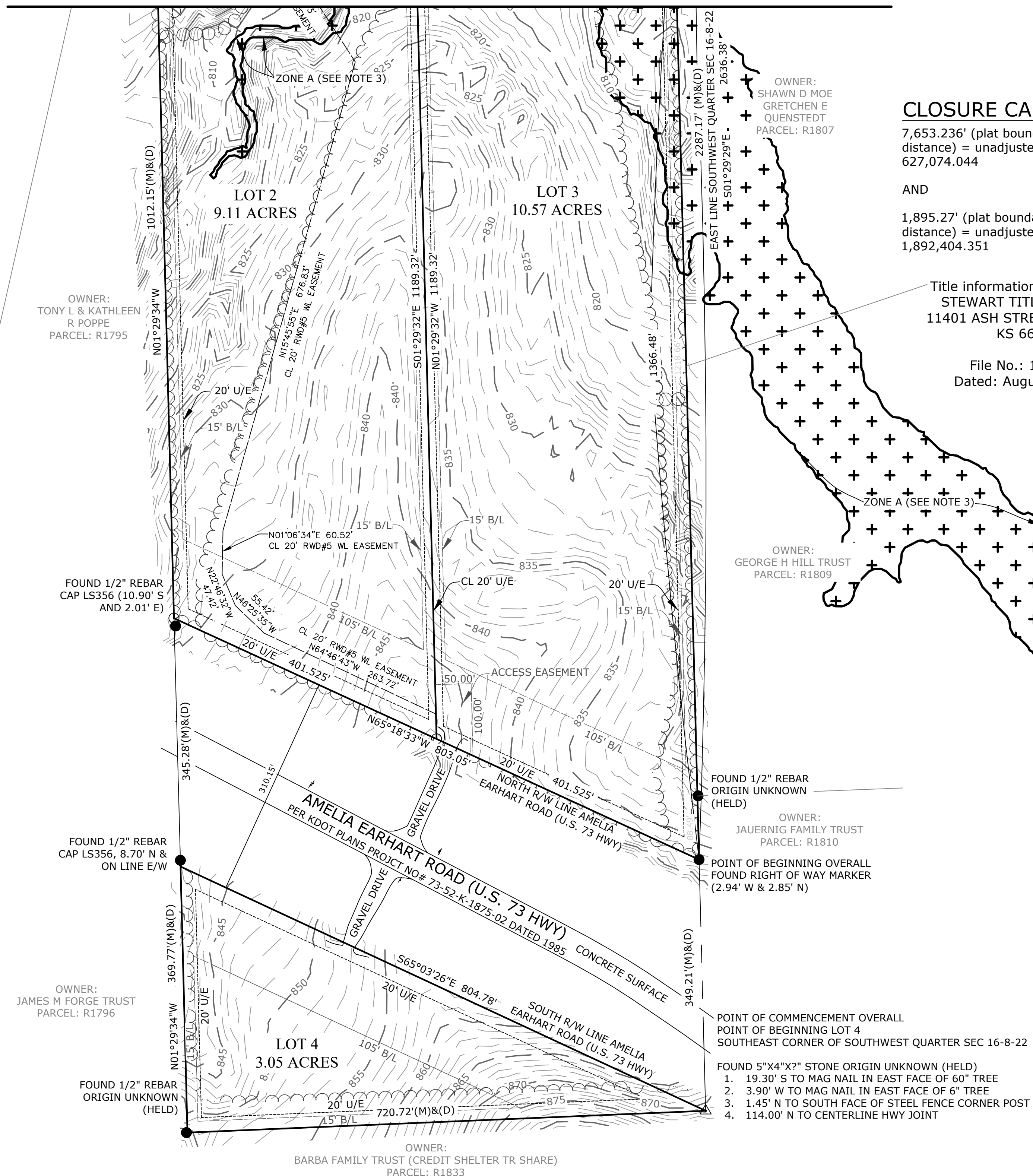
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CONTAINS 54.38 ACRES MORE OR LESS

AND

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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

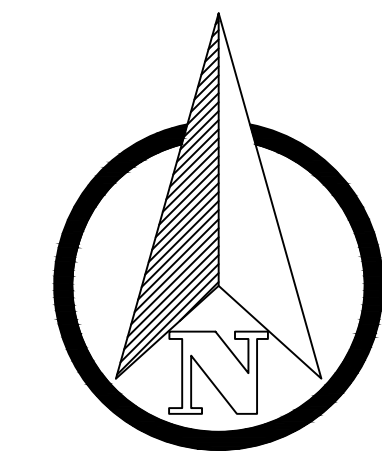
AVAILABLE UTILITIES:

EVERGY - 800-383-1183
RURAL WATER DISTRICT #2 - 913-240-8085
AT&T - 913-250-0118

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



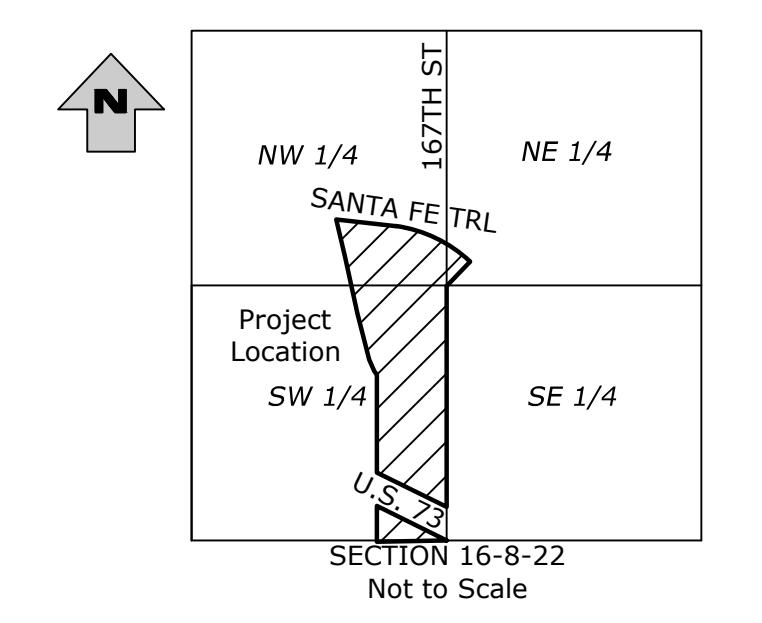
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- DENOTES FOUND 1/2" REBAR CAP LS 1408 UNLESS NOTED OTHERWISE
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- U/E UTILITY EASEMENT
- CB CHORD BEARING
- CL CHORD LENGTH
- AL ARC LENGTH
- R RADIUS
- ZONE A LIMITS FEMA FLOOD MAP

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17. Tract A is an unbuildable tract and is not entitled to building permits.

VICINITY MAP

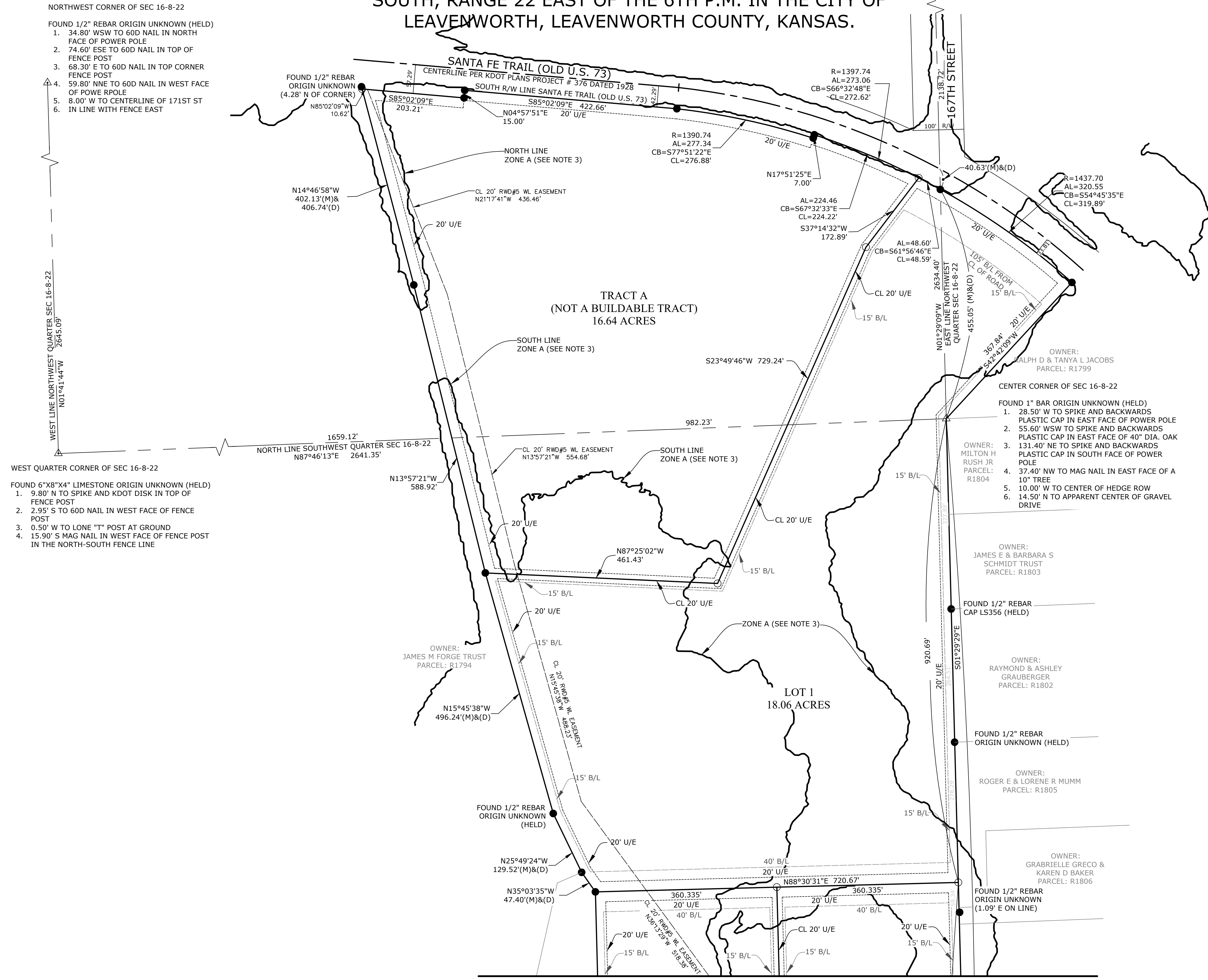


- NORTHWEST CORNER OF SEC 16-8-22
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1. 34.80' WSW TO 60D NAIL IN NORTH FACE OF POWER POLE
 2. 74.60' ESE TO 60D NAIL IN TOP OF FENCE POST
 3. 68.30' E TO 60D NAIL IN TOP CORNER FENCE POST
 4. 59.80' NNE TO 60D NAIL IN WEST FACE OF POWER POLE
 5. 8.00' W TO CENTERLINE OF 171ST ST IN LINE WITH FENCE EAST
 - 6.

- 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

- WEST QUARTER CORNER OF SEC 16-8-22
- FOUND 6"X8"X4" LIMESTONE ORIGIN UNKNOWN (HELD)
1. 9.80' N TO SPIKE AND KDOT DISK IN TOP OF FENCE POST
 2. 2.95' S TO 60D NAIL IN WEST FACE OF FENCE POST
 3. 0.50' W TO LONE "T" POST AT GROUND
 4. 15.90' S MAG NAIL IN WEST FACE OF FENCE POST IN THE NORTH-SOUTH FENCE LINE

- CENTER CORNER OF SEC 16-8-22
- FOUND 1" BAR ORIGIN UNKNOWN (HELD)
1. 28.50' W TO SPIKE AND BACKWARDS PLASTIC CAP IN EAST FACE OF POWER POLE
 2. 55.60' WSW TO SPIKE AND BACKWARDS PLASTIC CAP IN EAST FACE OF 40" DIA. OAK POLE
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 6. 14.50' N TO APPARENT CENTER OF GRAVEL DRIVE



MATCH LINE SHEET 2

AVAILABLE UTILITIES:
EVERGY - 800-383-1183
RURAL WATER DISTRICT #2 - 913-240-8085
AT&T - 913-250-0118

SCALE	PREPARED FOR
1" = 100'	RON REDFORD 16669 SANTA FE TRAIL, LEAVENWORTH, KS 66048
SEC-TWN-RNG	
16-8-22	
DATE	AUGUST 4, 2021

DESCRIPTION

DESCRIPTION

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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 over Lot 3 for the benefit of Lot 2 for said purposes. Maintenance is to be shared between the owners of said Lot 2 and 3.

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

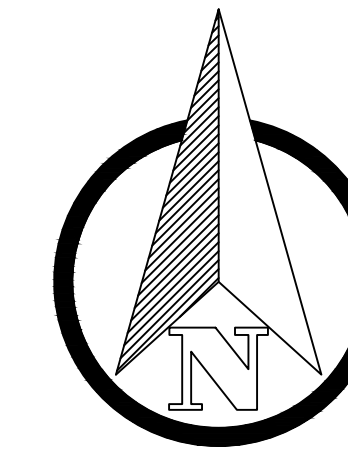
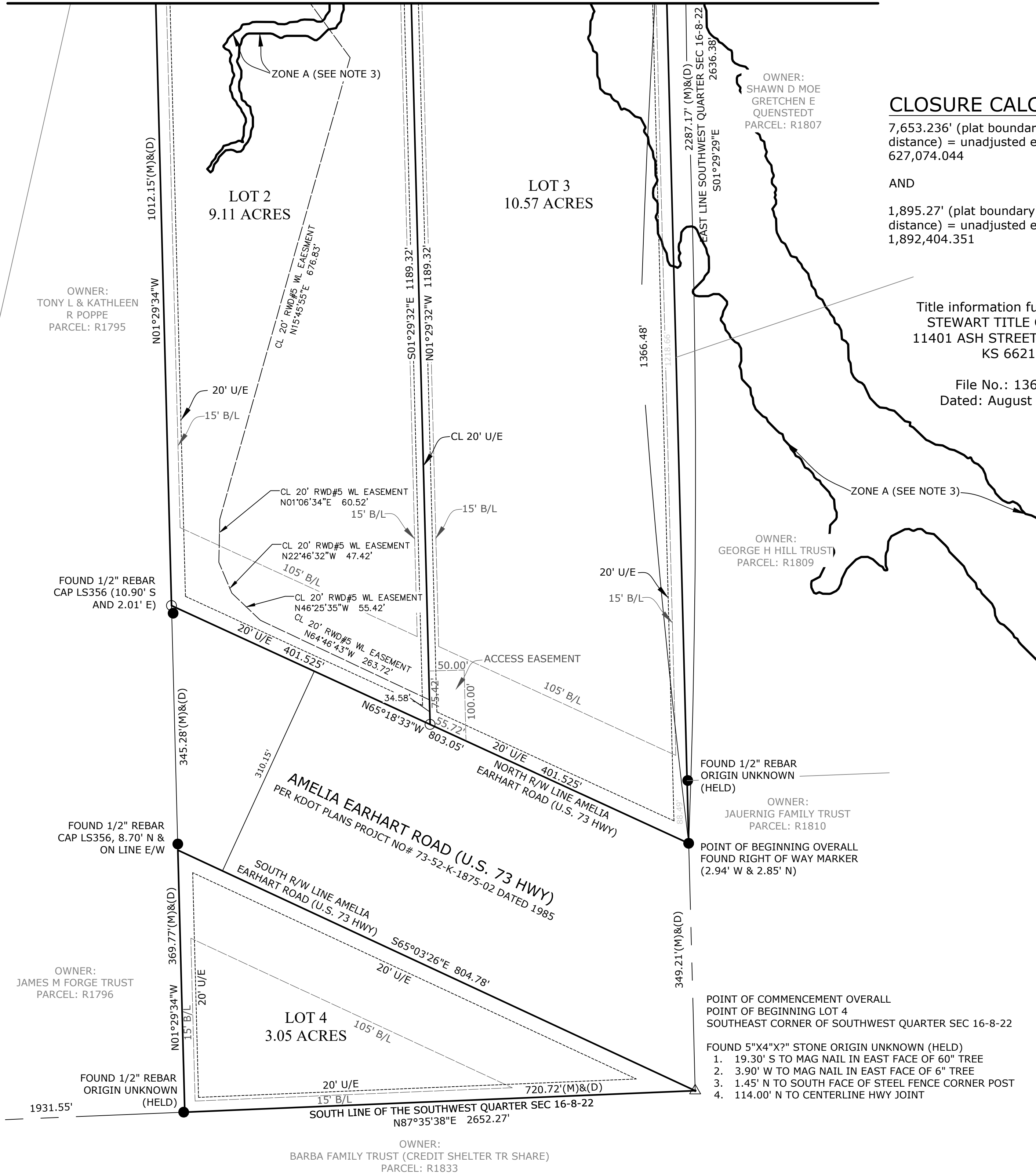
SOUTHWEST CORNER OF SOUTHWEST QUARTER SEC 16-8-22

- FOUND 2.5" ALUMN MON KDOT
1. 5.60' SW TO MAG NAIL ON EAST FACE OF 12" TREE
2. 8.90' S TO MAG NAIL ON EAST FACE OF 12" TREE
3. 12.55' SE TO MAG NAIL ON SW FACE OF 8" TREE
4. 0.50' NE TO NAIL IN FENCE POST

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



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

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
-Barnsten 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

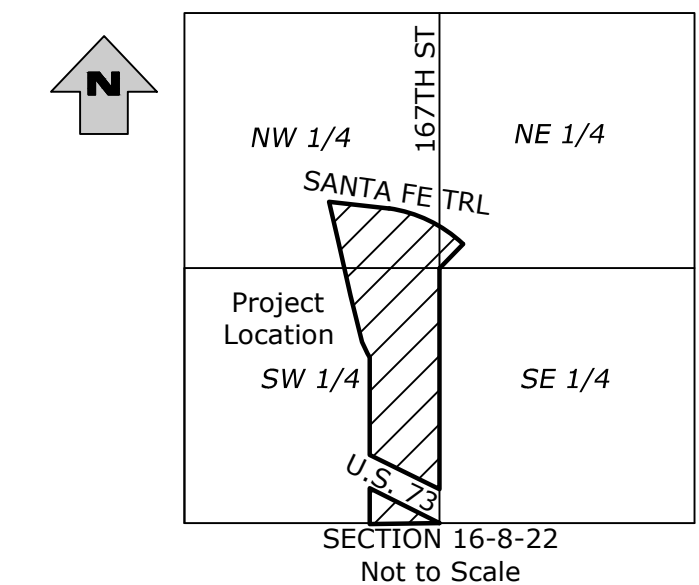
AND

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, 2021

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

**Leavenworth County
Request for Board Action
Resolution 2021-48
Special Use Permit for Dusselier Boat Storage**

Date: October 27, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

Budget Review **Administrator Review** **Legal Review**

Action Requested: Consider Resolution 2021-48, a Special Use Permit for a Boat Storage Facility for Dusselier Boat Storage, located at 15829 174th Street, Bonner Springs, KS 66012.

Analysis: 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 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.

Recommendation: The Planning Commission voted 6-0 (1 absence, 2 vacancies) to recommend denial of Case No. DEV-21-093 (Resolution 2021-48) Special Use Permit for a Boat Storage Facility for Dusselier Boat Storage.

The Board of County Commissioners sent this item back to the Planning Commission for reconsideration of the golden factors. The Planning Commission voted 8-0 (1 abstention) to not reconsider the golden factors for a Special Use Permit for a Boat Storage Facility.

Alternatives:

1. Approve Resolution 2021-48 (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 2021-48 (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 2021-48 (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.

Budgetary Impact:

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

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

Resolution 2021-048
Case No. DEV-21-093
Dusselier Boat Storage
Special Use Permit – Jeffs Marine Boat Storage & Repair
Public Hearing Required

Staff Report – Board of County Commissioners

October 27, 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:

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

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

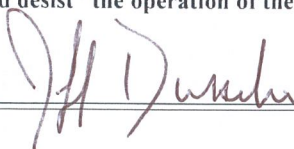
Address of property 15829 174TH ST. BONNER SPRINGS KS Parcel size 20 ACRES +/-

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.

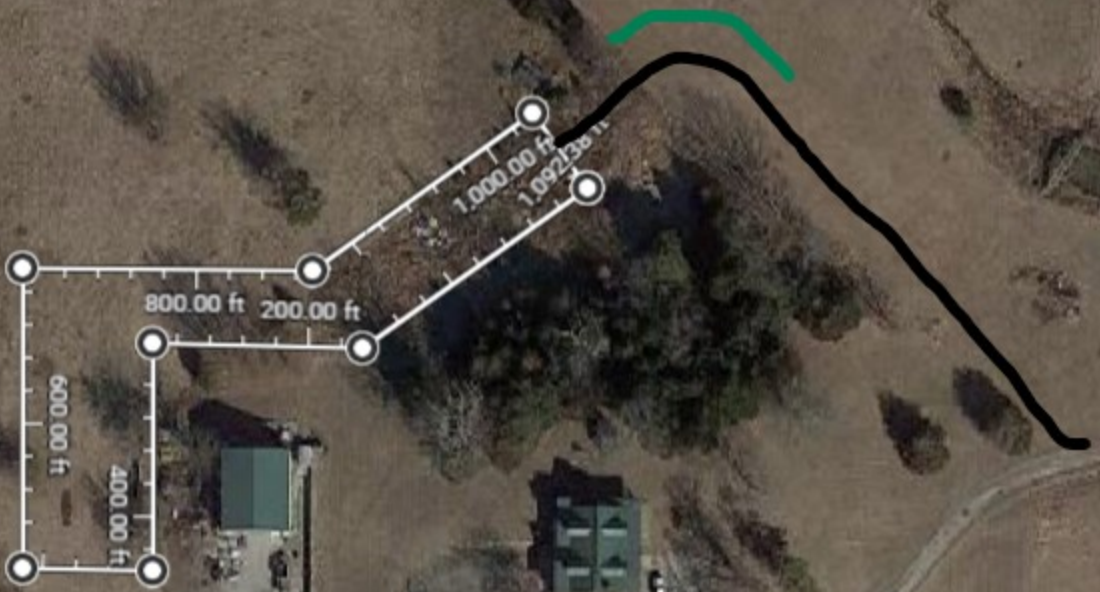


174th St

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
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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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: [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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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

RESOLUTION 2021-048

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 27th day of October, 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 27th day of October, 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