We encourage everyone to view the meeting live via YouTube.

Leavenworth County Board of County Commissioners

Regular Meeting Agenda 300 Walnut Street, Suite 225 Leavenworth, KS 66048 August 23, 2023 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 the meeting of August 16, 2023
 - b) Approval of the schedule for the week August 28, 2023
 - c) Approval of the check register

- d) Approve and sign the OCB's
- e) Approve Case Number DEV-23-086 & 087 Preliminary and Final Plat for Turner Farm Estates West
- f) Approve Case Number DEV-23-088 & 089 Preliminary and Final Plat for Turner Farm Estates
- g) Approve Case Number DEV-23-097 & 098 Preliminary and Final Plat Acres for Foxridge 1st Plat
- h) Approve Case Number DEV-23-099 & 100 Preliminary and Final Plat for Foxridge 2nd Plat
- i) Approve Case Number DEV-075 & 076 Preliminary and Final Plat for Rader Farms
- j) Approve Case Number DEV-077 & 078 Preliminary and Final Plat for Atwood Acres

VII. FORMAL BOARD ACTION:

- a) Resolution 2023-22 a resolution to levy a property tax exceeding the revenue neutral rate.
 - OPEN PUBLIC HEARING FOR EXCEEDING THE REVENUE NEUTRAL RATE AND THE LEAVENWORTH COUNTY BUDGET
 - CLOSE PUBLIC HEARING
 - Consider a motion to approve Resolution 2023-22, a resolution to levy a property tax exceeding the revenue neutral rate.
 - Roll call
 - A motion to approve the Leavenworth County Budget for 2024.
- b) Resolution 2023-23 a resolution to levy a property tax rate exceeding the revenue neutral rate for Leavenworth County Special-Other Funds Budget.
 - OPEN PUBLIC HEARING FOR EXCEEDING THE REVENUE NEUTRAL RATE FOR LEAVENWORTH COUNTY SPECIAL OTHER FUNDS AND THE

LEAVENWORTH COUNTY SPECIAL OTHER FUNDS BUDGET

- CLOSE PUBLIC HEARING
- Consider a motion to approve Resolution 2023-23, a resolution to levy a property tax exceeding the revenue neutral rate for Leavenworth County Special-Other Funds budget.
- Roll call
- A motion to approve the Leavenworth County Special Other Funds Budget for 2024.
- c) Consider a motion to approve a supplemental agreement with KDOT maintenance costs on George Road.
- 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

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, August 21, 2023

Tuesday, August 22, 2023

8:00 a.m. Workforce Partnership meeting

12:00 p.m. MARC meeting

Wednesday, August 23, 2023

9:00 a.m. Leavenworth County Commission meeting

• Commission Meeting Room, 300 Walnut, Leavenworth KS

Thursday, August 24, 2023

Friday, August 25, 2023

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION
ALL MEETINGS ARE OPEN TO THE PUBLIC

The Board of County Commissioners met in a regular session on Wednesday, August 16, 2023. Commissioner Kaaz, Commissioner Doug Smith, Commissioner Mike Smith, Commissioner Culbertson and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Misty Brown, Deputy County Counselor; Connie Harmon, Council on Aging Director; Bill Noll, Infrastructure and Construction Services; Jamie Miller, EMS Director; Sonya Murphy, Extension Office; Trent Peter, Extension Office; Edd Hingula, Leavenworth City Commissioner; John Richmeier, Leavenworth Times

Residents: John Matthews, Greg Kaaz

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Commissioner Stieben inquired if any elected official has implemented substantial adjustments to salaries since the budget process.

Mark Loughry answered yes.

Commissioner Culbertson inquired about adding reflective tabs to the roads that were newly chip and sealed.

Bill Noll explained the process of the reflective tabs indicating the striping will start next week.

Commissioner Doug Smith asked if the funding of the court appointed attorney's come out of the County Counselor's budget.

David Van Parys indicated that the fees are paid out of his budget.

Commissioner Doug Smith requested the check registry be removed from the consent agenda.

A motion was made by Commissioner Culbertson and seconded by Commissioner Mike Smith to accept the consent agenda for Wednesday, August 16, 2023 minus the check registry.

Motion passed, 5-0.

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

Motion passed, 4-0. Commissioner Doug Smith abstained.

Sonya Murphy and Trent Peter presented the 2024 Leavenworth County Extension Office budget for approval.

A motion was made by Commissioner Stieben and seconded by Commissioner Mike Smith to approve the 2024 budget for the Leavenworth County Extension Office.

Motion passed, 4-1, Commissioner Doug Smith voting nay.

Connie Harmon requested approval of a contract with Basehor United Methodist Church for a dining center.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Mike Smith to approve a contract with Council on Aging and the Basehor United Methodist Church for a dining center.

Motion passed, 5-0.

Mr. Van Parys presented an agreement with EMS and Saint John Hospital for on campus transports.

A motion was made by Commissioner Mike Smith and seconded by Commissioner Stieben to approve an agreement with EMS and Saint John Hospital for on campus transports.

Motion passed, 5-0.

Mark Loughry presented a policy for funding for outside agencies.

A motion was made by Commissioner Stieben and seconded by Commissioner Mike Smith to approve the outside agency funding policy.

Motion passed, 3-2, Commissioners Kaaz and Doug Smith voting nay.

Bill Noll requested to allow Public Works to accept 178th Street and Stillwell Road as recommended.

A motion was made by Commissioner Mike Smith and seconded by Commissioner Stieben to direct staff to work with Olsson to do an inspection and make a suggestion if any, on what it would take to accept that roadway at the expense of the contractor or the developer.

Motion passed, 5-0.

Jeff McKerrow with Kimley-Horn presented the regional capital improvement plan.

Mr. Noll requested approval of Resolution 2023-21, accepting the progress for priorities regional transportation capital improvements plan.

A motion was made by Commissioner Mike Smith and seconded by Commissioner Stieben to approve Resolution 2023-21, accepting the progress for priorities regional transportation capital improvements plan.

Motion passed, 5-0.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Mike Smith that this Board recess for a closed executive meeting for the discussion of potential litigation involving the legal interests of the County as justified by K.S.A. 75-4319(B)(2) for consultation with legal counsel for the Board which would be deemed privileged in the attorney-client relationship and that Board resume open meeting at 10:55 a.m. in the meeting room of the Board. Present in the executive meeting will be Commissioners Culbertson, Kaaz, Mike Smith, Doug Smith and Mike Stieben, Senior County Counselor David Van Parys and County Administrator Mark Loughry and others that may be called by the Board. Motion passed, 5-0.

The Board returned to regular session at 10:55 a.m. No action was taken and no decisions were made. The subject was limited to legal matters of the County.

Commissioner Stieben met with Jake LaTurner and he will speak at the Elephant Club tomorrow evening.

Commissioner Culbertson will be scheduling a meeting with Jake LaTurner. He will also be meeting with Representative Buehler.

Commissioner Mike Smith met with Lansing city manager Tim Vandall and indicated he will be presenting information on LAVTR to the Lansing City Council. He reminded the Board the County Administrator's evaluation is due next Wednesday. He indicated the Courthouse participated in city selfie day on Tuesday.

Commissioner Kaaz met with Jake LaTurner through the KCATA and participated in the finance committee meeting for the KCATA. She attended the Port Authority meeting yesterday.

Commissioner Doug Smith attended the Basehor City Council meeting. He will attend the Kansas Livestock Association event on Saturday.

A motion was made by Commissioner Mike Smith and seconded by Commissioner Kaaz to adjourn.

Motion passed, 5-0.

The Board adjourned at 10:59 a.m.



LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, August 28, 2023

Tuesday, August 29, 2023

Wednesday, August 30, 2023

| 9:00 a.m. | Leavenworth County Commission meeting • Commission Meeting Room, 300 Walnut, Leavenworth KS |
|---------------|---|
| Thursday, A | ugust 31, 2023 |
| Friday, Septe | <u>ember 1, 2023</u> |
| | |
| | |
| | |

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

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

ALL MEETINGS ARE OPEN TO THE PUBLIC

START DATE: 08/12/2023 END DATE: 08/18/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | | P.O.NUMBER | CHECK# | | | | | |
|-------|----------------------|--------------------------------|------------|-----------|------------|----------------|---------------------------------|----------|----------|
| 20588 | ADVANTAGE | ADVANTAGE PRINTING | 336048 | 104413 AP | 08/18/2023 | 3-001-5-02-213 | CO CLERK ACCT 112 #10 WINDOW E | 338.00 | |
| 1065 | BTX | BTX KS, INC | 336053 | 104418 AP | 08/18/2023 | 3-001-5-07-219 | SHERIFF - INMATE X-RAYS | 312.00 | |
| 36 | CAHILL PAT | PATRICK J CAHILL | 336055 | 104420 AP | 08/18/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY | 3,000.00 | |
| 25101 | CANON U S | CANON U S A INC | 336056 | 104421 AP | 08/18/2023 | 3-001-5-19-204 | 1865950 CIST CT CLERKS FRONT C | 179.41 | |
| 362 | CASAD BENJAMIN | BENJAMIN CASAD | 336057 | 104422 AP | 08/18/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY | 3,000.00 | |
| 5637 | CLEARWATER ENTERPRIS | CLEARWATER ENTERPRISES, LLC | 336059 | 104424 AP | 08/18/2023 | 3-001-5-05-215 | 20642-0317B24244 GAS SERVICE | 5.72 | |
| 5362 | DIAMOND DRUGS | DIAMOND DRUGS, INC | 336062 | 104427 AP | 08/18/2023 | 3-001-5-07-219 | KSLV JULY INMATE PRESCRIPTIONS | 5,806.89 | |
| 3998 | DREXEL TEC | DREXEL TECHNOLOGIES INC | 336063 | 104428 AP | 08/18/2023 | 3-001-5-42-301 | 28927 TONER (GIS) | 749.00 | |
| 86 | EVERGY | EVERGY KANSAS CENTRAL INC | 336064 | 104429 AP | 08/18/2023 | 3-001-5-05-215 | ELEC SVC EMS 9101 | 954.40 | |
| 656 | FLOYD, JAMES | JAMES ANTWONE FLOYD | 336066 | 104431 AP | 08/18/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY | 3,000.00 | |
| 81 | FULLER G | GARY L FULLER ATTY | 336068 | 104433 AP | 08/18/2023 | 3-001-5-09-231 | COURT APOINTED ATTORNEY (CONFL | 450.00 | |
| 971 | GALLS | GALLS | 336027 | 104410 AP | 08/14/2023 | 3-001-5-07-350 | 5289255 LEAV SHERIFF UNIFORMS | 19.20 | |
| 971 | GALLS | GALLS | 336027 | 104410 AP | 08/14/2023 | 3-001-5-07-350 | 5289255 LEAV SHERIFF UNIFORMS | 150.60 | |
| 971 | GALLS | GALLS | 336027 | 104410 AP | 08/14/2023 | 3-001-5-07-350 | 5289255 LEAV SHERIFF UNIFORMS | 79.20 | |
| 971 | GALLS | GALLS | 336027 | 104410 AP | 08/14/2023 | 3-001-5-07-350 | 5289255 LEAV SHERIFF UNIFORMS | 196.32 | |
| 971 | GALLS | GALLS | 336027 | 104410 AP | 08/14/2023 | 3-001-5-07-350 | 5289255 LEAV SHERIFF UNIFORMS | 65.44 | |
| 971 | GALLS | GALLS | 336027 | 104410 AP | 08/14/2023 | 3-001-5-07-350 | 5289255 LEAV SHERIFF UNIFORMS | 150.60 | |
| 971 | GALLS | GALLS | 336027 | 104410 AP | 08/14/2023 | 3-001-5-07-350 | 5289255 LEAV SHERIFF UNIFORMS | 201.52 | |
| 971 | GALLS | GALLS | 336027 | 104410 AP | 08/14/2023 | 3-001-5-07-350 | 5289255 LEAV SHERIFF UNIFORMS | 14.88 | |
| 971 | GALLS | GALLS | 336027 | 104410 AP | 08/14/2023 | 3-001-5-07-350 | 5289255 LEAV SHERIFF UNIFORMS | 108.70 | |
| 971 | GALLS | GALLS | 336027 | 104410 AP | 08/14/2023 | 3-001-5-07-350 | 5289255 LEAV SHERIFF UNIFORMS | 392.64 | |
| 971 | GALLS | GALLS | 336027 | 104410 AP | 08/14/2023 | 3-001-5-07-350 | 5289255 LEAV SHERIFF UNIFORMS | 94.77 | |
| | | | | | | | *** VENDOR 971 TOTAL | | 1,473.87 |
| 120 | GRENIER AUTOWORKS | ALFRED GRENIER II | 336069 | 104434 AP | 08/18/2023 | 3-001-5-07-213 | LVSO REMOVE/INSTALL GETAC DVR | 55.00 | |
| 1941 | HALLEY | LAW OFFICE OF E ELAINE HALLEY | 336070 | 104435 AP | 08/18/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY | 3,000.00 | |
| 671 | HARRIS, TERRI | TERRI L HARRIS | 336071 | 104436 AP | 08/18/2023 | 3-001-5-09-231 | CONFLICT ATTORNEY | 15.00 | |
| 671 | HARRIS, TERRI | TERRI L HARRIS | 336071 | 104436 AP | 08/18/2023 | 3-001-5-09-231 | CONFLICT ATTORNEY | 15.00 | |
| 671 | HARRIS, TERRI | TERRI L HARRIS | 336071 | 104436 AP | 08/18/2023 | 3-001-5-09-231 | CONFLICT ATTORNEY | 45.00 | |
| 671 | HARRIS, TERRI | TERRI L HARRIS | 336071 | 104436 AP | 08/18/2023 | 3-001-5-09-231 | CONFLICT ATTORNEY | 30.00 | |
| 671 | HARRIS, TERRI | TERRI L HARRIS | 336071 | 104436 AP | 08/18/2023 | 3-001-5-09-231 | CONFLICT ATTORNEY | 37.50 | |
| 671 | HARRIS, TERRI | TERRI L HARRIS | 336071 | 104436 AP | 08/18/2023 | 3-001-5-09-231 | CONFLICT ATTORNEY | 15.00 | |
| | | | | | | | *** VENDOR 671 TOTAL | | 157.50 |
| 26400 | KANSAS GAS | KANSAS GAS SERVICE | 336076 | 104441 AP | 08/18/2023 | 3-001-5-14-220 | 510614745 1628631 73 GAS TRANS | 556.47 | |
| 26400 | KANSAS GAS | KANSAS GAS SERVICE | 336076 | 104441 AP | 08/18/2023 | 3-001-5-32-392 | 510614745 1628631 73 GAS TRANS | 1,005.17 | |
| 26400 | KANSAS GAS | KANSAS GAS SERVICE | 336076 | 104441 AP | 08/18/2023 | 3-001-5-33-392 | 510614745 1562996 18 GAS TRANS | 118.16 | |
| 26400 | KANSAS GAS | KANSAS GAS SERVICE | 336076 | 104441 AP | 08/18/2023 | 3-001-5-33-392 | 510614745 1562996 18 GAS TRANS | 116.09 | |
| | | | | | | | *** VENDOR 26400 TOTAL | | 1,795.89 |
| 30 | KOHL FRANK | FRANK E KOHL | 336078 | 104443 AP | 08/18/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY - CON | 562.50 | |
| 30 | KOHL FRANK | FRANK E KOHL | 336078 | 104443 AP | 08/18/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY - CON | 187.50 | |
| | | | | | | | *** VENDOR 30 TOTAL | | 750.00 |
| 43 | LAMAR TEXAS | LAMAR TEXAS LIMITED PARTNERSHI | 336079 | 104444 AP | 08/18/2023 | 3-001-5-04-301 | 816141 PROP FRAUD ALERT | 650.00 | |
| 537 | LEAV TIMES | CHERRYROAD MEDIA INC | 336082 | 104447 AP | 08/18/2023 | 3-001-5-01-212 | 30360 LEGAL NOTICE - VACA PT O | 10.38 | |
| 8801 | OSBORN JOSEPH | OSBORN LAW OFFICE | 336085 | 104450 AP | 08/18/2023 | 3-001-5-09-231 | COURT APPOINTED ATTORNEY-CONFL | 5,137.50 | |
| 427 | PEMBLE | JORDAN PEMBLE | 336086 | 104451 AP | 08/18/2023 | 3-001-5-09-231 | CONFLICT ATTORNEY | 4,372.50 | |
| 740 | PRI MANAGEMENT | POLICE RECORDS & INFORMATION M | 336089 | 104454 AP | 08/18/2023 | 3-001-5-07-202 | TRAINING W DEDEKE, M CULBERTSON | 826.23 | |
| 406 | PUBLIC SAFETY | PUBLIC SAFETY UPFITTERS LLC | 336090 | 104455 AP | 08/18/2023 | 3-001-5-07-353 | LVCO SHERIFF BULLET PROOF VEST | 948.55 | |
| 406 | PUBLIC SAFETY | PUBLIC SAFETY UPFITTERS LLC | 336090 | 104455 AP | 08/18/2023 | 3-001-5-07-353 | LVCO SHERIFF BULLET PROOF VEST | 948.55 | |
| | | | | | | | *** VENDOR 406 TOTAL | | 1,897.10 |
| 201 | SASSI INSTITUTE | THE SASSI INSTITUTE | 336093 | 104458 AP | 08/18/2023 | 3-001-5-19-301 | KSLEAV TEST DOCS (COURT SERVIC | 515.00 | |
| 6575 | STERICYCLE | STERICYCLE, INC | 336095 | 104460 AP | 08/18/2023 | 3-001-5-07-359 | 2237623 MEDICAL WASTE REMOVAL | 202.36 | |
| 376 | SYMMETRY | ATHENS ENERGY SERVICES HOLDING | 336096 | 104461 AP | 08/18/2023 | 3-001-5-33-392 | 413714 GAS SERVICE 711 MARSHAL | 117.37 | |
| 261 | TELEFLEX | TELEFLEX FUNDING LLC | 336097 | 104462 AP | 08/18/2023 | 3-001-5-05-381 | 1239536 IO NEEDLES | 1,665.50 | |

START DATE: 08/12/2023 END DATE: 08/18/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

537 LEAV TIMES

CHERRYROAD MEDIA INC

| TYPES OF CHE | ECKS SELECTED: * ALL TYP | PES | | | | | | | |
|--------------|--------------------------|--------------------------------|------------|-----------|------------|----------------|---|-----------|-----------|
| | | | P.O.NUMBER | CHECK# | | | | | |
| 829 | THOMSON REUTERS | THOMSON REUTERS - WEST | 336098 | 104463 AP | 08/18/2023 | 3-001-5-09-209 | 1005824053 ONLINE SOFTWARE SUB | 210.00 | |
| 2 | WATER DEPT | WATER DEPT | 336028 | 104411 AP | 08/14/2023 | 3-001-5-05-215 | WATER SVC WIC/HEALTH/EMS ADMIN | 58.07 | |
| 2 | WATER DEPT | WATER DEPT | 336105 | 104470 AP | 08/18/2023 | 3-001-5-05-215 | WATER SVC EMS 9103 | 59.88 | |
| | | | | | | | *** VENDOR 2 TOTAL | | 117.95 |
| 112 | ZECK FORD | ZECK FORD | 336107 | 104472 AP | 08/18/2023 | 3-001-5-07-213 | CUST 11707 - UNIT 111 DIAGNOST | 183.55 | |
| 2367 | 911 CUSTOM LLC | 911 CUSTOM LLC | 336108 | 104473 AP | 08/18/2023 | 3-001-5-07-213 | BUILD PARTS #123 NEW TRUCK | 90.00 | |
| | | | | | | | TOTAL FUND 001 | | 41,023.12 |
| 2 | WATER DEPT | WATER DEPT | 336028 | 104411 AP | 08/14/2023 | 3-108-5-00-219 | WATER SVC WIC/HEALTH/EMS ADMIN | 43.56 | |
| 2 | WATER DEPT | WATER DEPT | 336028 | 104411 AP | 08/14/2023 | 3-108-5-00-606 | WATER SVC WIC/HEALTH/EMS ADMIN | 14.51 | |
| | | | | | | | *** VENDOR 2 TOTAL | | 58.07 |
| | | | | | | | TOTAL FUND 108 | | 58.07 |
| 661 | CDJ AUTOMOTIVE LLC | CDJ AUTOMOTIVE LLC | 336058 | 104423 AP | 08/18/2023 | 3-115-5-00-408 | LVSO 2023 DODGE RAM 1500 | 37,079.00 | |
| 650 | SECTOR | SECTOR LLC/SECTOR TECHNOLOGY G | 336094 | 104459 AP | 08/18/2023 | 3-115-5-00-408 | EST-10346 GETAC DOCK/CLOUD, GVS | 1,535.04 | |
| 650 | SECTOR | SECTOR LLC/SECTOR TECHNOLOGY G | 336094 | 104459 AP | 08/18/2023 | 3-115-5-00-408 | EST-10346 GETAC DOCK/CLOUD, GVS | 979.20 | |
| 650 | SECTOR | SECTOR LLC/SECTOR TECHNOLOGY G | 336094 | 104459 AP | 08/18/2023 | 3-115-5-00-408 | EST-10346 GETAC DOCK/CLOUD, GVS | 21.00 | |
| 650 | SECTOR | SECTOR LLC/SECTOR TECHNOLOGY G | 336094 | 104459 AP | 08/18/2023 | 3-115-5-00-408 | EST-10346 GETAC DOCK/CLOUD, GVS | 472.00 | |
| 650 | SECTOR | SECTOR LLC/SECTOR TECHNOLOGY G | 336094 | 104459 AP | 08/18/2023 | 3-115-5-00-408 | EST-10346 GETAC DOCK/CLOUD, GVS | 21.00 | |
| | | | | | | | *** VENDOR 650 TOTAL | | 3,028.24 |
| | | | | | | | TOTAL FUND 115 | | 40,107.24 |
| 1220 | CULLIGAN OF GREATER | CULLIGAN OF GREATER KANSAS CIT | 336061 | 104426 AP | 08/18/2023 | 3-126-5-00-225 | 1220762 WATER/COOLER RENTAL TOTAL FUND 126 | 42.00 | 42.00 |
| 117 | BUILDEX, LLC | HAMM INC (FORMERLY BUILDEX) | 336054 | 104419 AP | 08/18/2023 | 3-133-5-00-303 | 8-14 430742 ROAD SEAL | 1,881.96 | |
| 117 | BUILDEX, LLC | HAMM INC (FORMERLY BUILDEX) | 336054 | 104419 AP | 08/18/2023 | 3-133-5-00-303 | 8-14 430742 ROAD SEAL | 38,707.44 | |
| 117 | BUILDEX, LLC | HAMM INC (FORMERLY BUILDEX) | 336054 | 104419 AP | 08/18/2023 | 3-133-5-00-303 | 8-14 430742 ROAD SEAL | 16,484.77 | |
| | | | | | | | *** VENDOR 117 TOTAL | | 57,074.17 |
| 5637 | CLEARWATER ENTERPRIS | CLEARWATER ENTERPRISES, LLC | 336059 | 104424 AP | 08/18/2023 | 3-133-5-00-304 | 8-12 20642-5600012307 GAS SER | 5.72 | |
| 2533 | COMMERCIAL INDUSTRIA | COMMERCIAL INDUSTRIAL SUPPLY C | 336060 | 104425 AP | 08/18/2023 | 3-133-5-00-207 | 8-15 PM SVC WASTE OIL FURNACE | 859.25 | |
| 2533 | COMMERCIAL INDUSTRIA | COMMERCIAL INDUSTRIAL SUPPLY C | 336060 | 104425 AP | 08/18/2023 | 3-133-5-00-207 | 8-15 PM SVC WASTE OIL FURNACE | 911.54 | |
| | | | | | | | *** VENDOR 2533 TOTAL | | 1,770.79 |
| 145 | HIMPEL HARDWARE | HIMPEL LUMBER | 336073 | 104438 AP | 08/18/2023 | 3-133-5-00-363 | 8-18 817 TREATED LUMBER | 1,491.75 | |
| 191 | HOME DEPOT | HOME DEPOT USA | 336075 | 104440 AP | 08/18/2023 | 3-133-5-00-312 | 8-19 1111680 TOOLS, SHOP SUPPL | 80.18 | |
| 191 | HOME DEPOT | HOME DEPOT USA | 336075 | 104440 AP | 08/18/2023 | 3-133-5-00-312 | 8-19 1111680 TOOLS, SHOP SUPPL | 75.84 | |
| 191 | HOME DEPOT | HOME DEPOT USA | 336075 | 104440 AP | 08/18/2023 | 3-133-5-00-365 | 8-19 1111680 TOOLS, SHOP SUPPL | 59.96 | |
| 191 | HOME DEPOT | HOME DEPOT USA | 336075 | 104440 AP | 08/18/2023 | 3-133-5-00-365 | 8-19 1111680 TOOLS, SHOP SUPPL | 235.97 | |
| | | | | | | | *** VENDOR 191 TOTAL | | 451.95 |
| 8408 | KANSAS STA | KANSAS STATE HISTORICAL SOCIET | 336077 | 104442 AP | 08/18/2023 | 3-133-5-00-327 | 8-20 20 SURVEY REPORTS | 80.00 | |
| 1351 | LEAV ASPHALT | LEAVENWORTH ASPHALT MATERIALS | 336081 | 104446 AP | 08/18/2023 | 3-133-5-00-362 | 8-21 495 BM2 | 24,896.98 | |
| 1351 | LEAV ASPHALT | LEAVENWORTH ASPHALT MATERIALS | 336081 | 104446 AP | 08/18/2023 | 3-133-5-00-362 | 8-21 495 BM2 | 44,889.82 | |
| 1351 | LEAV ASPHALT | LEAVENWORTH ASPHALT MATERIALS | 336081 | 104446 AP | 08/18/2023 | 3-133-5-00-362 | 8-21 495 BM2 | 37,817.84 | |
| 1351 | LEAV ASPHALT | LEAVENWORTH ASPHALT MATERIALS | 336081 | 104446 AP | 08/18/2023 | 3-133-5-00-362 | 8-21 495 BM2 | 9,817.00 | |
| 1351 | LEAV ASPHALT | LEAVENWORTH ASPHALT MATERIALS | 336081 | 104446 AP | 08/18/2023 | 3-133-5-00-362 | 8-21 495 BM2 | 16,936.10 | |
| 1351 | LEAV ASPHALT | LEAVENWORTH ASPHALT MATERIALS | 336081 | 104446 AP | 08/18/2023 | 3-133-5-00-362 | 8-21 495 BM2 | 20,206.72 | |
| 1351 | LEAV ASPHALT | LEAVENWORTH ASPHALT MATERIALS | 336081 | 104446 AP | 08/18/2023 | 3-133-5-00-362 | 8-21 495 BM2 | 13,493.56 | |
| 1351 | LEAV ASPHALT | LEAVENWORTH ASPHALT MATERIALS | 336081 | 104446 AP | 08/18/2023 | 3-133-5-00-362 | 8-21 495 BM2 | 19,397.68 | |
| 1351 | LEAV ASPHALT | LEAVENWORTH ASPHALT MATERIALS | 336081 | 104446 AP | 08/18/2023 | 3-133-5-00-362 | 8-21 495 BM2 | 20,758.71 | |
| 1351 | LEAV ASPHALT | LEAVENWORTH ASPHALT MATERIALS | 336081 | 104446 AP | 08/18/2023 | 3-133-5-00-362 | 8-21 495 BM2 | 20,372.31 | |

warrants by vendor

104447 AP 08/18/2023 3-133-5-00-208

336082

*** VENDOR

8-22 21252 PUBLICATION OF SALT

1351 TOTAL

228,586.72

7.59

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | | P.O.NUMBER | CHECK# | | | | | |
|------|---------------------|---|------------|-----------|-------------|--------------------|---------------------------------|-----------|----------------|
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-23 95988 FILTERS,BRAKE KITS, | 396.68 | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-23 95988 FILTERS, BRAKE KITS, | 153.62 | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-23 95988 FILTERS, BRAKE KITS, | 315.08 | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-23 95988 FILTERS, BRAKE KITS, | 1,534.61 | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-23 95988 FILTERS, BRAKE KITS, | 775.86- | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-23 95988 FILTERS, BRAKE KITS, | 293.10- | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-23 95988 FILTERS, BRAKE KITS, | 30.55 | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-23 95988 FILTERS, BRAKE KITS, | 1,854.11 | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-23 95988 FILTERS, BRAKE KITS, | 1,557.01 | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-23 95988 FILTERS, BRAKE KITS, | 112.67 | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-24 95988 FILTERS, BRAKE KITS | 51.96 | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-24 95988 FILTERS, BRAKE KITS | 391.61 | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-24 95988 FILTERS, BRAKE KITS | 387.93- | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-24 95988 FILTERS, BRAKE KITS | 387.93- | 1 |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-24 95988 FILTERS, BRAKE KITS | 1,163.79- | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-24 95988 FILTERS, BRAKE KITS | 387.93- | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-24 95988 FILTERS, BRAKE KITS | 110.00 | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-24 95988 FILTERS, BRAKE KITS | 620.32 | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-24 95988 FILTERS, BRAKE KITS | 4,596.03 | |
| 232 | MHC KENWORTH | MHC KENWORTH-OLATHE | 336084 | 104449 AP | 08/18/2023 | 3-133-5-00-360 | 8-24 95988 FILTERS, BRAKE KITS | 41.35 | |
| | | | | | | | *** VENDOR 232 TOTAL | | 8,369.06 |
| 418 | PREMIER TRUCK | PENSKE COMMERCIAL VEHICLES US | 336088 | 104453 AP | 08/18/2023 | 3-133-5-00-360 | 8-27 8052255000 INJECTOR KIT, | 357.49 | -,- |
| 418 | PREMIER TRUCK | PENSKE COMMERCIAL VEHICLES US | 336088 | 104453 AP | 08/18/2023 | 3-133-5-00-360 | 8-27 8052255000 INJECTOR KIT, | 127.49 | |
| 418 | PREMIER TRUCK | PENSKE COMMERCIAL VEHICLES US | 336088 | 104453 AP | 08/18/2023 | 3-133-5-00-360 | 8-27 8052255000 INJECTOR KIT, | 374.06- | |
| 418 | PREMIER TRUCK | PENSKE COMMERCIAL VEHICLES US | 336088 | 104453 AP | 08/18/2023 | 3-133-5-00-360 | 8-27 8052255000 INJECTOR KIT, | 398.74 | |
| 418 | PREMIER TRUCK | PENSKE COMMERCIAL VEHICLES US | 336088 | 104453 AP | 08/18/2023 | 3-133-5-00-360 | 8-27 8052255000 INJECTOR KIT, | 1,663.52 | |
| 418 | PREMIER TRUCK | PENSKE COMMERCIAL VEHICLES US | 336088 | 104453 AP | 08/18/2023 | 3-133-5-00-360 | 8-27 8052255000 INJECTOR KIT, | 30.90 | |
| 418 | PREMIER TRUCK | PENSKE COMMERCIAL VEHICLES US | 336088 | 104453 AP | 08/18/2023 | 3-133-5-00-360 | 8-27 8052255000 INJECTOR KIT, | 114.57 | |
| - | | 2 | 5 | | 0-77 | 9 - | *** VENDOR 418 TOTAL | | 2,318.65 |
| 7098 | QUILL CORP | QUILL CORP | 336091 | 104456 AP | 08/18/2023 | 3-133-5-00-312 | 8-28 7295538 TOWELS, SHOP SUPP | 235.97 | -, |
| 668 | TIREHUB | TIREHUB INC | 336099 | 104464 AP | 08/18/2023 | 3-133-5-00-309 | 8-29 407362 TIRES | 261.68 | |
| 668 | TIREHUB | TIREHUB INC | 336099 | 104464 AP | 08/18/2023 | 3-133-5-00-309 | 8-29 407362 TIRES | 534.12 | |
| 668 | TIREHUB | TIREHUB INC | 336099 | 104464 AP | 08/18/2023 | 3-133-5-00-309 | 8-29 407362 TIRES | 346.53 | |
| | | TIME IN | 33007 | 101101 | 00, 10, 111 | 3 100 0 11 11. | *** VENDOR 668 TOTAL | 5 2 4 | 1,142.33 |
| 774 | VAN KEPPEL | G W VAN KEPPEL | 336102 | 104467 AP | 08/18/2023 | 3-133-5-00-360 | 8-16 BP0005100 SKIRTBOA | 270.10 | - , |
| | VAN KEPPEL | G W VAN KEPPEL | 336102 | | | 3-133-5-00-360 | 8-16 BP0005100 SKIRTBOA | 544.77 | |
| • | VIII. 1:22 | 0 1. 1.2. 1.2. 1.2. | 33011 | 10111 | 00,11,1 | 3 100 1 11 11 | *** VENDOR 774 TOTAL | 5 | 814.87 |
| 1241 | VANCE BROS | VANCE BROS INC | 336103 | 104468 AP | 08/18/2023 | 3-133-5-00-303 | 8-32 437 CRS-1HM | 14,824.68 | |
| 1241 | VANCE BROS | VANCE BROS INC | 336103 | 104468 AP | 08/18/2023 | 3-133-5-00-303 | 8-32 437 CRS-1HM | 14,401.56 | |
| 1241 | VANCE BROS | VANCE BROS INC | 336103 | 104468 AP | 08/18/2023 | 3-133-5-00-303 | 8-32 437 CRS-1HM | 15,216.84 | |
| | VILION DIGO | VARIOL BROD 11.0 | 330103 | 101100 | 00/10/21 | 3 133 3 33 222 | *** VENDOR 1241 TOTAL | 10,210.1 | 44,443.08 |
| 392 | VANDERBILT | VANDERBILT'S | 336104 | 104469 AP | 08/18/2023 | 3-133-5-00-364 | 8-33 1000127 SAFETY BOOTS - CO | 149.99 | 11,110 |
| 392 | VANDERBILT | VANDERBILT'S | 336104 | 104469 AP | | 3-133-5-00-364 | 8-33 1000127 SAFETY BOOTS - CO | 104.99 | |
| * | V 111.2 21.2 2 2 2 | VIIIVDELEDIEI | 330101 | 101101 | 00, 10, 111 | 3 100 0 11 11 | *** VENDOR 392 TOTAL | 20111 | 254.98 |
| 2007 | WIRENUTS | WIRENUTS | 336106 | 104471 AP | 08/18/2023 | 3-133-5-00-207 | 8-34 PUBLIC WORKS - 3 MO MONIT | 261.65 | 20 - 1 - 1 |
| | MILLEROID | HIRDING I.C | 330100 | 10111 | 00, 10, 111 | 3 103 3 11 11 | TOTAL FUND 133 | 242 | 347,309.28 |
| | | | | | | | | | |
| 1220 | CULLIGAN OF GREATER | CULLIGAN OF GREATER KANSAS CIT | 336061 | 104426 AP | 08/18/2023 | 3-136-5-00-203 | 1274542 WATER/COOLER RENTAL | 21.00 | |
| 1220 | CULLIGAN OF GREATER | CULLIGAN OF GREATER KANSAS CIT | 336061 | 104426 AP | 08/18/2023 | 3-136-5-00-223 | 1274542 WATER/COOLER RENTAL | 21.00 | ļ. |
| | | | | | | | *** VENDOR 1220 TOTAL | | 42.00 |
| | | | | | | | TOTAL FUND 136 | | 42.00 |
| | | | | | | | | | |

START DATE: 08/12/2023 END DATE: 08/18/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | | | OTTE CIVIL | | | | | |
|-------|----------------------|--------------------------------|------------|---------------|------------------|----------------|--------------------------------|-----------|-----------|
| | | | P.O.NUMBER | CHECK# | | | | | |
| 2588 | FOLEY EQUIPMENT | FOLEY EQUIPMENT | 336067 | 104432 AP | 08/18/2023 | 3-137-5-00-320 | 8-3 016993 SEAL, LASS, FLOOD L | 574.07 | |
| 2588 | FOLEY EQUIPMENT | FOLEY EQUIPMENT | 336067 | 104432 AP | 08/18/2023 | 3-137-5-00-320 | 8-3 016993 SEAL, LASS, FLOOD L | 28.24 | |
| | | | | | | | *** VENDOR 2588 TOTAL | | 602.31 |
| 1123 | POMPMIDWEST | POMP'S TIRE SERVICE INC | 336087 | 104452 AP | 08/18/2023 | 3-137-5-00-321 | 8-5 1960724 TIRES | 780.00 | |
| 960 | TODD'S TIRE LLC | SKGFRITZ,LLC | 336100 | 104465 AP | 08/18/2023 | 3-137-5-00-321 | 8-6 TIRES | 1,322.00 | |
| 960 | TODD'S TIRE LLC | SKGFRITZ, LLC | 336100 | 104465 AP | 08/18/2023 | 3-137-5-00-321 | 8-6 TIRES | 1,550.00 | |
| | | | | | | | *** VENDOR 960 TOTAL | | 2,872.00 |
| | | | | | | | TOTAL FUND 137 | | 4,254.31 |
| 26195 | ADVANCE AUTO PARTS | GENERAL PARTS DISTRIBUTION | 336047 | 104412 AP | 08/18/2023 | 3-160-5-00-213 | 670030 DEF, TOWELS, TERMINAL | 25.52 | |
| 26195 | ADVANCE AUTO PARTS | GENERAL PARTS DISTRIBUTION | 336047 | 104412 AP | 08/18/2023 | 3-160-5-00-213 | 670030 DEF, TOWELS, TERMINAL | 2.21- | |
| 26195 | ADVANCE AUTO PARTS | GENERAL PARTS DISTRIBUTION | 336047 | 104412 AP | 08/18/2023 | 3-160-5-00-213 | 670030 DEF, TOWELS, TERMINAL | 126.87 | |
| 26195 | ADVANCE AUTO PARTS | GENERAL PARTS DISTRIBUTION | 336047 | 104412 AP | 08/18/2023 | 3-160-5-00-213 | 670030 DEF, TOWELS, TERMINAL | 11.01- | |
| | | | | | | | *** VENDOR 26195 TOTAL | | 139.17 |
| 3621 | HERITAGE-CRYSTAL CLE | HERITAGE-CRYSTAL CLEAN, LLC | 336072 | 104437 AP | 08/18/2023 | 3-160-5-00-208 | RECLAIM USED ANTIFREEZE | 18.47 | |
| 3621 | HERITAGE-CRYSTAL CLE | HERITAGE-CRYSTAL CLEAN, LLC | 336072 | 104437 AP | 08/18/2023 | 3-160-5-00-208 | RECLAIM USED ANTIFREEZE | 1.74- | |
| | | | | | | | *** VENDOR 3621 TOTAL | | 16.73 |
| 22605 | HINCKLEY S | HINCKLEY SPRINGS | 336074 | 104439 AP | 08/18/2023 | 3-160-5-00-263 | 5869900 WATER DELIVERY - SOLID | 127.90 | |
| 9271 | LANSING CI | CITY OF LANSING | 336080 | 104445 AP | 08/18/2023 | 3-160-5-00-210 | SOLID WASTE - SEWER SERVICE | 62.40 | |
| 17209 | REDDI SERV | REDDI SERVICES | 336092 | 104457 AP | 08/18/2023 | 3-160-5-00-263 | JULY SEPTIC SERVICE - SOLID WA | 325.00 | 671 00 |
| | | | | | | | TOTAL FUND 160 | | 671.20 |
| 736 | BLACKMER, PAM&COREY | PAM BLACKMER | 336044 | 1718 AP | 08/16/2023 | 3-171-5-05-301 | 8-4 HRRR PERM+TEMP EASEMENT,TR | 3,572.09 | |
| 736 | BLACKMER, PAM&COREY | PAM BLACKMER | 336044 | 1718 AP | 08/16/2023 | 3-171-5-05-301 | 8-4 HRRR PERM+TEMP EASEMENT,TR | 669.91 | |
| 736 | BLACKMER, PAM&COREY | PAM BLACKMER | 336044 | 1718 AP | 08/16/2023 | 3-171-5-05-301 | 8-4 HRRR PERM+TEMP EASEMENT,TR | 3,000.00 | |
| | | | | | | | *** VENDOR 736 TOTAL | | 7,242.00 |
| 741 | DOBBINS, BENJAMIN | BENJAMIN A DOBBINS | 336045 | 1719 AP | 08/16/2023 | 3-171-5-05-301 | 8-6 HRRR TR 14 TEMP EASEMENT | 6,482.50 | |
| 29034 | MHS | MCAFEE HENDERSON SOLUTIONS | 336046 | 1720 AP | 08/16/2023 | 3-171-5-05-201 | 8-5 HRRR SVC TO 7.22 2021.046. | 847.12 | |
| | | | | | | | TOTAL FUND 171 | | 14,571.62 |
| 742 | LINGTON, JACE | JACE LINGTON | 336042 | 10225 AP | 08/17/2023 | 3-172-5-00-301 | ARPA205 3.1 CULVERT ST-59, TR | 624.00 | |
| 29034 | MHS | MCAFEE HENDERSON SOLUTIONS | 336043 | 10226 AP | 08/17/2023 | 3-172-5-00-301 | ARPA204 3.1 CULVERT REPL | 3,375.00 | |
| | | | | | | | TOTAL FUND 172 | | 3,999.00 |
| 1991 | MARC | MID-AMERICA REGIONAL COUNCIL | 336083 | 104448 AP | 08/18/2023 | 3-174-5-00-210 | LEAV-911 JULY 911 EXPENSES | 31,130.84 | |
| | | | | | | | TOTAL FUND 174 | | 31,130.84 |
| 26400 | KANSAS GAS | KANSAS GAS SERVICE | 336076 | 104441 AP | Ng /1g /2n22 | 3-195-5-00-290 | 510614745 1628631 73 GAS TRANS | 84.92 | |
| 11982 | UNIFIED GO | | 336101 | | | 3-195-5-00-2 | JUVENILE HOUSING JULY 2023 | 15,000.00 | |
| 11502 | ONITIED GO | ONITIES GOVERNMENT OF WIANSOIT | 330101 | 101100 AI | 00/10/2023 | 3 193 3 00 2 | TOTAL FUND 195 | 13,000.00 | 15,084.92 |
| | | | | | | | | | • |
| 119 | FINNEY & TURNIPSEED | FINNEY & TURNIPSEED TRANSPORTA | 336065 | 104430 AP | 08/18/2023 | 3-220-5-09-400 | 8-3 E-48 CONST INSP | 25,000.00 | |
| 119 | FINNEY & TURNIPSEED | FINNEY & TURNIPSEED TRANSPORTA | 336065 | 104430 AP | 08/18/2023 | 3-220-5-10-400 | 8-1 HP-36 DESIGN | 20,000.00 | |
| 119 | FINNEY & TURNIPSEED | FINNEY & TURNIPSEED TRANSPORTA | 336065 | 104430 AP | 08/18/2023 | 3-220-5-11-400 | 8-2 K-19 DESIGN | 10,000.00 | |
| | | | | | | | *** VENDOR 119 TOTAL | | 55,000.00 |
| | | | | | | | TOTAL FUND 220 | | 55,000.00 |
| 2570 | BOND ESCROW REFUND | J&L CUSTOM HOMES | 336050 | 104415 AP | | 3-503-5-00-2 | 8-1 REF ENTRANCE PERMITS | 100.00 | |
| 2570 | BOND ESCROW REFUND | J&L CUSTOM HOMES | 336050 | 104415 AP | 08/18/2023 | 3-503-5-00-2 | 8-1 REF ENTRANCE PERMITS | 100.00 | |
| 2570 | BOND ESCROW REFUND | J&L CUSTOM HOMES | 336050 | 104415 AP | 08/18/2023 | 3-503-5-00-2 | 8-1 REF ENTRANCE PERMITS | 100.00 | |
| 2570 | BOND ESCROW REFUND | J&L CUSTOM HOMES | 336050 | 104415 AP | 08/18/2023 | 3-503-5-00-2 | 8-1 REF ENTRANCE PERMITS | 100.00 | |
| 2570 | BOND ESCROW REFUND | J&L CUSTOM HOMES | 336050 | 104415 AP | 08/18/2023 | 3-503-5-00-2 | 8-1 REF ENTRANCE PERMITS | 100.00 | |
| | | | | | | | | | |

| FMWARRPTR2 | LEAVENWORTH COUNTY | 8/17/23 11:12:05 |
|------------|-------------------------------------|------------------|
| DCOX | WARRANT REGISTER - BY FUND / VENDOR | Page 5 |

START DATE: 08/12/2023 END DATE: 08/18/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

| | | | P.O.NUMBER | CHECK# | | | | | | 7 |
|---------|--------------------|------------------------------|------------|-----------|------------|----------------|----------------------------|------------|------------|------------|
| 05.50 | | | 226050 | 104415 35 | 20/10/0002 | 2 502 5 00 0 | . 1 | | 100.00 | 7 |
| 2570 | BOND ESCROW REFUND | J&L CUSTOM HOMES | 336050 | 104415 AP | 08/18/2023 | 3-503-5-00-2 | 8-1 REF ENTRANCE PERMITS | | 100.00 | " |
| 2570 | BOND ESCROW REFUND | J&L CUSTOM HOMES | 336050 | 104415 AP | 08/18/2023 | 3-503-5-00-2 | 8-1 REF ENTRANCE PERMITS | | 100.00 | " |
| 2570 | BOND ESCROW REFUND | J&L CUSTOM HOMES | 336050 | 104415 AP | 08/18/2023 | 3-503-5-00-2 | 8-1 REF ENTRANCE PERMITS | | 100.00 | / |
| 2570 | BOND ESCROW REFUND | MATTHEW GROVES | 336051 | 104416 AP | 08/18/2023 | 3-503-5-00-2 | 8-2 REF ENTRANCE PERMITS 2 | 446TH | 100.00 | / |
| 2570 | BOND ESCROW REFUND | MATTHEW GROVES | 336051 | 104416 AP | 08/18/2023 | 3-503-5-00-2 | 8-2 REF ENTRANCE PERMITS 2 | 446TH | 100.00 | / |
| 2570 | BOND ESCROW REFUND | PCDI | 336052 | 104417 AP | 08/18/2023 | 3-503-5-00-2 | 8-3 REF ENTRANCE PERMIT 25 | 4TH | 100.00 | 7 |
| | | | | | | | *** VENDOR | 2570 TOTAL | | 1,100.00 |
| | | | | | | | TOTAL FUND 503 | | | 1,100.00 |
| 451 | AETNA | AETNA LIFE INSURANCE COMPANY | 336049 | 104414 AP | 08/18/2023 | 3-510-2-00-939 | 108798268 AUGUST PREMIUMS | | 328,248.55 | · |
| 451 | AETNA | AETNA LIFE INSURANCE COMPANY | 336049 | 104414 AP | 08/18/2023 | 3-510-2-00-939 | 108798268 AUGUST PREMIUMS | | 15,273.05 | • |
| 451 | AETNA | AETNA LIFE INSURANCE COMPANY | 336049 | 104414 AP | 08/18/2023 | 3-510-2-00-939 | 108798268 AUGUST PREMIUMS | | 784.15 | • |
| | | | | | | | *** VENDOR | 451 TOTAL | | 344,305.75 |
| | | | | | | | TOTAL FUND 510 | | | 344,305.75 |
| | | · | | | | | | | | |

TOTAL ALL CHECKS

898,699.35

FMWARRPTR2 LEAVENWORTH COUNTY 8/17/23 11:12:05
DCOX WARRANT REGISTER - BY FUND / VENDOR Page 6

START DATE: 08/12/2023 END DATE: 08/18/2023

TYPES OF CHECKS SELECTED: * ALL TYPES

| FUND | SUMMARY |
|------|---------|
| | |

| COUNTY HEALTH 58.07 115 EQUIPMENT RESERVE 40,107.24 126 COMM CORR ADULT 42.00 133 ROAD & BRIDGE 347,309.28 136 COMM CORR JUVENILE 42.00 137 LOCAL SERVICE ROAD & BRIDGE 4,254.31 160 SOLID WASTE MANAGEMENT 671.20 171 S TAX CAP RD PROJ: BONDS 14,571.62 172 AMERICAN RECOVERY PLAN 3,999.00 174 911 31,130.84 195 JUVENILE DETENTION 15,084.92 220 CAP IMPR: RD & BRIDGE 55,000.00 503 ROAD & BRIDGE BOND ESCROW 1,100.00 | | | |
|---|-----|-----------------------------|------------|
| 115 EQUIPMENT RESERVE 40,107.24 126 COMM CORR ADULT 42.00 133 ROAD & BRIDGE 347,309.28 136 COMM CORR JUVENILE 42.00 137 LOCAL SERVICE ROAD & BRIDGE 4,254.31 160 SOLID WASTE MANAGEMENT 671.20 171 S TAX CAP RD PROJ: BONDS 14,571.62 172 AMERICAN RECOVERY PLAN 3,999.00 174 911 31,130.84 195 JUVENILE DETENTION 15,084.92 220 CAP IMPR: RD & BRIDGE 55,000.00 503 ROAD & BRIDGE BOND ESCROW 1,100.00 510 PAYROLL CLEARING 344,305.75 | 001 | GENERAL | 41,023.12 |
| 126 COMM CORR ADULT 42.00 133 ROAD & BRIDGE 347,309.28 136 COMM CORR JUVENILE 42.00 137 LOCAL SERVICE ROAD & BRIDGE 4,254.31 160 SOLID WASTE MANAGEMENT 671.20 171 S TAX CAP RD PROJ: BONDS 14,571.62 172 AMERICAN RECOVERY PLAN 3,999.00 174 911 31,130.84 195 JUVENILE DETENTION 15,084.92 220 CAP IMPR: RD & BRIDGE 55,000.00 503 ROAD & BRIDGE BOND ESCROW 1,100.00 510 PAYROLL CLEARING 344,305.75 | 108 | COUNTY HEALTH | 58.07 |
| 133 ROAD & BRIDGE 347,309.28 136 COMM CORR JUVENILE 42.00 137 LOCAL SERVICE ROAD & BRIDGE 4,254.31 160 SOLID WASTE MANAGEMENT 671.20 171 S TAX CAP RD PROJ: BONDS 14,571.62 172 AMERICAN RECOVERY PLAN 3,999.00 174 911 31,130.84 195 JUVENILE DETENTION 15,084.92 220 CAP IMPR: RD & BRIDGE 55,000.00 503 ROAD & BRIDGE BOND ESCROW 1,100.00 510 PAYROLL CLEARING 344,305.75 | 115 | EQUIPMENT RESERVE | 40,107.24 |
| 136 COMM CORR JUVENILE 42.00 137 LOCAL SERVICE ROAD & BRIDGE 4,254.31 160 SOLID WASTE MANAGEMENT 671.20 171 S TAX CAP RD PROJ: BONDS 14,571.62 172 AMERICAN RECOVERY PLAN 3,999.00 174 911 31,130.84 195 JUVENILE DETENTION 15,084.92 220 CAP IMPR: RD & BRIDGE 55,000.00 503 ROAD & BRIDGE BOND ESCROW 1,100.00 510 PAYROLL CLEARING 344,305.75 | 126 | COMM CORR ADULT | 42.00 |
| LOCAL SERVICE ROAD & BRIDGE 4,254.31 160 SOLID WASTE MANAGEMENT 671.20 171 S TAX CAP RD PROJ: BONDS 14,571.62 172 AMERICAN RECOVERY PLAN 3,999.00 174 911 31,130.84 195 JUVENILE DETENTION 15,084.92 220 CAP IMPR: RD & BRIDGE 55,000.00 503 ROAD & BRIDGE BOND ESCROW 1,100.00 510 PAYROLL CLEARING 344,305.75 | 133 | ROAD & BRIDGE | 347,309.28 |
| 160 SOLID WASTE MANAGEMENT 671.20 171 S TAX CAP RD PROJ: BONDS 14,571.62 172 AMERICAN RECOVERY PLAN 3,999.00 174 911 31,130.84 195 JUVENILE DETENTION 15,084.92 220 CAP IMPR: RD & BRIDGE 55,000.00 503 ROAD & BRIDGE BOND ESCROW 1,100.00 510 PAYROLL CLEARING 344,305.75 | 136 | COMM CORR JUVENILE | 42.00 |
| 171 S TAX CAP RD PROJ: BONDS 14,571.62 172 AMERICAN RECOVERY PLAN 3,999.00 174 911 31,130.84 195 JUVENILE DETENTION 15,084.92 220 CAP IMPR: RD & BRIDGE 55,000.00 503 ROAD & BRIDGE BOND ESCROW 1,100.00 510 PAYROLL CLEARING 344,305.75 | 137 | LOCAL SERVICE ROAD & BRIDGE | 4,254.31 |
| 172 AMERICAN RECOVERY PLAN 3,999.00 174 911 31,130.84 195 JUVENILE DETENTION 15,084.92 220 CAP IMPR: RD & BRIDGE 55,000.00 503 ROAD & BRIDGE BOND ESCROW 1,100.00 510 PAYROLL CLEARING 344,305.75 | 160 | SOLID WASTE MANAGEMENT | 671.20 |
| 174 911 31,130.84 195 JUVENILE DETENTION 15,084.92 220 CAP IMPR: RD & BRIDGE 55,000.00 503 ROAD & BRIDGE BOND ESCROW 1,100.00 510 PAYROLL CLEARING 344,305.75 | 171 | S TAX CAP RD PROJ: BONDS | 14,571.62 |
| 195 JUVENILE DETENTION 15,084.92 220 CAP IMPR: RD & BRIDGE 55,000.00 503 ROAD & BRIDGE BOND ESCROW 1,100.00 510 PAYROLL CLEARING 344,305.75 | 172 | AMERICAN RECOVERY PLAN | 3,999.00 |
| 220 CAP IMPR: RD & BRIDGE 55,000.00 503 ROAD & BRIDGE BOND ESCROW 1,100.00 510 PAYROLL CLEARING 344,305.75 | 174 | 911 | 31,130.84 |
| 503 ROAD & BRIDGE BOND ESCROW 1,100.00 510 PAYROLL CLEARING 344,305.75 | 195 | JUVENILE DETENTION | 15,084.92 |
| 510 PAYROLL CLEARING 344,305.75 | 220 | CAP IMPR: RD & BRIDGE | 55,000.00 |
| | 503 | ROAD & BRIDGE BOND ESCROW | 1,100.00 |
| TOTAL ALL FUNDS 898,699.35 | 510 | PAYROLL CLEARING | 344,305.75 |
| | | TOTAL ALL FUNDS | 898,699.35 |

Consent Agenda 8-23-23 cks 8/12 - 8/18

warrants by vendor

Leavenworth County Request for Board Action Case No. DEV-23-086/087

Preliminary & Final Plat Turner Farm Estates West *Consent Agenda*

Date: August 23, 2023

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: <u>John Jacobson, Reviewed</u>

Additional Reviews as needed:

Action Requested: The applicants are requesting a Preliminary and Final Plat for a two-lot Cross Access Easement subdivision. Proposed Lot 1 is approximately 16 acres and Lot 2 is approximately 24 acres.

Analysis: The applicants are requesting approval of a two-lot subdivision for a parcel of land located to the west of the Cantrell Road and 206th Intersection. The proposed plat is a cross access easement with the one access point extending off of Cantrell Road. Proposed Lot 1 is situated in the northwest corner of the property and will access the CAE through a cul-de-sac that meets the minimum radius for emergency turnaround purposes. Proposed Lot meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Proposed Lot 2 consists of the remaining 24 acres of the original parcel. Lot two will also access off of the proposed CAE. The lot is also complaint with the standards of the Leavenworth County Zoning and Subdivision Regulations.

Recommendation: The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-086/087, Preliminary and Final Plat for Turner Farm Estates West subject to conditions.

Alternatives:

- 1. Approve Case No. DEV-23-086/087, Preliminary and Final Plat for Turner Farm Estates West, with Findings of Fact, and with or without conditions; or
- 2. Deny Case No. DEV-23-086/087, Preliminary and Final Plat for Turner Farm Estates West, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-086/087, Preliminary and Final Plat for Turner Farm Estates West, with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

| Budge | tary Impact: |
|-------------|---|
| \boxtimes | 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

LEAVENWORTH COUNTY PLANNING COMMISSION

| STAFF REPORT | |
|--|-------------------------------|
| CASE NO: DEV-23-086/087 Turner Farm Estates West | August 9, 2023 |
| REQUEST: Consent Agenda | STAFF REPRESENTATIVE: |
| ☑ Preliminary Plat ☑ Final Plat | AMY ALLISON |
| • | DEPUTY DIRECTOR |
| SUBJECT PROPERTY: 00000 CANTRELL ROAD | APPLICANT/APPLICANT AGENT: |
| | JOE HERRING |
| | HERRING SURVEYING |
| | PROPERTY OWNER: |
| | MATTHEW JAMES & KELLY RENEE |
| | FRANCIS |
| | 10000 HOLLINGSWORTH RD |
| | KANSAS CITY KS 66109 |
| | CONCURRENT APPLICATIONS: |
| | NONE |
| | LAND USE |
| | ZONING: RR-5 |
| | FUTURE LAND USE DESIGNATION: |
| | RESIDENTIAL (2.5-ACRE MIN) |
| LEGAL DESCRIPTION: | SUBDIVISION: N/A |
| A tract of land in the Southeast Quarter of Section 3, Township 12, Range 21 | FLOODPLAIN: N/A |
| East of the 6th P.M., in Leavenworth County, Kansas. | |
| STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS | PROPERTY INFORMATION |
| ACTION OPTIONS: | PARCEL SIZE: |
| Recommend approval of Case No. DEV-23-086/087, Preliminary & | 40 ACRES |
| Final Plat for Turner Farm Estates West, to the Board of County | PARCEL ID NO: |
| Commission, with or without conditions; or | 222-03-0-00-005.05 |
| 2. Recommend denial of Case No. DEV-23-086/087, Preliminary & Final | BUILDINGS: |
| Plat for Turner Farm Estates West, to the Board of County Commission | N/A |
| for the following reasons; or | |
| 3. Continue the hearing to another date, time, and place. | |
| PROJECT SUMMARY: | ACCESS/STREET: |
| Request for preliminary and final plat approval to subdivide property located | CANTRELL ROAD - COUNTY LOCAL, |
| at 00000 Cantrell Road (222-03-0-00-005.05) as Lots 1 through 2 of Turner | GRAVEL ± 19' |
| Farm Estates West. | |
| Location Map: | UTILITIES |
| | SEWER: PRIVATE SEPTIC SYSTEM |
| The state of the s | FIRE: SHERMAN FD |
| 1000 | WATER: RWD 10 |
| | ELECTRIC: EVERGY |
| | NOTICE & REVIEW: |
| 03, | STAFF REVIEW: |
| | 7/28/023 |
| | NEWSPAPER NOTIFICATION: |
| | 8/1/2023 |
| | NOTICE TO SURROUNDING |
| 60 80 | PROPERTY OWNERS: |
| | N/A |
| GANTIEU-ED 2021 | |
| (1915) | |

| Leavenwo | orth County Zoning and Subdivision Standards: Preliminary Review | Met | Not Met |
|-----------------|--|-----|---------|
| 35-40 | Preliminary Plat Content | Х | |
| 40-20 | Final Plat Content | X | |
| 41-6 | Access Management | X | |
| 41-6.B.a- c. | Entrance Spacing | Х | |
| 41-6.C. | Public Road Access Management Standards | X | |
| 43 | Cross Access Easements | X | |
| 50-20 | Utility Requirements | X | |
| 50-30 | Other Requirements | Х | |
| 50-40 | Minimum Design Standards | X | |
| 50-50 | Sensitive Land Development | N/A | |
| 50-60. | Dedication of Reservation of Public Sites and Open Spaces | N/A | |

STAFF COMMENTS:

The applicant is proposing to divide a 40-acre parcel into a two-lot Cross Access Easement Subdivision. The Subdivision is classified as a Class C with all lots lying 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 no sanitary sewer is located within 660' of the property (see condition 3). The property is zoned RR-5. Lot 1 is approximately 16 acres and has the minimum frontage required through the Cross Access Easement. Access from the Cross Access Easement will come from Cantrell Road. Lot 2 is approximately 23.96 acres and has the minimum frontage required through the Cross Access Easement. Staff is supportive of the request.

PROPOSED 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. A waiver for the use of private septic systems within this subdivision is granted with this approval.
- 4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
- 5. Turner Farms Estates West is hereby approved as a Cross Access Easement subdivision. The maintenance of Turner Lane is the responsibility of the members of the Home Owners Association per the attached HOA agreement. Leavenworth County does not accept any liability or maintenance of the proposed private drive.
- 6. The developer must comply with the following memorandums:
 - a. Email Chuck Magaha, Emergency Management, dated July 3, 2023
 - b. Memo RWD 10, dated June 15, 2023

ATTACHMENTS:

- A: Application & Narrative
- **B: Zoning Maps**
- C: Memorandums

PRELIMINARY & FINAL PLAT APPLICATION

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

| Office Use Only | | | |
|--|---|-------------------------------|--|
| PID: 222-03 | 005 | | |
| Township: Sherman | | | |
| Planning Commission Meeting Date: | | | |
| Case No. DEV - 23 | Date Received/Paid: | 06.05.2023 | |
| Zoning District RR 5 | | | |
| Comprehensive Plan land use designa | ation | | |
| | | | |
| | | | |
| APPLICANT AGENT INFORMATION | OWNER INFORMAT | ION | |
| NAME: Herring Surveying Company | NAME: Matthew James | & Kelly Renee Francis | |
| MAILING ADDRESS: 315 N. 5th Stree | MAILING ADDRESS_ | 10000 Donahoo Road | |
| | | | |
| CITY/ST/ZIP: Leavenworth, KS 66048 | CITY/ST/ZIP Kansas | City, KS 66109 | |
| | | | |
| PHONE: 913-651-3858 | PHONE: N/A | | |
| EMAIL: herringsurveying@outlook.com | n EMAIL N/A | | |
| Proposed Subdivision Name:TURN | GENERAL INFORMATION HER FARM ESTATES WEST | | |
| Address of Property:00000 Cantrell Street | eet | | |
| Urban Growth Management Area:N/ | A | | |
| | SUBDIVISION INFORMATION | | |
| Gross Acreage: 40 Ac | Number of Lots: 2 | Minimum Lot Size: 16 Ac | |
| Maximum Lot Size: 24 Ac | Proposed Zoning: RR-5 | Density: N/A | |
| Open Space Acreage: N/A | Water District: RWD 10 | Proposed Sewage: Septic | |
| Fire District: Sherman | Electric Provider: Evergy | Natural Gas Provider: Propane | |
| Covenants: Yes No Road Classification: Local - Collector - Arterial - State - Federal | | | |
| Is any part of the site designated as Floodplain? Yes No if yes, what is the panel number: | | | |
| I, the undersigned, am the 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 final plat approval as indicated above. | | | |
| Signature: joe Herring - digitally signed 6-3- | 23 | Date: 6-3-23 | |

\$ 525.00

PRELIMINARY &

FINAL PLAT APPLICATION

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

| | Off H O-1 | | |
|---|------------------------------------|---|--|
| PID: 722-03 005 | Office Use Only | | |
| Township: Shamal | | | |
| Planning Commission Meeting Date: | | | |
| Case No. DEV - 73 - | Date Peceived/I | Paid: D/a DS 2023 | |
| Zoning District QQ 5 | Date Received/I | aid. <u>00,00,000</u> | |
| Comprehensive Plan land use designation | ation — | | |
| Comprehensive Fiant land use designa | ation | | |
| | | | |
| APPLICANTAGENTINFORMATIO | OWNER INFORM | MATION | |
| NAME: Herring Surveying Company | NAME: Matthew J | NAME: Matthew James & Kelly Renee Francis | |
| MAILING ADDRESS: 315 N. 5th Street | MAILING ADDRE | MAILING ADDRESS 10000 Donahoo Road | |
| William to Habbitaso. | MIDING RDDR | | |
| CITY/ST/ZIP: Leavenworth, KS 66048 | CITY/ST/ZIPK | CITY/ST/ZIP Kansas City, KS 66109 | |
| | | | |
| PHONE: 913-651-3858 | PHONE: N/A | | |
| EMAIL : herringsurveying@outlook.com EMAIL | | | |
| | | | |
| | GENERAL INFORMATION | I | |
| | | | |
| Proposed Subdivision Name: TURN | ER FARM ESTATES WEST | | |
| Address of Property:00000 Cantrell Stre | et | | |
| Urban Growth Management Area:N/A | A | | |
| | | | |
| | SUBDIVISION INFORMATION | ON | |
| Gross Acreage: 40 Ac | Number of Lots: 2 | Minimum Lot Size: 16 Ac | |
| Maximum Lot Size: 24 Ac | Proposed Zoning: RR-5 | Density: N/A | |
| Open Space Acreage: N/A | Water District: RWD 10 | Proposed Sewage: Septic | |
| Fire District: Sherman | Electric Provider: Evergy | Natural Gas Provider: Propane | |
| Covenants: Yes No | Road Classification: Local - Colle | ctor - Arterial – State - Federal | |
| Is any part of the site designated as Flood | dplain? ☐ Yes 🗵 No if yes, what | t is the panel number: | |
| I, the undersigned, am the 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 final plat | | | |
| approval as indicated above. | | | |
| Cincotune ion Harring digitally signed 6.2.5 | 22 | D 0000 | |
| Signature: joe Herring - digitally signed 6-3-2 | | Date: 6-3-23 | |

HOME OWNER'S ASSOCIATION TURNER FARM ESTATES WEST LEAVENWORTH COUNTY, KANSAS

Tract of land in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 7, 2023, more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence South 88 degrees 22'55" West for a distance of 900.00 feet along the South line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 88 degrees 22'55" West for a distance of 712.97 feet along said South line to the East line of HILLVIEW SUBDIVISION; thence North 01 degrees 55'39" West for a distance of 537.62 feet along said East line; thence South 87 degrees 49'02" West for a distance of 1042.90 feet along the North line of said HILLVIEW SUBDIVISION to the West line of said Southeast Quarter; thence North 01 degrees 53'36" West for a distance of 793.21 feet along said West line; thence North 88 degrees 19'11" East for a distance of 1756.48 feet; thence South 01 degrees 52'49" East for a distance of 1322.46 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 40.53 acres, more or less, including road right of w

Said TURNER FARM ESTATES WEST creates an area known as a Cross Access Easement (C.A.E.).

Said area is to be shared and used by all owners/parties within TURNER FARM ESTATES WEST for the rights of access and for utilities to be allowed to service all Lots.

All Lot Owners are responsible for 50% of the total cost of maintenance of the C.A.E. area.

Maintenance of the cross access easement is the sole responsibility of the developer and/or the future property owners of the properties the CAE provides access to. The cross access easement is not a public right-of-way and will in no way be maintained by the County.

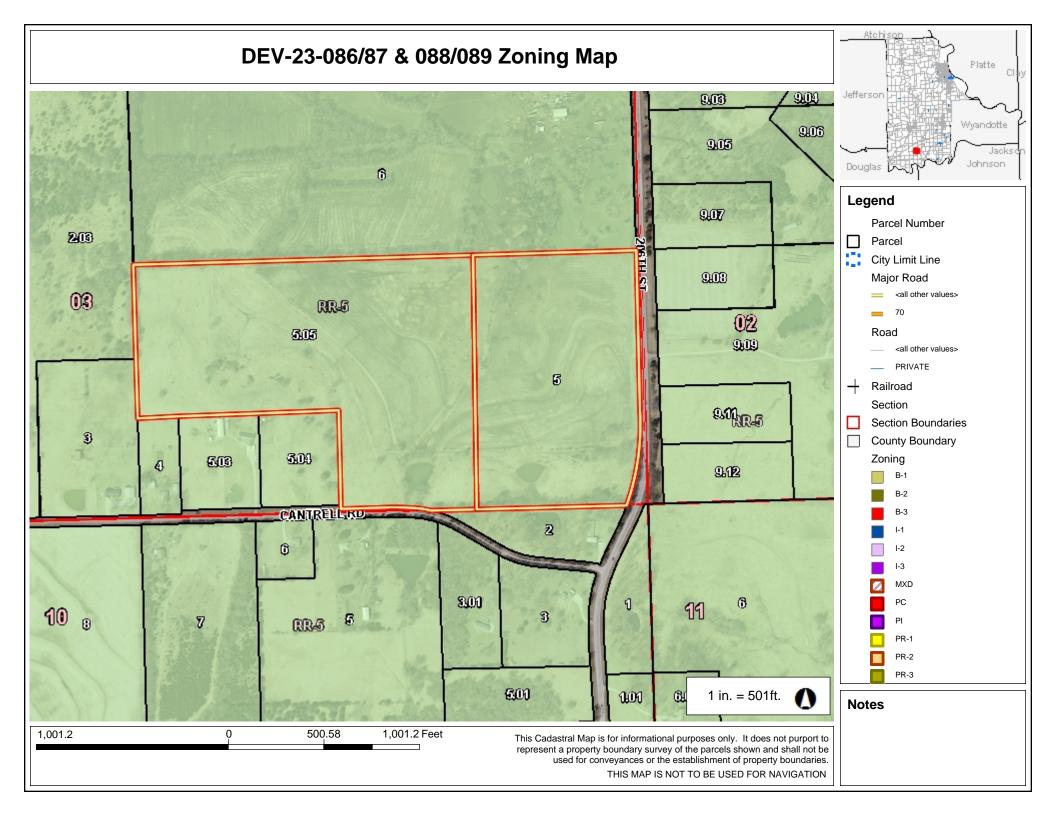
The Home Owner's Association is comprised of the owners of Lots 1 and 2, TURNER FARM ESTATES WEST.

All Lots will each have a single vote per Lot in determining the maintenance issues. A split vote to be determined by the developer (Matt Francis).

To change any portion of this Home Owners Association document a majority vote must occur.

TURNER FARM ESTATES WEST A Cross Access Easement Subdivision in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas. PRELIMINARY PLAT NW COR SE 1/4 Sec. 3-12-21 PREPARED FOR: 1/2" Rebar Cap LS-356 Matthew James & Kelly Renee Francis 10000 Hollingworth Road Kansas City, Kansas 66109 PID NO. 222-03-0-00-005 RECORD DESCRIPTION: - 1/2" Rebar Set with Cap No.1296 Tract of land in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by O - 1/2" Rebar Found, unless otherwise noted. Joseph A. Herring PS-1296 on April 7, 2023, more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence POB - Point of Beginning South 88 degrees 22'55" West for a distance of 900.00 feet along the South line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence POC - Point of Commencing continuing South 88 degrees 22'55" West for a distance of 712.97 feet along said South line to the East line of HILLVIEW SUBDIVISION; thence North () - Record / Deeded Distance 01 degrees 55'39" West for a distance of 537.62 feet along said East line; thence South 87 degrees 49'02" West for a distance of 1042.90 feet along U/E - Utility Easement the North line of said HILLVIEW SUBDIVISION to the West line of said Southeast Quarter; thence North 01 degrees 53'36" West for a distance of D/E - Drainage Easement 793.21 feet along said West line; thence North 88 degrees 19'11" East for a distance of 1756.48 feet; thence South 01 degrees 52'49" East for a distance of 1322.46 feet along said East line to the point of beginning. B.S.L. - Building Setback Line Together with and subject to covenants, easements, and restrictions of record. TURNER, JALAYNE LEANN R/W - Permanent Dedicated Roadway Easement Said property contains 40.53 acres, more or less, including road right of way. PID 222-03...006 BM - Benchmark NS - Not Set this survey per agreement with client Error of Closure: 1 - 1181837 A - Arc Distance R - Arc Radius B - Chord Bearing C - Chord Distance N 88°19'11" E 1756.48' //// - No Vehicle Entrance Access NS - Not Set this survey per agreement with client 🧭 - Power Pole X----- - Fence Line OHP—— - Overhead Power Lines T ---- - Underground Telephone/Fiber Optic Line \diamondsuit - Gas Valve → Water Meter/Valve ⊞ - Telephone Pedestal W - 6" Water Line - location as per district ∕ · Tree/Brush Line C.A.E. - Cross Access Easement **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) All Lots only have access to Cantrell Road through the Cross Access Easement. 5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance PID 222-03...002.03 of the Cross Access Easement. 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the the Cross Access Easement, drive, and drive appurtenances. 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended. FRANCIS, MATTHEW JAMES & KELLY RENEE 23.96 Acres more or less (ZONING: RR 5 - Rural Residential 5 1) This survey does not show ownership. 2) All distances are calculated from measurements or measured this survey, ADKINS, ANDREW & KRISTY PID 222-03...003 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 6) Monument Origin Unknown, unless otherwise noted. 7) Existing and Proposed Lots for Residential & AG Use. 8) Road Record - See Survey S 87°49'02" W 1042.90' 9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR Section 3 - Elev - 906.5' (830.00' Plat) 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Doc #2023R03938 12) Utility Companies -- Water - Water District 10 - Electric - Evergy - Sewer - Septic - Gas - Propane / Natural Gas 13) Reference Lawyer's Title Case Number 46365 SHOEMAKER, KELLY E & LYNN A; TRUST updated May 17, 2023 SHOEMAKER, KELLY E & LYNN A; TRUST 14) Property is not in a Special Flood Hazard Area per PID 222-03...005.04 PID 222-03...005.03 FEMA FIRM Map 20103C0318G & 325G dated July 16, 2015 WILES,TERRY L & SUSAN G LOT 1 15) Building Setback Lines as shown hereon or noted below HILLVIEW SUBD. PID 222-03...004 HILLVIEW SUBD. - All side yard setbacks - 15' (Accessory - 15') BK. 16 PG. 34 BK. 16 PG. 34 - 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, if any. 18) Fence Lines do not necessarily denote the boundary line for the property. DGW - D.G.White - Survey Doc #2014S039, S-15-05 #25, S-6 #80, 1977, S-15-99 #17 HILLVIEW SUBDIVISION Book 16 Page 34 JAH - J.A.Herring - NORMAN ESTATES Book 16 Page 47 Survey Doc # 2023S027 LTH - L.T.Hahn Survey Doc #2014S039 Cap 356 In Conc. SE COR SE 1/4 Sec. 3-12-21 1/2" Rebar S 88°22'55" W 2656.19' 18" CMP CANTRELL ROAD 15E Bk. "C" Pg. 109 - 50' R/W SW COR SE 1/4 LAMB, PAUL JEROLD & TRENT, MELISSA JOY PID 222-10...002 Sec. 3-12-21 1/2" Rebar MORRIS, SARAH M PID 222-10...005 LEAVENWORTH COUNTY Scale 1" = 100' Job # K-23-1632 May 28, 2023 Rev. 7-21-23 I hereby certify that this survey was made by me, or under my J.Herring, Inc. (dba) direct supervision, on the ground during the dates of March through June 2023 and this map or plat is correct to the best of ###URVEYING my knowledge. **₩**₩ OMPANY NOT TO SCALE Joseph A. Herring 315 North 5th Street, Leav., KS 66048 Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com PS # 1296

TURNER FARM ESTATES WEST A Cross Access Easement Subdivision in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas. FINAL PLAT NW COR SE 1/4 Sec. 3-12-21 PREPARED FOR: 1/2" Rebar Cap LS-356 Matthew James & Kelly Renee Francis 10000 Hollingworth Road Kansas City, Kansas 66109 PID NO. 222-03-0-00-005 RECORD DESCRIPTION: Tract of land in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 7, 2023, more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence South 88 degrees 22'55" West for a distance of 900.00 feet along the South line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 88 degrees 22'55" West for a distance of 712.97 feet along said South line to the East line of HILLVIEW SUBDIVISION; thence North 01 degrees 55'39" West for a distance of 537.62 feet along said East line; thence South 87 degrees 49'02" West for a distance of 1042.90 feet along the North line of said HILLVIEW SUBDIVISION to the West line of said Southeast Quarter; thence North 01 degrees 53'36" West for a distance of 793.21 feet along said West line; thence North 88 degrees 19'11" East for a distance of 1756.48 feet; thence South 01 degrees 52'49" East for a distance of 1322.46 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 40.53 acres, more or less, including road right of way. PID 222-03...006 - 1/2" Rebar Set with Cap No.1296 ○ - 1/2" Rebar Found, unless otherwise noted. Error of Closure: 1 - 1181837 POB - Point of Beginning CERTIFICATION AND DEDICATION POC - Point of Commencing The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the () - Record / Deeded Distance N 88°19'11" E same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: TURNER FARM 1163.73' 20' U/E & D/E _______ U/E - Utility Easement D/E - Drainage Easement B.S.L. - Building Setback Line Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the R/W - Permanent Dedicated Roadway Easement accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires BM - Benchmark and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility NS - Not Set this survey per agreement with client Easement" (U/E). A - Arc Distance R - Arc Radius "Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and B - Chord Bearing maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, C - Chord Distance and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and //// - No Vehicle Entrance Access future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage NS - Not Set this survey per agreement with client Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm C.A.E. - Cross Access Easement 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 RESTRICTIONS: Easements. 1) All proposed structures within this plat shall comply with the Leavenworth Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion County Zoning and Subdivision Regulations or zoning regulation jurisdiction. thereof shall be built or constructed between this line and the street line. 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 An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", driveways and other structures. Re-vegetation of all disturbed areas shall be is hereby granted over Lot 1 for the benefit of Lot 2, and over Lot 2 for the benefit of Lot 1 for said purposes. Maintenance is to be completed within 45 days after final grading. shared between the owners of said Lots 1 and 2. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register 4) All Lots only have access to Cantrell Road through the Cross Access Easement. of Deeds Office Doc # 2023R 5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement. IN TESTIMONY WHEREOF, 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the PID 222-03...002.03 We, the undersigned owners of TURNER FARM ESTATES WEST, have set our hands this _ LOT 1 the Cross Access Easement, drive, and drive appurtenances. 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended. 16.57 Acres more or less Matthew James Francis Kelly Renee Francis LOT 2 PID 222-03...005 23.96 Acres more or less Incl. R/W NOTARY CERTIFICATE: Be it remembered that on this _____ day of _____ __ 2023, before me, a notary public in and for said County and State came Matthew James Francis and Kelly Renee Francis, husband and wife, to me personally known to be the same persons who ZONING: executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have RR 5 - Rural Residential 5 hereunto set my hand and affixed my notary seal the day and year above written. NOTARY PUBLIC 1) This survey does not show ownership. My Commission Expires:____ 2) All distances are calculated from measurements or measured this survey, 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 6) Monument Origin Unknown, unless otherwise noted. S 87°49'02" W 1042.90' 7) Existing and Proposed Lots for Residential & AG Use. APPROVALS 8) Road Record - See Survey We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of TURNER 9) Benchmark - NAVD88 FARM ESTATES WEST this _____ day of _____ Project Benchmark (BM) - SE COR Section 3 - Elev - 906.5' (830.00' Plat) 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Doc #2023R03938 12) Utility Companies -Secretary - Water - Water District 10 John Jacobson Marcus Majure - Electric - Evergy - Sewer - Septic - Gas - Propane / Natural Gas 13) Reference Lawyer's Title Case Number 46365 updated May 17, 2023 COUNTY ENGINEER'S APPROVAL: PID 222-03...005.04 14) Property is not in a Special Flood Hazard Area per The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by PID 222-03...005.03 FEMA FIRM Map 20103C0318G & 325G dated July 16, 2015 LOT 2 Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, LOT 1 15) Building Setback Lines as shown hereon or noted below HILLVIEW SUBD. elevations, and quantities. PID 222-03...004 HILLVIEW SUBD. - All side yard setbacks - 15' (Accessory - 15') BK. 16 PG. 34 BK. 16 PG. 34 - 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, if any. County Engineer - Mitch Pleak 18) Fence Lines do not necessarily denote the boundary line for the property. 19) Reference Surveys: COUNTY COMMISSION APPROVAL: DGW - D.G.White - Survey Doc #2014S039, S-15-05 #25, We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of TURNER FARM S-6 #80, 1977, S-15-99 #17 ESTATES WEST this ______ day of ______, 2023. HILLVIEW SUBDIVISION Book 16 Page 34 JAH - J.A.Herring - NORMAN ESTATES Book 16 Page 47 Survey Doc # 2023S027 LTH - L.T.Hahn Survey Doc #2014S039 County Clerk Vicky Kaaz Attest: Janet Klasinski REGISTER OF DEED CERTIFICATE: Filed for Record as Document No. _ SE COR SE 1/4 _, 2023 at _____ o'clock __M in the Office of the Register of Sec. 3-12-21 Deeds of Leavenworth County, Kansas, S 88°22'55" W 2656.19' CANTRELL ROAD Register of Deeds - TerriLois G. Mashburn Bk. "C" Pg. 109 - 50' R/W SW COR SE 1/4 PID 222-10...002 Sec. 3-12-21 1/2" Rebar PID 222-10...005 I hereby certify that this survey plat meets the LEAVENWORTH COUNTY requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only. Daniel Baumchen, PS#1363 County Surveyor Scale 1" = 100' Job # K-23-1632 May 28, 2023 Rev. 7-27-23 I hereby certify that this survey was made by me, or under my J.Herring, Inc. (dba) direct supervision, on the ground during the dates of March through June 2023 and this map or plat is correct to the best of my knowledge. M OMPANY Joseph A. Herring NOT TO SCALE 315 North 5th Street, Leav., KS 66048 Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com PS # 1296



Allison, Amy

From: Anderson, Kyle

Sent: Monday, June 12, 2023 10:11 AM

To: Allison, Amy

Subject: RE: RE: DEV-23-086/087 Preliminary and Final Plat – Turner Farms Estates

We have not received any complaints on this property. We are also not aware of any septic systems currently installed on the property.

Kyle Anderson Environmental Technician/Code Enforcement Leavenworth County Planning & Zoning 300 Walnut St. Ste. 212 Leavenworth, KS 66048 913-684-1084

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Friday, June 9, 2023 4:58 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'kritter@shermanfire.net'

<kritter@shermanfire.net>; 'rwd10@conleysandu.com' <rwd10@conleysandu.com>;

'designgrouplawrenceservicecenter@evergy.com' < designgrouplawrenceservicecenter@evergy.com >

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: RE: DEV-23-086/087 Preliminary and Final Plat – Turner Farms Estates

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for4-lot subdivision at 00000 206th Street (222-03-0-00-005.00).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, June 19, 2023.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at Aallison@LeavenworthCounty.org.

Thank you,

Amy Allison, AICP Deputy Director Planning & Zoning Leavenworth County 913.364.5757

Disclaimer



Leavenworth County Planning and Zoning Preliminary and Final Plat

DATE: June 9, 2023

RE: DEV-23-086/087 Preliminary and Final Plat – Turner Farms Estates

PID: 222-03-0-00-005.00

To: Rural Water District #10 – comments in red 6/15/23

The Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Turner Farms Estates West

Please address the following comments:

- a. Does the water district have existing service lines in the vicinity of the proposed plat boundary to provide potable water to the lots of the subdivision? Yes
- b. What is the size and location of the water line(s) and fire hydrants that are adjacent to this property? 4" water line on south side of Cantrell; service connections would require bore installation paid for by the owner/developer in addition to meter cost.
- c. Would the water district allow fire hydrants to be installed on the existing service line(s) in the area of the proposed plat boundary? Yes
- d. Does the water district have plans to upgrade the service in this vicinity to such a level that fire hydrants can be installed in the foreseeable future, or within a set number of years? If so, what would the improvements consist of? No

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, June 19, 2023.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at Aallison@leavenworthcounty.gov.

Sincerely,

Amy Allison
Deputy Director
Planning and Zoning
Leavenworth County

MEMO

To: Amy Allison From: Chuck Magaha

Subject: Turner Farm Estates Subdivision

Date: July 3, 2023

Amy, I have reviewed the preliminary plat of the Turner Farm Estates and also the Turner West Estates Subdivision presented by Matthew and Kelly Francis. 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, two fire hydrants are located one on the East side of 206th and Cantrell and one on the West. The East location will Work for the 4 lots on 206th street the West hydrant will be too far away and over the 1000 feet mark. So on the Turner West Estates a hydrant needs to be placed at lot one on a 6" line to cover both of the proposed lots.

I have no further recommendation for this subdivision.

If you have any questions please call me 684-0455.

07-18-2023 01SSON REVIEW No Further Comment

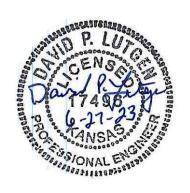
Turner Farm Plat 2

Leavenworth County Kansas

Drainage Report

June 3, 2023

Revised June 27, 2023



TURNER FARM ESTATES WEST A Cross Access Easement Subdivision in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas. FINAL PLAT NW COR SE 1/4 Sec. 3-12-21 PREPARED FOR: 1/2" Rebar Cap LS-356 Matthew James & Kelly Renee Francis 10000 Hollingworth Road Kansas City, Kansas 66109 PID NO. 222-03-0-00-005 RECORD DESCRIPTION: Tract of land in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 7, 2023, more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence South 88 degrees 22'55" West for a distance of 900.00 feet along the South line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 88 degrees 22'55" West for a distance of 712.97 feet along said South line to the East line of HILLVIEW SUBDIVISION; thence North 01 degrees 55'39" West for a distance of 537.62 feet along said East line; thence South 87 degrees 49'02" West for a distance of 1042.90 feet along the North line of said HILLVIEW SUBDIVISION to the West line of said Southeast Quarter; thence North 01 degrees 53'36" West for a distance of 793.21 feet along said West line; thence North 88 degrees 19'11" East for a distance of 1756.48 feet; thence South 01 degrees 52'49" East for a distance of 1322.46 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 40.53 acres, more or less, including road right of way. PID 222-03...006 - 1/2" Rebar Set with Cap No.1296 ○ - 1/2" Rebar Found, unless otherwise noted. Error of Closure: 1 - 1181837 POB - Point of Beginning CERTIFICATION AND DEDICATION POC - Point of Commencing The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the () - Record / Deeded Distance N 88°19'11" E same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: TURNER FARM 1163.73' 20' U/E & D/E _______ U/E - Utility Easement D/E - Drainage Easement B.S.L. - Building Setback Line Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the R/W - Permanent Dedicated Roadway Easement accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires BM - Benchmark and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility NS - Not Set this survey per agreement with client Easement" (U/E). 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Maintenance is to be completed within 45 days after final grading. shared between the owners of said Lots 1 and 2. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register 4) All Lots only have access to Cantrell Road through the Cross Access Easement. of Deeds Office Doc # 2023R 5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement. IN TESTIMONY WHEREOF, 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the PID 222-03...002.03 We, the undersigned owners of TURNER FARM ESTATES WEST, have set our hands this _ LOT 1 the Cross Access Easement, drive, and drive appurtenances. 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended. 16.57 Acres more or less Matthew James Francis Kelly Renee Francis LOT 2 PID 222-03...005 23.96 Acres more or less Incl. R/W NOTARY CERTIFICATE: Be it remembered that on this _____ day of _____ __ 2023, before me, a notary public in and for said County and State came Matthew James Francis and Kelly Renee Francis, husband and wife, to me personally known to be the same persons who ZONING: executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have RR 5 - Rural Residential 5 hereunto set my hand and affixed my notary seal the day and year above written. NOTARY PUBLIC 1) This survey does not show ownership. My Commission Expires:____ 2) All distances are calculated from measurements or measured this survey, 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 6) Monument Origin Unknown, unless otherwise noted. S 87°49'02" W 1042.90' 7) Existing and Proposed Lots for Residential & AG Use. 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HILLVIEW SUBDIVISION Book 16 Page 34 JAH - J.A.Herring - NORMAN ESTATES Book 16 Page 47 Survey Doc # 2023S027 LTH - L.T.Hahn Survey Doc #2014S039 County Clerk Vicky Kaaz Attest: Janet Klasinski REGISTER OF DEED CERTIFICATE: Filed for Record as Document No. _ SE COR SE 1/4 _, 2023 at _____ o'clock __M in the Office of the Register of Sec. 3-12-21 Bk. 775 Pg. 1223 Deeds of Leavenworth County, Kansas, S 88°22'55" W 2656.19' CANTRELL ROAD Register of Deeds - TerriLois G. Mashburn Bk. "C" Pg. 109 - 50' R/W SW COR SE 1/4 PID 222-10...002 Sec. 3-12-21 1/2" Rebar PID 222-10...005 I hereby certify that this survey plat meets the LEAVENWORTH COUNTY requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only. Reviewed 2023.07.24 No Comments Daniel Baumchen, PS#1363 County Surveyor Scale 1" = 100' Job # K-23-1632 May 28, 2023 Rev. 7-21-23 I hereby certify that this survey was made by me, or under my J.Herring, Inc. (dba) direct supervision, on the ground during the dates of March through June 2023 and this map or plat is correct to the best of my knowledge. M OMPANY Joseph A. Herring NOT TO SCALE 315 North 5th Street, Leav., KS 66048 Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com PS # 1296

Allison, Amy

From: Brown, Misty

Sent: Thursday, July 27, 2023 12:37 PM

To: Allison, Amy

Subject: RE: DEV-23-086/087 Turner Farm Estates West Review Comments

Looks great. Thank you.

Misty

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Thursday, July 27, 2023 11:28 AM

To: Brown, Misty < MBrown@leavenworthcounty.gov>

Subject: FW: DEV-23-086/087 Turner Farm Estates West Review Comments

From: Joe Herring < herringsurveying@outlook.com>

Sent: Thursday, July 27, 2023 10:55 AM

To: Allison, Amy < AAllison@leavenworthcounty.gov>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: Re: DEV-23-086/087 Turner Farm Estates West Review Comments

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.

See attached

Thank you - Joe Herring

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

From: Allison, Amy < AAllison@leavenworthcounty.gov>

Sent: Thursday, July 27, 2023 10:27 AM

To: 'Joe Herring' < herringsurveying@outlook.com>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: DEV-23-086/087 Turner Farm Estates West Review Comments

Good Afternoon Joe,

Attached are comments from the following:

Surveying – 7/24/2023

TURNER FARM ESTATES WEST

A Cross Access Easement Subdivision in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR: Matthew James & Kelly Renee Francis 10000 Hollingworth Road Kansas City, Kansas 66109 PID NO. 222-03-0-00-005

RECORD DESCRIPTION:

Tract of land in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 7, 2023, more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence South 88 degrees 22'55" West for a distance of 900.00 feet along the South line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 88 degrees 22'55" West for a distance of 712.97 feet along said South line to the East line of HILLVIEW SUBDIVISION; thence North 01 degrees 55'39" West for a distance of 537.62 feet along said East line; thence South 87 degrees 49'02" West for a distance of 1042.90 feet along the North line of said HILLVIEW SUBDIVISION to the West line of said Southeast Quarter; thence North 01 degrees 53'36" West for a distance of 793.21 feet along said West line; thence North 88 degrees 19'11" East for a distance of 1756.48 feet; thence South 01 degrees 52'49" East for a distance of 1322.46 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 40.53 acres, more or less, including road right of way.

Error of Closure: 1 - 1181837

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: TURNER FARM

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.

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.

An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", is hereby granted over Lot 1 for the benefit of Lot 2, and over Lot 2 for the benefit of Lot 1 for said purposes. Maintenance is to be shared between the owners of said Lots 1 and 2. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register

of Deeds Office Doc # 2023R IN TESTIMONY WHEREOF, PID 222-03...002.03 We, the undersigned owners of TURNER FARM ESTATES WEST, have set our hands this _

NOTARY CERTIFICATE:

Matthew James Francis

Be it remembered that on this _____ day of ____ _ 2023, before me, a notary public in and for said County and State came Matthew James Francis and Kelly Renee Francis, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

Kelly Renee Francis

NOTARY PUBLIC

My Commission Expires:

APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of TURNER FARM ESTATES WEST this _____ day of _____

Secretary John Jacobson Marcus Majure

COUNTY ENGINEER'S APPROVAL:

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL: We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of TURNER FARM ESTATES WEST this ______ day of ______, 2023.

Vicky Kaaz

Scale 1" = 100'

Job # K-23-1632

Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:

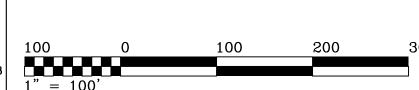
Filed for Record as Document No. _ _, 2023 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363 County Surveyor

May 28, 2023 Rev. 7-27-23 J.Herring, Inc. (dba) [⊥]⊈urveying MOMPANY 315 North 5th Street, Leav., KS 66048 Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com

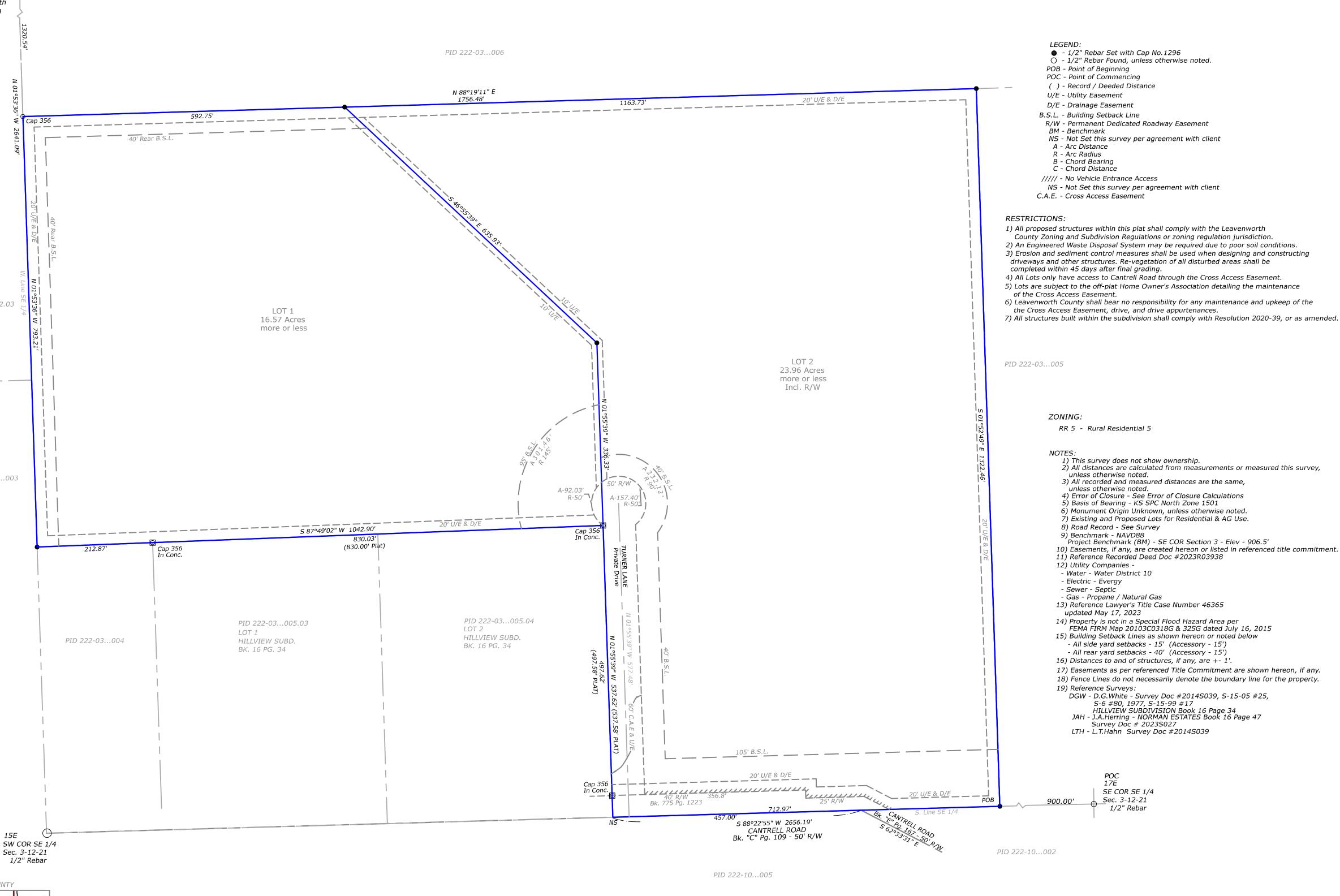




NW COR SE 1/4 Sec. 3-12-21

1/2" Rebar Cap LS-356





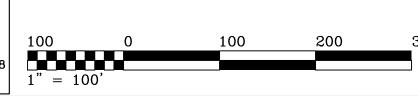


I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of March through June 2023 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring PS # 1296

TURNER FARM ESTATES WEST A Cross Access Easement Subdivision in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas. 15C NW COR SE 1/4 PRELIMINARY PLAT Sec. 3-12-21 PREPARED FOR: 1/2" Rebar Cap LS-356 Matthew James & Kelly Renee Francis 10000 Hollingworth Road Kansas City, Kansas 66109 PID NO. 222-03-0-00-005 RECORD DESCRIPTION: - 1/2" Rebar Set with Cap No.1296 Tract of land in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by O - 1/2" Rebar Found, unless otherwise noted. Joseph A. Herring PS-1296 on April 7, 2023, more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence POB - Point of Beginning South 88 degrees 22'55" West for a distance of 900.00 feet along the South line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence POC - Point of Commencing continuing South 88 degrees 22'55" West for a distance of 712.97 feet along said South line to the East line of HILLVIEW SUBDIVISION; thence North () - Record / Deeded Distance 01 degrees 55'39" West for a distance of 537.62 feet along said East line; thence South 87 degrees 49'02" West for a distance of 1042.90 feet along U/E - Utility Easement the North line of said HILLVIEW SUBDIVISION to the West line of said Southeast Quarter; thence North 01 degrees 53'36" West for a distance of D/E - Drainage Easement 793.21 feet along said West line; thence North 88 degrees 19'11" East for a distance of 1756.48 feet; thence South 01 degrees 52'49" East for a distance of 1322.46 feet along said East line to the point of beginning. B.S.L. - Building Setback Line Together with and subject to covenants, easements, and restrictions of record. TURNER, JALAYNE LEANN R/W - Permanent Dedicated Roadway Easement Said property contains 40.53 acres, more or less, including road right of way. PID 222-03...006 BM - Benchmark NS - Not Set this survey per agreement with client Error of Closure: 1 - 1181837 A - Arc Distance R - Arc Radius B - Chord Bearing C - Chord Distance N 88°19'11" E 1756.48' //// - No Vehicle Entrance Access NS - Not Set this survey per agreement with client 🧭 - Power Pole X----- - Fence Line OHP—— - Overhead Power Lines T ---- - Underground Telephone/Fiber Optic Line \diamondsuit - Gas Valve → - Water Meter/Valve ⊞ - Telephone Pedestal W - 6" Water Line - location as per district ∕ · Tree/Brush Line C.A.E. - Cross Access Easement **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) All Lots only have access to Cantrell Road through the Cross Access Easement. 5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance PID 222-03...002.03 of the Cross Access Easement. 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the the Cross Access Easement, drive, and drive appurtenances. 7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended. FRANCIS, MATTHEW JAMES & KELLY RENEE 23.96 Acres more or less ZONING: RR 5 - Rural Residential 5 1) This survey does not show ownership. 2) All distances are calculated from measurements or measured this survey, ADKINS,ANDREW & KRISTY PID 222-03...003 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 6) Monument Origin Unknown, unless otherwise noted. 7) Existing and Proposed Lots for Residential & AG Use. 8) Road Record - See Survey S 87°49'02" W 1042.90' 9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR Section 3 - Elev - 906.5' (830.00' Plat) 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Doc #2023R03938 12) Utility Companies -- Water - Water District 10 - Electric - Evergy - Sewer - Septic - Gas - Propane / Natural Gas 13) Reference Lawyer's Title Case Number 46365 SHOEMAKER, KELLY E & LYNN A; TRUST updated May 17, 2023 SHOEMAKER, KELLY E & LYNN A; TRUST 14) Property is not in a Special Flood Hazard Area per PID 222-03...005.04 PID 222-03...005.03 FEMA FIRM Map 20103C0318G & 325G dated July 16, 2015 WILES,TERRY L & SUSAN G LOT 1 15) Building Setback Lines as shown hereon or noted below HILLVIEW SUBD. PID 222-03...004 HILLVIEW SUBD. - All side yard setbacks - 15' (Accessory - 15') BK. 16 PG. 34 BK. 16 PG. 34 - 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, if any. 18) Fence Lines do not necessarily denote the boundary line for the property. DGW - D.G.White - Survey Doc #2014S039, S-15-05 #25, S-6 #80, 1977, S-15-99 #17 HILLVIEW SUBDIVISION Book 16 Page 34 JAH - J.A.Herring - NORMAN ESTATES Book 16 Page 47 Survey Doc # 2023S027 LTH - L.T.Hahn Survey Doc #2014S039 Cap 356 In Conc. SE COR SE 1/4 Sec. 3-12-21 1/2" Rebar S 88°22'55" W 2656.19' 18" CMP CANTRELL ROAD 15E Bk. "C" Pg. 109 - 50' R/W SW COR SE 1/4 LAMB, PAUL JEROLD & TRENT, MELISSA JOY PID 222-10...002 Sec. 3-12-21 1/2" Rebar MORRIS, SARAH M PID 222-10...005 LEAVENWORTH COUNTY Scale 1" = 100'





NOT TO SCALE



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of March through June 2023 and this map or plat is correct to the best of my knowledge.

Leavenworth Times Affidavit of Publication

County of Leavenworth
State of Kansas
NOTICE OF MEETING
Notice is hereby given for
the Leavenworth County
Planning Commission to review an application (DEV-23086/087) for a Preliminary
Plat Turner Farm Estates
West on the following described property:
Turner Farms Estates West
is a tract of land in the
Southeast Quarter of Section
3, Township 12, Range 21
East of the 6th P.M., in
Leavenworth County, Kansas.

Request submitted by Herring Surveying on behalf of Kelly and Mathew Francis

Address: 00000 Cantrell Road Parcel ID number: 222-03-0-00-00-005.05

The MEETING will be held on Wednesday the 9th day of August, 2023 at 5:30 p.m., in the Meeting Room, located on the second floor of the Leavenworth County Courthouse, 300 Walnut Street, Leavenworth, Kansas. Further information is available, including the full legal description, for inspection during regular business hours in the Leavenworth County Planning & Zoning Department.

We encourage public input. If you wish to provide comments in writing instead of in person, written comments must be received no later than noon Tuesday, August 8th.

John Jacobson, Secretary Leavenworth County Planning Commission Publish by August/01/2023

Published in the Leavenworth Times, August 1, 2023.

I, Tammy Lawson, of lawful age, being first duly sworn on oath, states, that she is a Legal Representative of the Times, a daily newspaper, printed and published in Leavenworth, Leavenworth County, Kansas, that said newspaper has been published for at least Fifty (50) Times a year and has been so published for at least five (5) years prior to the first publication of the attached Notice that said newspaper has a general paid circulation on a monthly and yearly basis in Leavenworth County, Kansas and is not a trade, religious or fraternal publication and has been printed and published in Leavenworth County, Kansas and has a general paid circulation in said County. The attached Notice was published on the following dates in a regular issue of said newspaper.

Publication was made on the 1st day of August, 2023.

WITNESS my hand this 2nd day of August, 2023.

Jenny Leus-Legal Representative

Subscribe and sworn before me, this 2 day of

Notary Public

My Commission Expires:

A REBECCA A. BROOM
Notary Public - State of Kansas
My Appt. Expires (2) 十分 十

Leavenworth County Request for Board Action Case No. DEV-23-088/089 Preliminary & Final Plat Turner Farm Estates

Consent Agenda

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: <u>John Jacobson, Reviewed</u>

Additional Reviews as needed:

| Budget Review | Administrator Review | Review [| X |
|----------------------|----------------------|----------|---|
| | | | |

Action Requested: The applicants are requesting a Preliminary and Final Plat for a four-lot subdivision. Proposed Lots 1-3 will be 6.2 acres and Lot 4 will be 8.74 acres.

Analysis: The applicants are requesting approval of a four-lot subdivision for a parcel of land located at the intersection of Cantrell Road and 206th Street. All lots will access off of 206th Street through shared access easements due to 206th Street being a County Arterial. Existing entrances will be removed to accommodate the new locations. An existing structure that is less than 600 sf will remain on Lot 4 with the existing pond. All lots meet the standards set forth in the Leavenworth County Zoning & Subdivision Regulations.

Rural Water District 10 indicated that a 6-inch line that can support fire hydrants is located along 206th Street. Installation of fire hydrants in compliance with the Emergency Management memo is recommended.

Recommendation: The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-088/089, Preliminary and Final Plat for Turner Farm Estates subject to conditions.

Alternatives:

- 1. Approve Case No. DEV-23-088/089, Preliminary and Final Plat for Turner Farm Estates, with Findings of Fact, and with or without conditions; or
- 2. Deny Case No. DEV-23-088/089, Preliminary and Final Plat for Turner Farm Estates, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-088/089, Preliminary and Final Plat for Turner Farm Estates with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

Budgetary Impact:

| \boxtimes | 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

LEAVENWORTH COUNTY PLANNING COMMISSION

STAFF REPORT

| STAFF REPORT | | | |
|--|---|--|--|
| CASE NO: DEV-23-088/089 Turner Farm Estates | August 9, 2023 | | |
| REQUEST: Consent Agenda | STAFF REPRESENTATIVE: | | |
| ☑ Preliminary Plat | AMY ALLISON | | |
| | DEPUTY DIRECTOR | | |
| SUBJECT PROPERTY: 00000 206 [™] STREET | APPLICANT/APPLICANT AGENT: | | |
| | JOE HERRING | | |
| | HERRING SURVEYING | | |
| | PROPERTY OWNER: | | |
| | MATTHEW JAMES & KELLY RENEE | | |
| | FRANCIS | | |
| | 10000 HOLLINGSWORTH RD | | |
| | KANSAS CITY KS 66109 | | |
| | CONCURRENT APPLICATIONS: | | |
| | NONE | | |
| | HONE | | |
| | LAND USE | | |
| | ZONING: RR-5 | | |
| | FUTURE LAND USE DESIGNATION: | | |
| | RESIDENTIAL (2.5-ACRE MIN) | | |
| LEGAL DESCRIPTION: | SUBDIVISION: N/A | | |
| A tract of land in the Southeast Quarter of Section 3, Township 12, Range 21 | FLOODPLAIN: N/A | | |
| East of the 6th P.M., in Leavenworth County, Kansas. | , | | |
| STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS | PROPERTY INFORMATION | | |
| ACTION OPTIONS: | PARCEL SIZE: | | |
| 1. Recommend approval of Case No. DEV-23-088/089, Preliminary & | 27 ACRES | | |
| Final Plat for Turner Farm Estates, to the Board of County Commission, | PARCEL ID NO: | | |
| with or without conditions; or | 222-03-0-00-005.00 | | |
| 2. Recommend denial of Case No. DEV-23-088/089, Preliminary & Final | BUILDINGS: | | |
| Plat for Turner Farm Estates, to the Board of County Commission for | ONE 550 SF ACCESSORY STRUCTURE | | |
| the following reasons; or | | | |
| 3. Continue the hearing to another date, time, and place. | | | |
| PROJECT SUMMARY: | ACCESS/STREET: | | |
| Request for preliminary and final plat approval to subdivide property located | 206 TH STREET - COUNTY ARTERIAL, | | |
| at 00000 206 th Street (222-03-0-00-005.00) as Lots 1 through 4 of Turner | PAVED ± 30' | | |
| Farm Estates. | | | |
| Location Map: | UTILITIES | | |
| | SEWER: PRIVATE SEPTIC SYSTEM | | |
| | FIRE: SHERMAN FD | | |
| | WATER: RWD 10 | | |
| | ELECTRIC: EVERGY | | |
| | NOTICE & REVIEW: | | |
| | STAFF REVIEW: | | |
| 3 5.00 | 7/28/023 | | |
| | NEWSPAPER NOTIFICATION: | | |
| con | 8/1/2023 | | |
| | NOTICE TO SURROUNDING | | |
| Sur | PROPERTY OWNERS: | | |
| 3.2 | N/A | | |
| The second secon | 14/1 | | |
| CANTRELCED 28821 | | | |
| 22 0863 | | | |

| Leavenwo | orth County Zoning and Subdivision Standards: Preliminary Review | Met | Not Met |
|-----------------|--|-----|---------|
| 35-40 | Preliminary Plat Content | X | |
| 40-20 | Final Plat Content | X | |
| 41-6 | Access Management | X | |
| 41-6.B.a- c. | Entrance Spacing | X | |
| 41-6.C. | Public Road Access Management Standards | X | |
| 43 | Cross Access Easements | N/A | |
| 50-20 | Utility Requirements | X | |
| 50-30 | Other Requirements | х | |
| 50-40 | Minimum Design Standards | X | |
| 50-50 | Sensitive Land Development | N/A | |
| 50-60. | Dedication of Reservation of Public Sites and Open Spaces | N/A | |

STAFF COMMENTS:

The applicant is proposing to divide a 27-acre parcel into four lots. The Subdivision is classified as a Class C with all lots lying 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 no sanitary sewer is located within 660' of the property (see condition 3). The property is zoned RR-5. Lots 1-3 are approximately 6.2 acres each and have the minimum frontage required. Lot 4 is proposed to be 8.74 acres in size. The lot also meets the frontage requirements for the RR-5 district. Lot 4 will maintain an accessory structure that is less than 600 sf and an existing pond. Due to 206th Street being an arterial road, Lots 1 & 2 will have a shared access and Lots 3 & 4 will have a shared access. All existing field entrances are proposed to be removed. RWD 10 provided information regarding the existing water line along 206th street. They have a 6-inch line that could support a fire hydrant. A fire hydrant will be required per Emergency Management's recommendation. Staff is supportive of the request.

PROPOSED 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. A waiver for the use of private septic systems within this subdivision is granted with this approval.
- 4. At time of development, fire hydrants shall be required.
- 5. All existing entrances shall be removed per the plat.
- 6. The developer must comply with the following memorandums:
 - a. Email Chuck Magaha, Emergency Management, dated July 3, 2023
 - b. Memo RWD 10, dated June 15, 2023

ATTACHMENTS:

- A: Application & Narrative
- **B: Zoning Maps**
- C: Memorandums

\$ 925,00

PRELIMINARY & FINAL PLAT APPLICATION

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

| | 000 11 0.1 | | | |
|--|---|--------------------------|--|--|
| PID: 222-03 DC | Office Use Only | | | |
| Township: Sherman | | | | |
| Planning Commission Meeting Date: | | | | |
| Case No. DEV - 23 | Date Received/Paid: | 06.05.2023 | | |
| Zoning District RR 5.6 | Bute Received Luid. | | | |
| Comprehensive Plan land use designa | ation | | | |
| | | | | |
| | | | | |
| APPLICANTAGENTINFORMATIC | OWNER INFORMAT | ION | | |
| NAME: Herring Surveying Company | NAME: Matthew James | & Kelly Renee Francis | | |
| MAILING ADDRESS: 315 N. 5th Street | MAILING ADDRESS_ | 10000 Donahoo Road | | |
| CITY/ST/ZIP: Leavenworth, KS 66048 | CITY/ST/ZIP Kansas | City, KS 66109 | | |
| CIT 1/S1/ZIF. | CIT 1/S1/ZIF | , only, no obtain | | |
| PHONE: 913-651-3858 | PHONE: N/A | PHONE: N/A | | |
| EMAIL: herringsurveying@outlook.com | EMAIL N/A | EMAIL N/A | | |
| | | | | |
| | GENERAL INFORMATION | | | |
| D | ED FADM ESTATES | | | |
| Proposed Subdivision Name: TURN | ER FARM ESTATES | | | |
| Address of Property:00000 206th Street | | | | |
| Urban Growth Management Area:N/A | | | | |
| | SUBDIVISION INFORMATION | | | |
| Gross Acreage: 27 Ac | Number of Lots: 4 | Minimum Lot Size: 6.2 Ac | | |
| Maximum Lot Size: 8.6 Ac | Proposed Zoning: RR-5 Density: N/A | | | |
| Open Space Acreage: N/A | Water District: RWD 10 | Proposed Sewage: Septic | | |
| Fire District: Sherman | Electric Provider: Evergy Natural Gas Provider: Propane | | | |
| Covenants: ☐ Yes No | Road Classification: Local – Collector | | | |
| Is any part of the site designated as Flood | lplain? ☐ Yes 🗵 No if yes, what is the | e panel number: | | |
| I, the undersigned, am the owner duly au | | | | |
| portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat | | | | |
| approval as indicated above. | | | | |
| Signature: joe Herring - digitally signed 6-3-23 Date: 6-3-23 | | | | |

\$ 925.00

PRELIMINARY & FINAL PLAT APPLICATION

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

| | Office Use Only | | | |
|--|---|------------------------------------|--|--|
| PID: 222-03 | Office Use Only | | | |
| Township: Sherman | | | | |
| Planning Commission Meeting Da | te: | | | |
| Case No. DEV - 23 | Date Received | Paid: 06-05.2023 | | |
| Zoning District RR 5.6 | | 3000 | | |
| | | | | |
| | Section services and the section of | | | |
| | | | | |
| | | | | |
| APPLICANT AGENT INFORMAT | TION OWNER INFOR | MATION | | |
| NAME: Herring Surveying Company | NAME: Matthew | James & Kelly Renee Francis | | |
| NAME. | NAME. Watthew | James & Kelly Kellee Francis | | |
| MAILING ADDRESS: 315 N. 5th Str | reet MAILING ADDR | MAILING ADDRESS 10000 Donahoo Road | | |
| | 240 | | | |
| CITY/ST/ZIP: Leavenworth, KS 660 | CITY/ST/ZIP | CITY/ST/ZIPKansas City, KS 66109 | | |
| | | | | |
| PHONE: 913-651-3858 | PHONE: 913-651-3858 PHONE: N/A | | | |
| EMAIL: herringsurveying@outlook.c | com EMAIL N/A | EMAIL_N/A | | |
| | | | | |
| | GENERAL INFORMATIO | N. | | |
| | GENERAL INFORMATIO | | | |
| Proposed Subdivision Name: TU | RNER FARM ESTATES | | | |
| © 1000 1000 € 1000 1000 1000 1000 1000 1 | | | | |
| Address of Property:00000 206th Street | | | | |
| Urban Growth Management Area: | N/A | | | |
| | | | | |
| | SUBDIVISION INFORMATI | ON | | |
| Gross Acreage: 27 Ac | Number of Lots: 4 | Minimum Lot Size: 6.2 Ac | | |
| Maximum Lot Size: 8.6 Ac | Proposed Zoning: RR-5 Density: N/A | | | |
| Open Space Acreage: N/A | Water District: RWD 10 Proposed Sewage: Sentic | | | |

Electric Provider: Evergy

I, the undersigned, am the 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 final plat

Is any part of the site designated as Floodplain? ☐ Yes ☐ No if yes, what is the panel number:

Road Classification: Local - Collector - Arterial State - Federal

Date: 6-3-23

Natural Gas Provider: Propane

Fire District:

Covenants: \(\subseteq \text{Yes} \)

approval as indicated above.

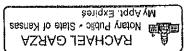
Sherman

x No

Signature: joe Herring - digitally signed 6-3-23

ATTACHMENT A

| Authorization of Contractors or Individuals to Act as Agents of a Landowner COUNTY OF LEAVENWORTH STATE OF KANSAS | |
|--|---|
| We/I Kelly Francis and Matthew Francis | |
| Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - , and that we authorize the | |
| following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief. | |
| Authorized Agents (full name, address & telephone number) | |
| 1) Joseph A. Herring – Herring Surveying Company 315 N. 5 th Street, Leavenworth, KS 66048, 913-651-3858 2) Signed and entered this | |
| Kelly and Matthew Francis 10,000 Hollingswooth RJ VCK | |
| Print Name, Address, Telephone 66/0 Hold 20 a / Mith A Thui | , |
| Signature | |
| STATE OF KANSAS) V SS SOLD TWO DE LEA MEN WORTH) | |
| COUNTY OF LEAVENWORTH) | |
| Be it remember that on this Sth day of June 2023 before me, a notary public in and for said County and State came Leavenworth County, Kansas to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary scal the day and year above written. NOTARY PUBLIC ACCOUNTY TO THE MENT OF THE MENT OF THE PUBLIC ACCOUNTY TO THE MENT OF THE MENT O | |
| My Commission Expires: 1/27/2025 (seal) | |
| · · · · · · · · · · · · · · · · · · · | |



AFFIDAVIT

A Minor Subdivision in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR: FRANCIS, MATTHEW JAMES & KELLY RENEE 10000 Hollingworth Road Kansas City, Kansas 66109 PID NO. 222-03-0-00-005

RECORD DESCRIPTION:

Tract of land in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 7, 2023, more fully described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence South 88 degrees 22'55" West for a distance of 900.00 feet along the South line of said Southeast Quarter; thence North 01 degrees 52'49" West for a distance of 1322.46 feet; thence North 88 degrees 19'11" East for a distance of 900.00 feet to the East line of said Southeast Quarter; thence South 01 degrees 52'49" East for a distance of 1323.44 feet along said East line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 27.34 acres, more or less, including road right of way.

Error of Closure: 1 - 938822

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: TURNER FARM

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.

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 TURNER FARM ESTATES, have set our hands this $_$

| Matthew James Francis | Kelly Renee Francis |
|-----------------------|---------------------|

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____ ___ 2023, before me, a notary public in and for said County and State came Matthew Francis and Kelly Renee Francis, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires:____

APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of TURNER FARM ESTATES this _____ day of ____

| Secretary | |
|---------------|---------------|
| John Jacobson | Marcus Majure |

COUNTY ENGINEER'S APPROVAL:

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of TURNER FARM ESTATES this _____ day of _____, 2023.

Chairman Vicky Kaaz

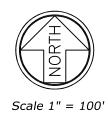
County Clerk Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:

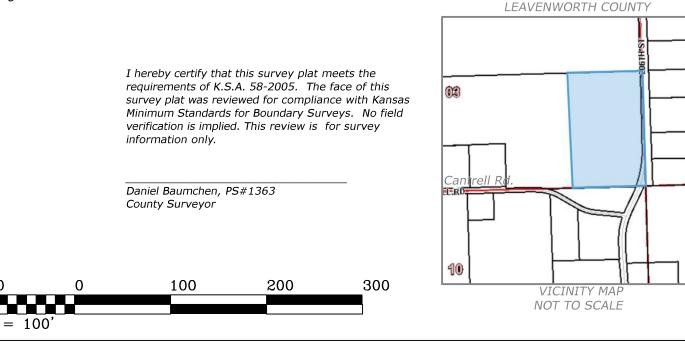
Filed for Record as Document No. _, 2023 at _____ o'clock __M in the Office of the Register of

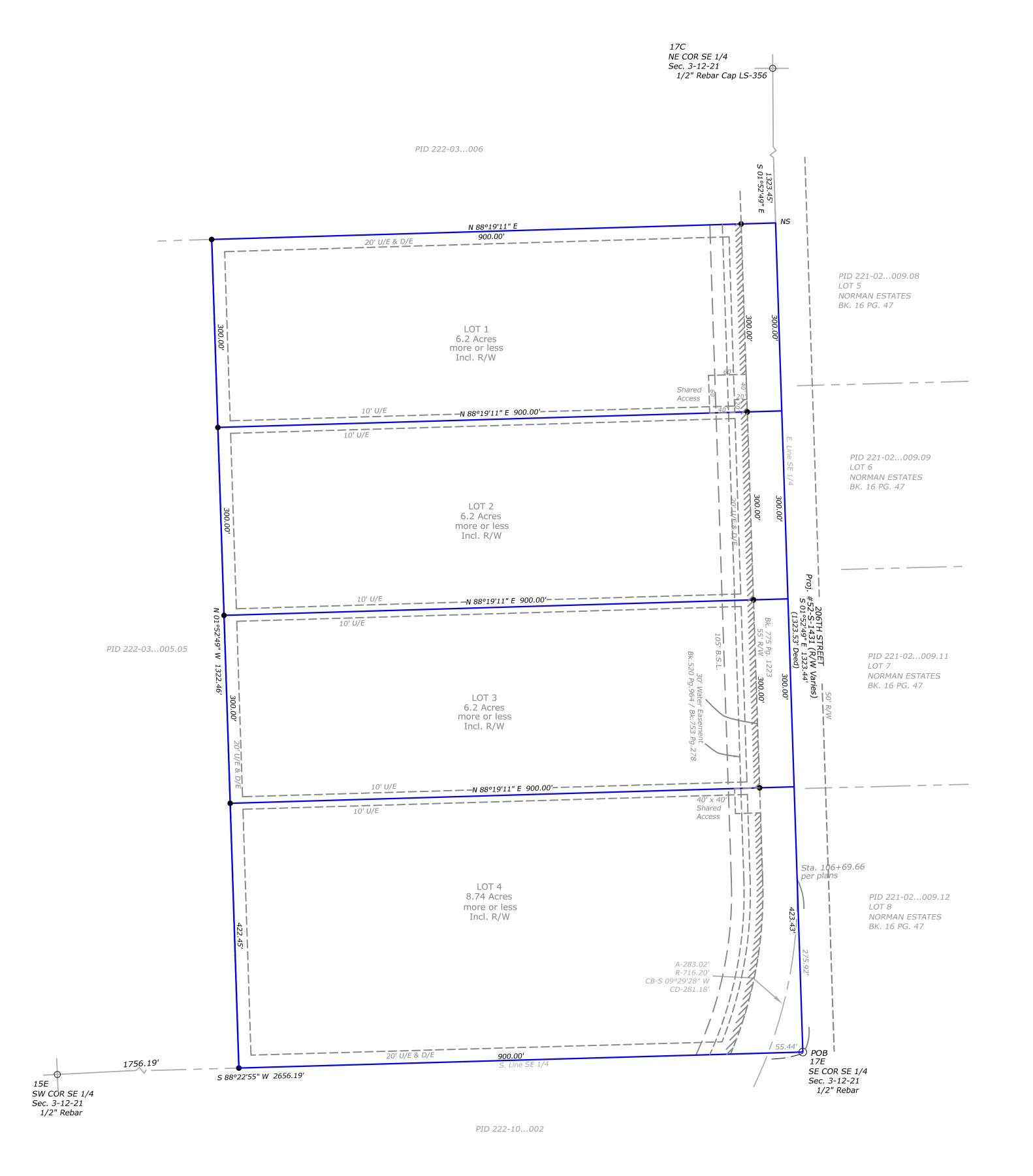
Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn



Job # K-23-1632 May 28, 2023 Rev. 7-27-23 J.Herring, Inc. (dba) [⊥]⊈URVEYING **MOMPANY** 315 North 5th Street, Leav., KS 66048 Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com





 - 1/2" Rebar Set with Cap No.1296 ○ - 1/2" Rebar Found, unless otherwise noted.

POB - Point of Beginning POC - Point of Commencing

() - Record / Deeded Distance U/E - Utility Easement

D/E - Drainage Easement

B.S.L. - Building Setback Line

R/W - Permanent Dedicated Roadway Easement BM - Benchmark

NS - Not Set this survey per agreement with client A - Arc Distance R - Arc Radius

B - Chord Bearing C - Chord Distance

//// - No Vehicle Entrance Access

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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.

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ZONING:

RR 5 - Rural Residential 5

1) This survey does not show ownership. 2) All distances are calculated from measurements or measured this survey,

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4) Error of Closure - See Error of Closure Calculations 5) Basis of Bearing - KS SPC North Zone 1501

6) Monument Origin Unknown, unless otherwise noted. 7) Existing and Proposed Lots for Residential & AG Use.

8) Road Record - See Survey

9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR Section 3 - Elev - 906.5'

10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Doc #2023R03938

12) Utility Companies -- Water - Water District 10

- Electric - Evergy

- Sewer - Septic - Gas - Propane / Natural Gas

13) Reference Lawyer's Title Case Number 46365 updated May 17, 2023

14) Property is not in a Special Flood Hazard Area per

FEMA FIRM Map 20103C0318G & 325G 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, if any. 18) Fence Lines do not necessarily denote the boundary line for the property. 19) Reference Surveys:

DGW - D.G.White - Survey Doc #2014S039, S-15-05 #25, S-6 #80, 1977, S-15-99 #17

HILLVIEW SUBDIVISION Book 16 Page 34 JAH - J.A.Herring - NORMAN ESTATES Book 16 Page 47

Survey Doc # 2023S027

LTH - L.T.Hahn Survey Doc #2014S039



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of March through May 2023 and this map or plat is correct to the best of my knowledge.

A Minor Subdivision in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

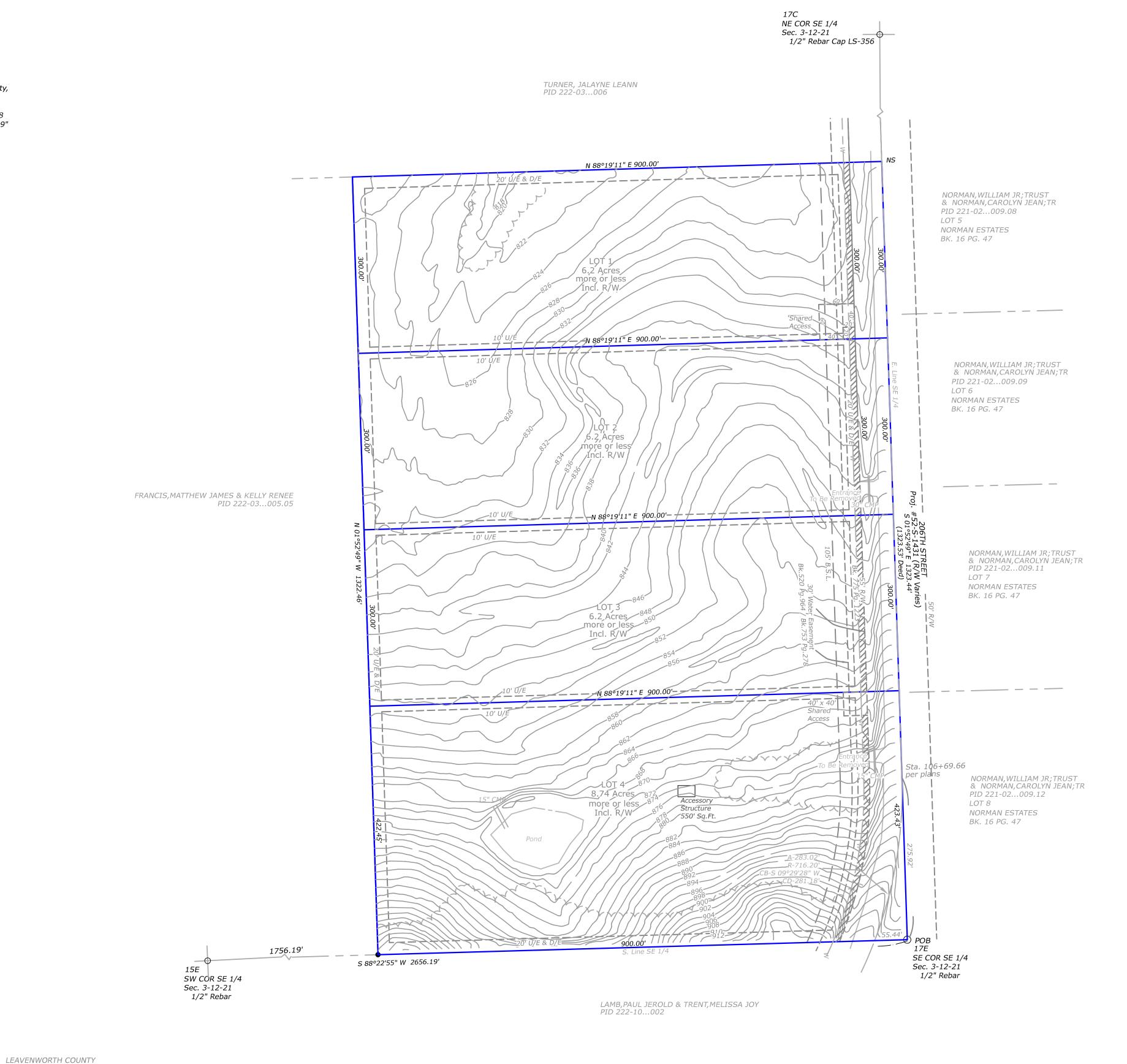
PREPARED FOR: FRANCIS, MATTHEW JAMES & KELLY RENEE 10000 Hollingworth Road Kansas City, Kansas 66109 PID NO. 222-03-0-00-005

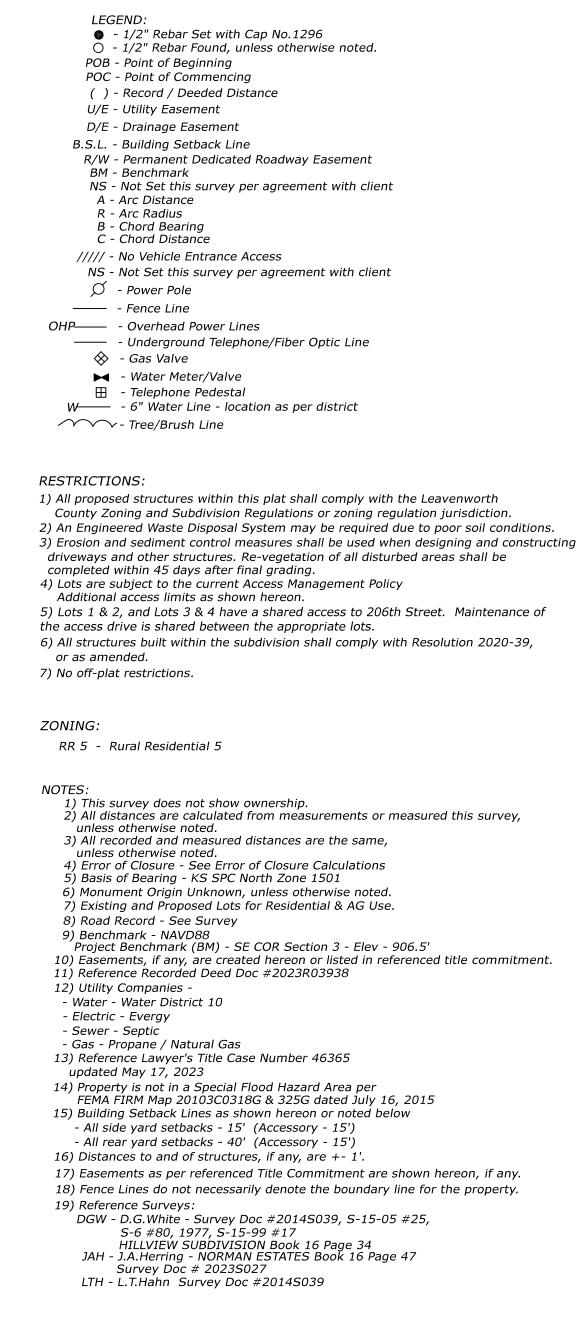
RECORD DESCRIPTION:

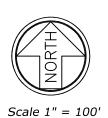
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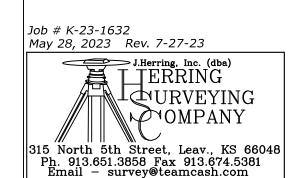
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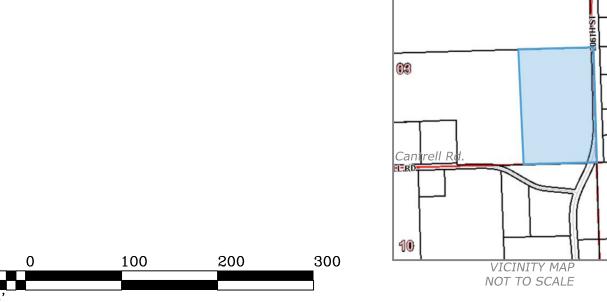
Error of Closure: 1 - 938822

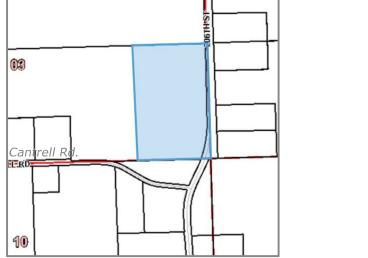






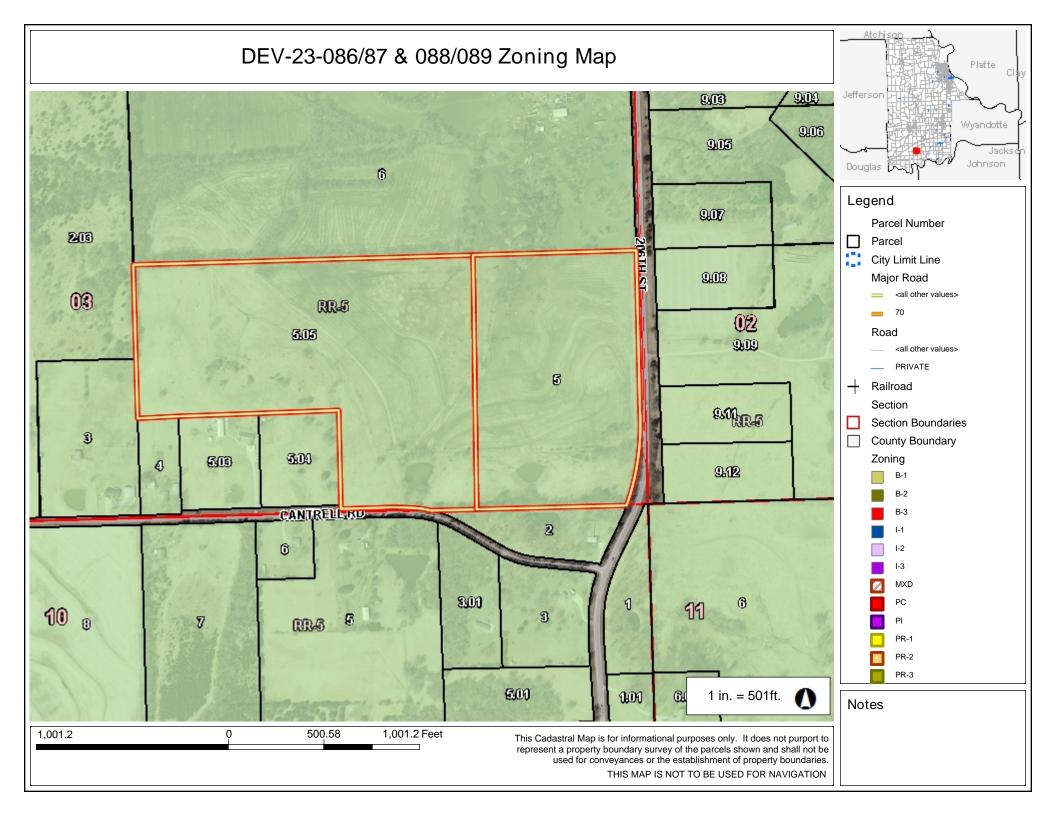








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From: Anderson, Kyle

Sent: Monday, June 12, 2023 10:09 AM

To: Allison, Amy

Subject: RE: RE: DEV-23-086/087 Preliminary and Final Plat – Turner Farms Estates

Looks like PID should be 005.05.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Friday, June 9, 2023 4:58 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'kritter@shermanfire.net' <kritter@shermanfire.net>; 'rwd10@conleysandu.com' <rwd10@conleysandu.com>;

'designgrouplawrenceservicecenter@evergy.com' <designgrouplawrenceservicecenter@evergy.com>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: RE: DEV-23-086/087 Preliminary and Final Plat – Turner Farms Estates

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for4-lot subdivision at 00000 206th Street (222-03-0-00-005.00).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, June 19, 2023.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at <u>Aallison@LeavenworthCounty.org</u>.

Thank you,

Amy Allison, AICP Deputy Director Planning & Zoning Leavenworth County 913.364.5757

Disclaimer



Leavenworth County Planning and Zoning Preliminary and Final Plat

DATE: June 9, 2023

RE: DEV-23-088/089 Preliminary and Final Plat – Turner Farms Estates

PID: 222-03-0-00-005.00

To: Rural Water District #10 – comments in red 6/15/23

The Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Turner Farms Estates West

Please address the following comments:

- a. Does the water district have existing service lines in the vicinity of the proposed plat boundary to provide potable water to the lots of the subdivision? Yes
- b. What is the size and location of the water line(s) and fire hydrants that are adjacent to this property? 6" water line on west side of 206th
- c. Would the water district allow fire hydrants to be installed on the existing service line(s) in the area of the proposed plat boundary? Yes
- d. Does the water district have plans to upgrade the service in this vicinity to such a level that fire hydrants can be installed in the foreseeable future, or within a set number of years? If so, what would the improvements consist of? No

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, June 19, 2023.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at Aallison@leavenworthcounty.gov.

Sincerely,

Amy Allison
Deputy Director
Planning and Zoning
Leavenworth County

MEMO

To: Amy Allison From: Chuck Magaha

Subject: Turner Farm Estates Subdivision

Date: July 3, 2023

Amy, I have reviewed the preliminary plat of the Turner Farm Estates and also the Turner West Estates Subdivision presented by Matthew and Kelly Francis. 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, two fire hydrants are located one on the East side of 206th and Cantrell and one on the West. The East location will Work for the 4 lots on 206th street the West hydrant will be too far away and over the 1000 feet mark. So on the Turner West Estates a hydrant needs to be placed at lot one on a 6" line to cover both of the proposed lots.

I have no further recommendation for this subdivision.

If you have any questions please call me 684-0455.

07-19-2023 OLSSON REVIEW No Further Comment

Turner Farm

Leavenworth County Kansas

Drainage Report

June 3, 2023

Revised June 27, 2023



A Minor Subdivision in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR: FRANCIS, MATTHEW JAMES & KELLY RENEE 10000 Hollingworth Road Kansas City, Kansas 66109 PID NO. 222-03-0-00-005

RECORD DESCRIPTION:

Tract of land in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 7, 2023, more fully described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence South 88 degrees 22'55" West for a distance of 900.00 feet along the South line of said Southeast Quarter; thence North 01 degrees 52'49" West for a distance of 1322.46 feet; thence North 88 degrees 19'11" East for a distance of 900.00 feet to the East line of said Southeast Quarter; thence South 01 degrees 52'49" East for a distance of 1323.44 feet along said East line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 27.34 acres, more or less, including road right of way.

Error of Closure: 1 - 938822

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: TURNER FARM

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.

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 TURNER FARM ESTATES, have set our hands this $_$

| Matthew James Francis | Kelly Renee Francis |
|-----------------------|---------------------|

NOTARY CERTIFICATE: Be it remembered that on this _____ day of _____ ___ 2023, before me, a notary public in and for said County and State came Matthew Francis and Kelly Renee Francis, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires:____

APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of TURNER FARM ESTATES this _____ day of ____

| Secretary | Chairman |
|---------------|------------------|
| John Jacobson | Steven Rosenthal |

COUNTY ENGINEER'S APPROVAL:

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of TURNER FARM ESTATES this _____ day of _____, 2023.

Chairman Vicky Kaaz

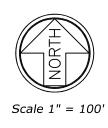
County Clerk Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:

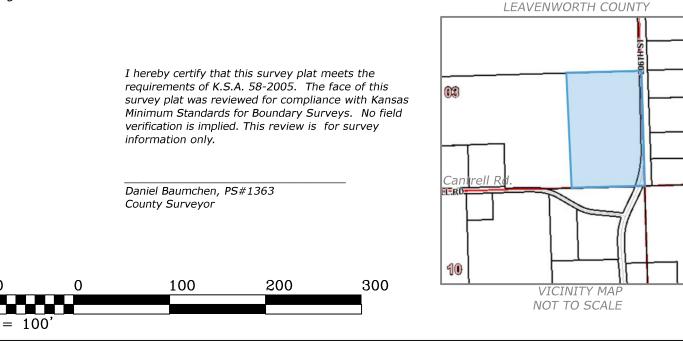
Filed for Record as Document No. _, 2023 at _____ o'clock __M in the Office of the Register of

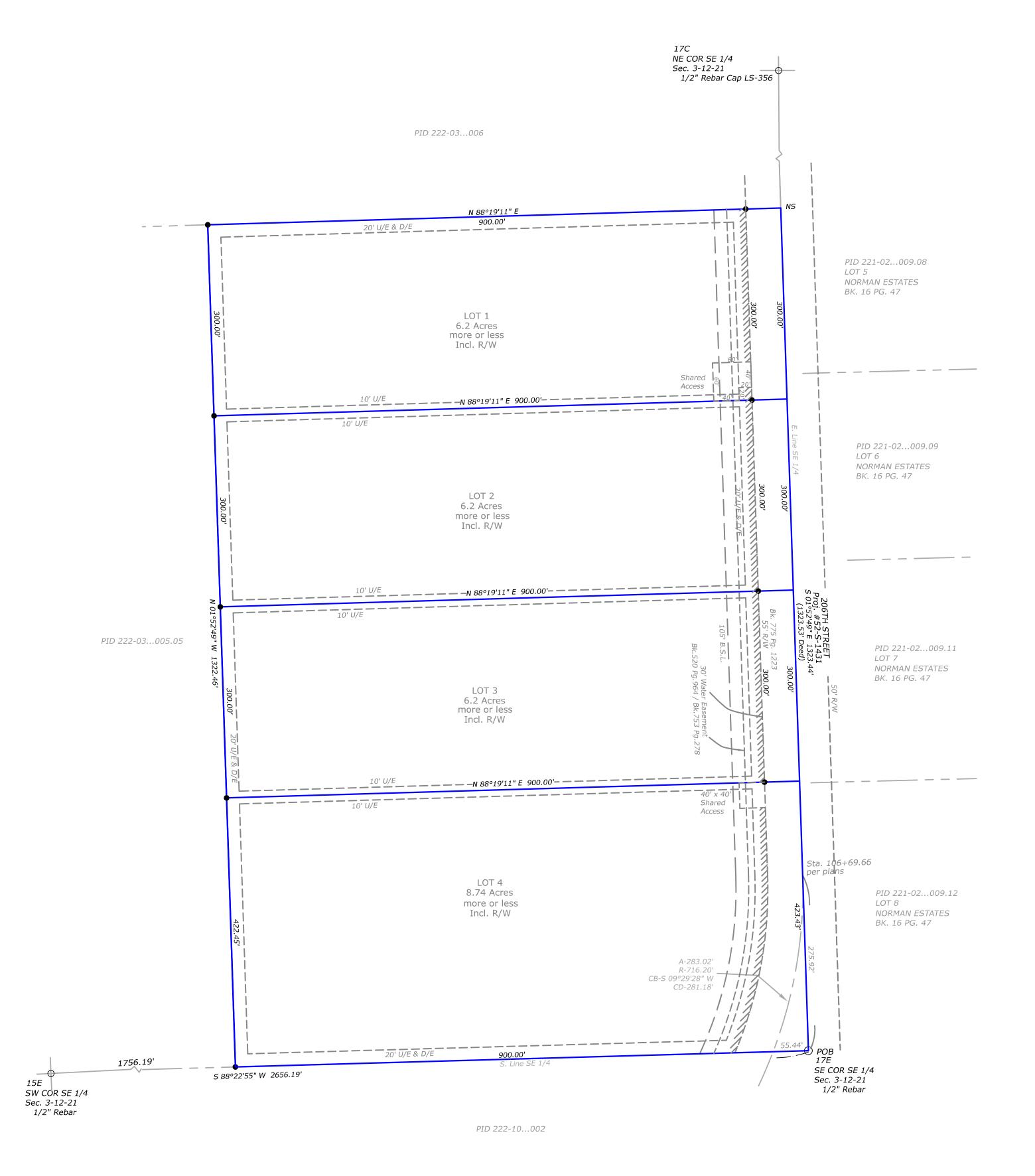
Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn



Job # K-23-1632 May 28, 2023 Rev. 7-22-23 J.Herring, Inc. (dba) [⊥]⊈URVEYING **MOMPANY** 315 North 5th Street, Leav., KS 66048 Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com







 - 1/2" Rebar Set with Cap No.1296 ○ - 1/2" Rebar Found, unless otherwise noted.

- POB Point of Beginning POC - Point of Commencing
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RESTRICTIONS:

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- 5) Basis of Bearing KS SPC North Zone 1501
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- Project Benchmark (BM) SE COR Section 3 Elev 906.5' 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Doc #2023R03938
- 12) Utility Companies -
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- Survey Doc # 2023S027
- LTH L.T.Hahn Survey Doc #2014S039



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Joseph A. Herring PS # 1296

A Minor Subdivision in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

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PID NO. 222-03-0-00-005

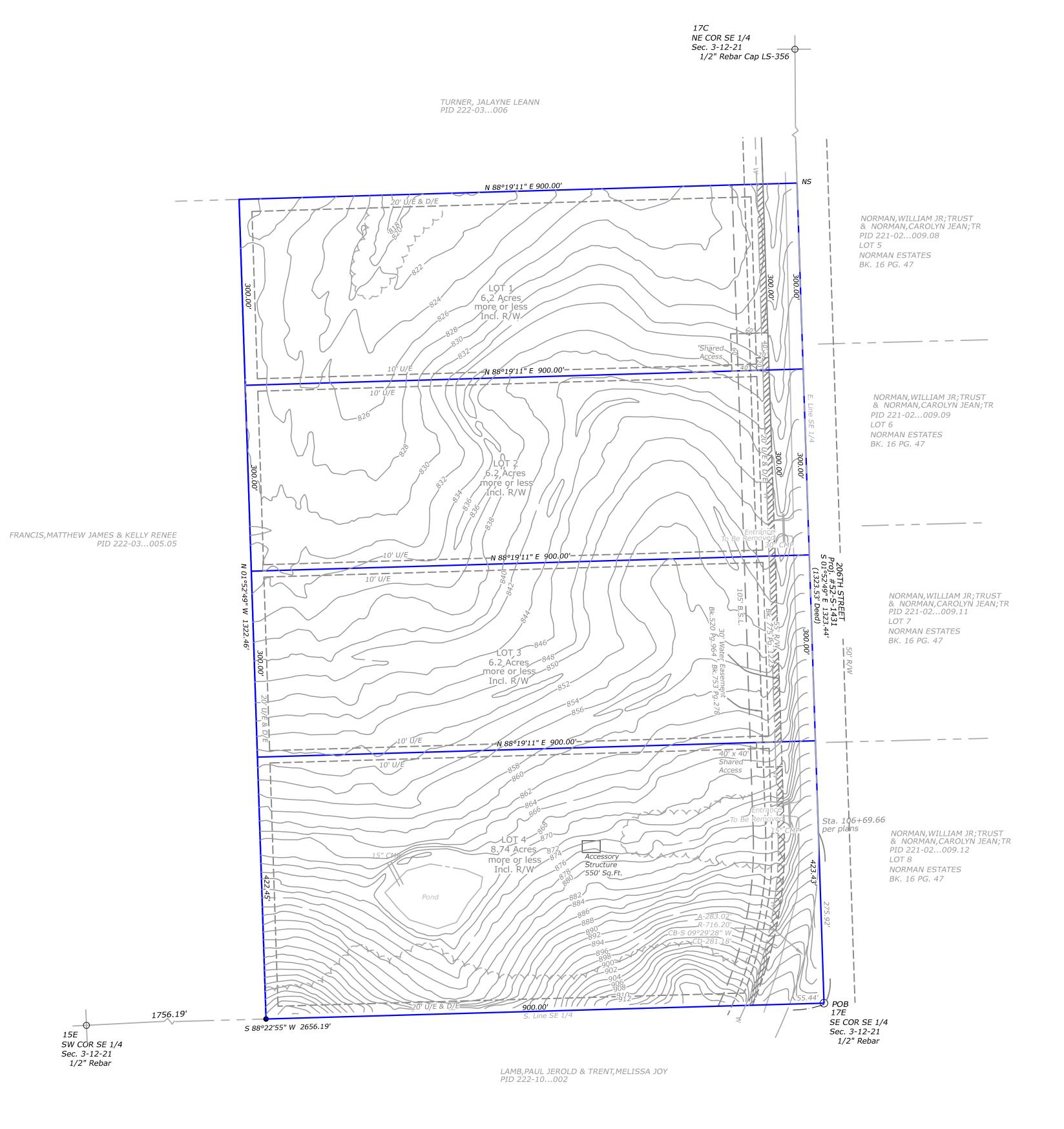
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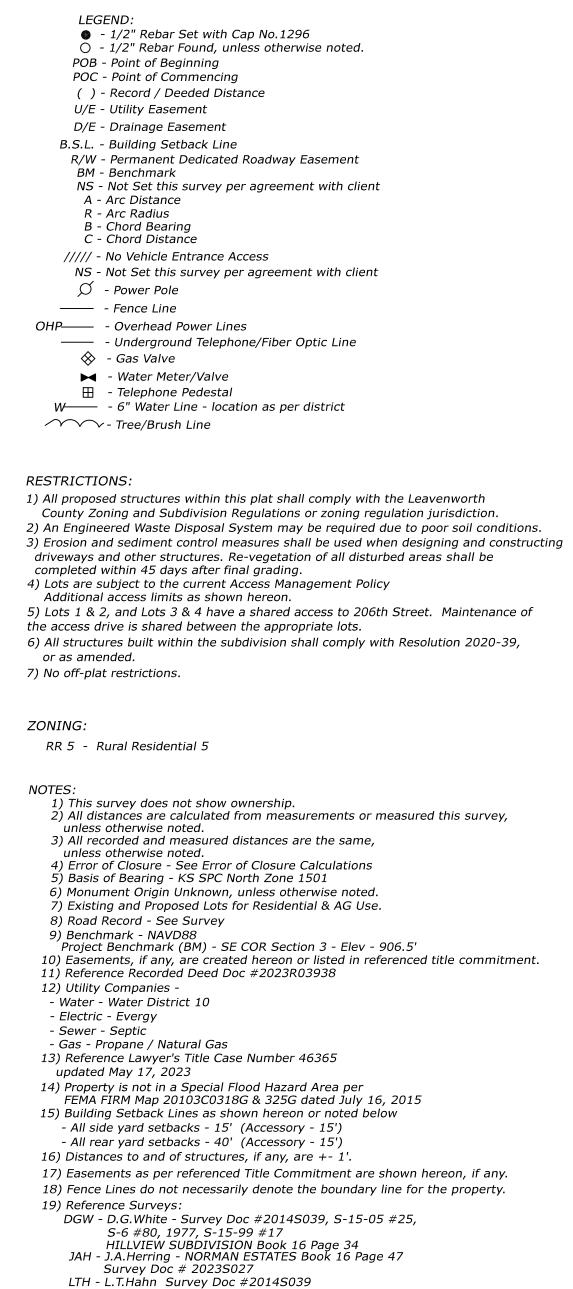
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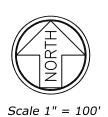
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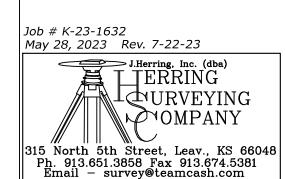
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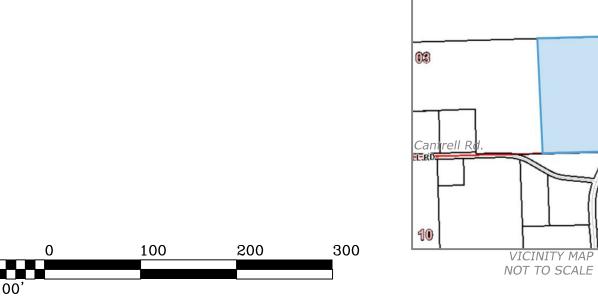
















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We, the undersigned owners of TURNER FARM ESTATES, have set our hands this ____

| | <u></u> |
|-----------------------|---------------------|
| Matthew James Francis | Kelly Renee Francis |

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____ ___ 2023, before me, a notary public in and for said County and State came Matthew Francis and Kelly Renee Francis, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires:____

APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of TURNER FARM ESTATES this _____ day of ____

| Secretary | Chairman |
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| John Jacobson | Steven Rosenthal |

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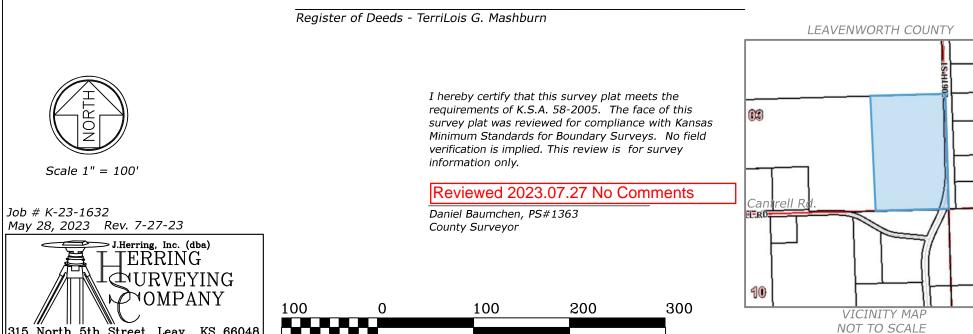
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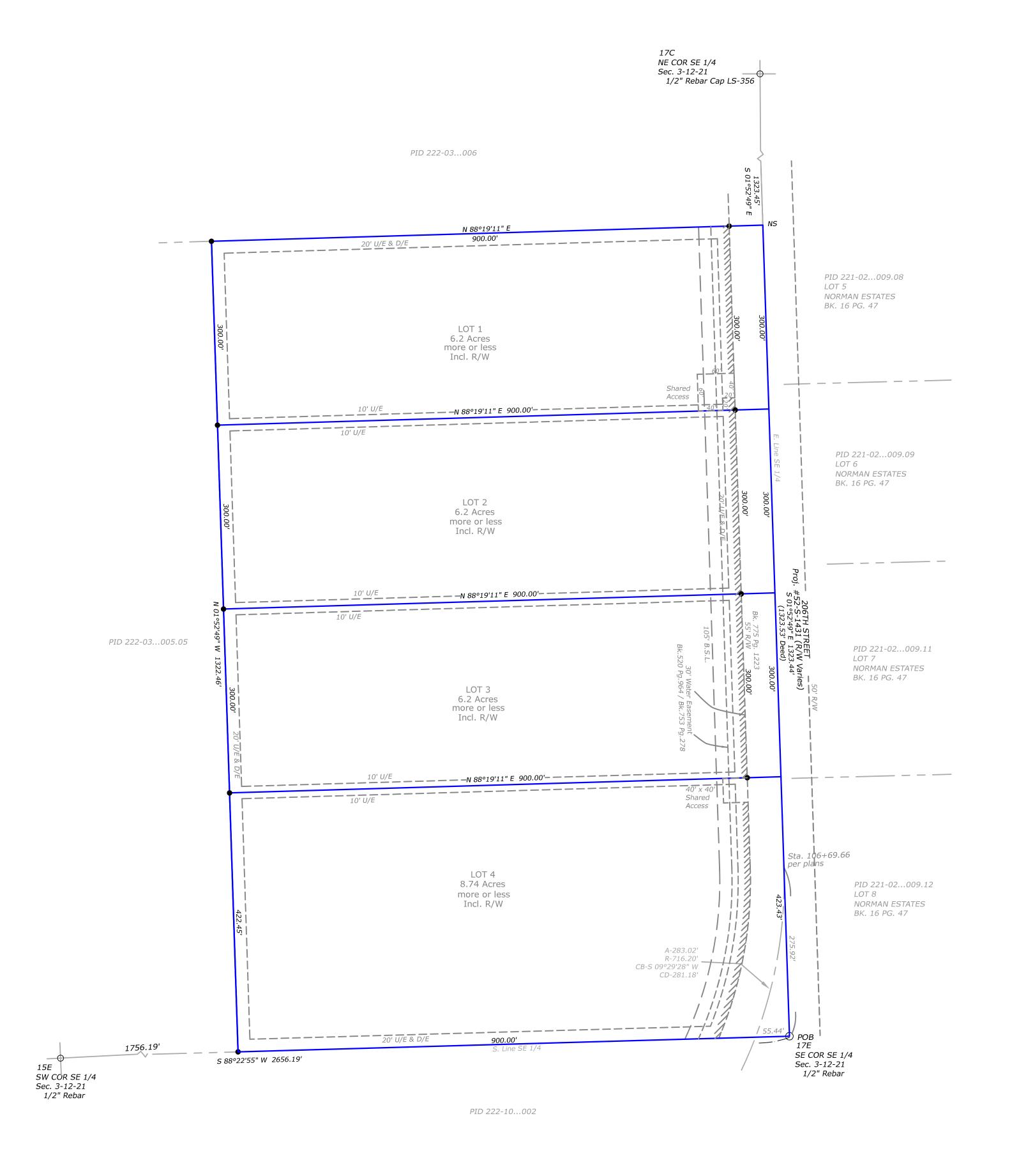
Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com

County Clerk Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE: Filed for Record as Document No.

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updated May 17, 2023

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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, if any. 18) Fence Lines do not necessarily denote the boundary line for the property.

19) Reference Surveys: DGW - D.G.White - Survey Doc #2014S039, S-15-05 #25, S-6 #80, 1977, S-15-99 #17

HILLVIEW SUBDIVISION Book 16 Page 34 JAH - J.A.Herring - NORMAN ESTATES Book 16 Page 47

Survey Doc # 2023S027

LTH - L.T.Hahn Survey Doc #2014S039



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of March through May 2023 and this map or plat is correct to the best of my knowledge.

Leavenworth Times Affidavit of Publication

I, Tammy Lawson, of lawful age, being first duly sworn on oath, states, that she is a Legal Representative of the Times, a daily newspaper, printed and published in Leavenworth, Leavenworth County, Kansas, that said newspaper has been published for at least Fifty (50) Times a year and has been so published for at least five (5) years prior to the first publication of the attached Notice that said newspaper has a general paid circulation on a monthly and yearly basis in Leavenworth County, Kansas and is not a trade, religious or fraternal publication and has been printed and published in Leavenworth County, Kansas and has a general paid circulation in said County. The attached Notice was published on the following dates in a regular issue of said newspaper.

Publication was made on the 1st day of August, 2023.

WITNESS my hand this 2nd day of August, 2023.

Danny Lous-Legal Representative

Subscribe and sworn before me, this ____ day of

Notary Public

My Commission Expires:

REBECCA A. BROOM
Notary Public - State of Kansas
My Appt. Expires 6/1/27

County of Leavenworth
State of Kansas
NOTICE OF MEETING
Notice is hereby given for
the Leavenworth County Planning Commission to review an application (DEV-23-088/089) for a Preliminary Plat Turner Farms Estates on the following described property: A tract of land in the Southeast Quarter of Section 3, Township 12 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas. Request submitted by Herring Surveying on behalf of Kelly and Mathew Fran-Address: 00000 Street Parcel ID num 222-03-0-00-00-005.00 number: The MEETING will be held on Wednesday the 9th day of August, 2023 at 5:30 p.m., in the Meeting Room, located on the second floor of the Leavenworth County Walnut Courthouse, 300 Street, Leavenworth, Kansas Further information is

available, including the full legal description, for inspec-

tion during regular business hours in the Leavenworth County Planning & Zoning

We encourage public input. If you wish to provide comments in writing instead

of in person, written comments must be received no

later than noon Tuesday,

John Jacobson, Secretary Leavenworth County Planning Commission Publish by August/01/2023 Published in the Leaven-

Times, August

Department.

August 8th

worth

Leavenworth County Request for Board Action Case No. DEV-23-097/098

Preliminary & Final Plat Acres of Foxridge 1st Plat

Consent Agenda

Date: August 23, 2023

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: <u>John Jacobson, Reviewed</u>

Additional Reviews as needed:

| Budget Review | Administrator Rev | iew 🖂 L | ₋egal F | Review | X |
|---------------|-------------------|---------|---------|--------|---|
| | | | | | |

Action Requested: The applicants are requesting a Preliminary and Final Plat for a three-lot subdivision. Proposed Lot will be 3.26 acres and Lots 2 & 3 will be 2.53 acres.

Analysis: The applicants are requesting approval of a three-lot subdivision for a parcel of land located to the east of 206th and Woodend Road. The proposed subdivision will split off 2.5+ acre lots with frontage on Woodend Road. The proposed lots meet the standards set forth in the Leavenworth County Zoning & Subdivision Regulations.

The developer has been in contact with RWD 10 about extension of a waterline to his property. The Water District has voted to include this property and additional properties in their district and are in discussion with what type of waterline service will be needed.

Recommendation: The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-097/098, Preliminary and Final Plat for Acres of Foxridge 1st Plat subject to conditions.

Alternatives:

- 1. Approve Case No. DEV-23-097/098, Preliminary and Final Plat for Acres of Foxridge 1st Plat, with Findings of Fact, and with or without conditions; or
- 2. Deny Case No. DEV-23-097/098, Preliminary and Final Plat for Acres of Foxridge 1st Plat, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-097/098, Preliminary and Final Plat for Acres of Foxridge 1st Plat with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

Budgetary Impact:

| \boxtimes | 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

LEAVENWORTH COUNTY PLANNING COMMISSION

| STAFF REPORT | |
|--|------------------------------|
| CASE NO: DEV-23-097/098 Acres of Foxridge 1st Plat | August 9, 2023 |
| REQUEST: Consent Agenda | STAFF REPRESENTATIVE: |
| ☑ Preliminary Plat | AMY ALLISON |
| | DEPUTY DIRECTOR |
| SUBJECT PROPERTY: 00000 WOODEND ROAD | APPLICANT/APPLICANT AGENT: |
| | JOE HERRING |
| | HERRING SURVEYING |
| | PROPERTY OWNER: |
| | ROBERT E FOX TRUST |
| | 49 LANDSCAPE LANE |
| | CAMDENTON MO 65020 |
| | CONCURRENT APPLICATIONS: |
| | NONE |
| | LAND USE |
| | ZONING: RR-2.5 |
| | FUTURE LAND USE DESIGNATION: |
| | RESIDENTIAL (2.5-ACRE MIN) |
| LEGAL DESCRIPTION: | SUBDIVISION: N/A |
| A tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas. | FLOODPLAIN: N/A |
| STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS | PROPERTY INFORMATION |
| ACTION OPTIONS: | PARCEL SIZE: |
| 1. Recommend approval of Case No. DEV-23-097/098, Preliminary & | 8 ACRES |
| Final Plat for Acres of Foxridge 1 st Plat, to the Board of County | PARCEL ID NO: |
| Commission, with or without conditions; or | 197-35-0-00-001.02 |
| 2. Recommend denial of Case No. DEV-23-097/098, Preliminary & Final | BUILDINGS: |
| Plat for Acres of Foxridge 1st Plat to the Board of County Commission | N/A |
| for the following reasons; or | |
| 3. Continue the hearing to another date, time, and place. | |
| PROJECT SUMMARY: | ACCESS/STREET: |
| Request for preliminary and final plat approval to subdivide property located | WOODEND ROAD - COUNTY LOCAL, |
| at 00000 Woodend Road (197-35-0-00-001.02) as Lots 1 through 3 of Acres | GRAVEL ± 24' |
| of Foxridge 1 st Plat. | LITHITIES |
| Location Map: | SEWER: PRIVATE SEPTIC SYSTEM |
| | FIRE: SHERMAN FD |
| 2 | WATER: RWD 10 |
| 100 | ELECTRIC: EVERGY |
| | NOTICE & REVIEW: |
| 202 | STAFF REVIEW: |
| | 7/29/023 |
| 20 1101 1105 | NEWSPAPER NOTIFICATION: |
| 34 work No. 80 | 8/1/2023 |
| 36 | NOTICE TO SURROUNDING |
| | PROPERTY OWNERS: |
| | N/A |
| 200 | |
| | |
| | |

| Leavenwo | orth County Zoning and Subdivision Standards: Preliminary Review | Met | Not Met |
|-----------------|--|-----|---------|
| 35-40 | Preliminary Plat Content | Х | |
| 40-20 | Final Plat Content | X | |
| 41-6 | Access Management | X | |
| 41-6.B.a- c. | Entrance Spacing | X | |
| 41-6.C. | Public Road Access Management Standards | X | |
| 43 | Cross Access Easements | N/A | |
| 50-20 | Utility Requirements | X | |
| 50-30 | Other Requirements | Х | |
| 50-40 | Minimum Design Standards | Х | |
| 50-50 | Sensitive Land Development | N/A | |
| 50-60. | Dedication of Reservation of Public Sites and Open Spaces | N/A | |

STAFF COMMENTS:

The applicant is proposing to divide an 8-acre parcel into three lots. The parcel was split through a non-compliant certificate of survey. This application will bring the property back into compliance. The Subdivision is classified as a Class C with all lots lying 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 no sanitary sewer is located within 660' of the property (see condition 3). The property is zoned RR-2.5. Lot 1 is proposed to be 3.16 acres and meets the minimum standards of the RR-2.5 district. An existing pond will remain with this lot. Lots 2-3 will be approximately 2.53 acres and both meet the minimum standards. RWD 10 voted at their July 19th meeting to include this area into their water district. The applicant will need to complete a feasibility study to determine what upgrades will be needed to supply water. Staff is supportive of the request.

PROPOSED 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. A waiver for the use of private septic systems within this subdivision is granted with this approval.
- 4. At time of development, fire hydrants shall be required, if the necessary infrastructure is available.
- 5. The developer must comply with the following memorandums:
 - a. Email Chuck Magaha, Emergency Management, dated July 20, 2023
 - b. Email Mary Conley, RWD 10, dated July 7, 2023

ATTACHMENTS:

A: Application & Narrative

B: Zoning Maps

C: Memorandums

PRELIMINARY & FINAL PLAT APPLICATION

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

| T 1 | | Office Use Only | | |
|---|---------------------------------|--|--|--|
| Township: | Pla | anning Commission | Meeting Date: | |
| Case No. | 1 | Date Received/ | Paid:ation: | |
| Zoning District Com | prehensive P | lan Land Use Design | ation: | |
| | | | | |
| APPLICANT/ INFORMAT | ON | OWNER INFOR | MATION | |
| NAME: Herring Surveying Company | у | NAME: | | |
| MAILING ADDRESS: 315 North 5t | n Street | MAILING ADDR | ESS | |
| CITY/ST/ZIP: Leavenworth, KS 66048 | | CITY/ST/ZIP | CITY/ST/ZIP | |
| PHONE: 913-651-3858 | | PHONE: | | |
| | | | | |
| | | RAL INFORMATION | | |
| Proposed Subdivision Name: | | | | |
| Address of Property: | | | | |
| | | | ent Area: | |
| | SUBDIV | ISION INFORMATION | ON | |
| Gross Acreage: | Number of | Lots: | Minimum Lot Size: | |
| Maximum Lot Size: | Proposed 2 | Zoning: | Density: N/A | |
| Open Space Acreage: N/A | Water District: | | Proposed Sewage: | |
| Fire District: | Electric Pr | ovider: | Natural Gas Provider: | |
| Covenants: ☐ Yes ☐ No | Road Class | sification: Local - Coll | ector - Arterial – State - Federal | |
| | | ess Easement Requeste | | |
| Is any part of the site designated as F | oodplain? | Yes No if | yes, what is the panel number: | |
| I, the undersigned, am the owner, dul portion of Leavenworth County, Kan approval as indicated above. | y authorized a sas. By execu | gent, of the aforementi tion of my signature, I | oned property situated in the unincorporated do hereby officially apply for a final plat | |
| Signature: | | | Date; | |

ATTACHMENT A

PRELIMINARY PLAT APPLICATION

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

| I II, | Office Use Only | - 416 - W | |
|--|---|--------------------------------|--|
| Township: | Planning Commission Mee | ting Date: | |
| Case No. | Date Received/Paid | l: | |
| Zoning District Comp | rehensive Plan Land Use Designatio | n: | |
| | APPLICANT/AGENT INFORMATION OWNER INFORMATION | | |
| NAME: Herring Surveying Company | NAME: Robert E. Fox | c Trust | |
| MAILING ADDRESS: 315 North 5th | Street MAILING ADDRESS | 49 Landscape Lane | |
| CITY/ST/ZIP: Leavenworth, KS 6604 | 48CITY/ST/ZIP_Camder | nton, MO 65020 | |
| PHONE: 913-651-3858 | PHONE: N/A | | |
| EMAIL: herringsurveying@outlook. | com EMAIL N/A | | |
| | GENERAL INFORMATION | | |
| FOVE | DOE ACRES 1ST DI AT | | |
| Proposed Subdivision Name: FOXRII | DGE ACRES 1ST PLAT | | |
| Address of Property:00000 Wooden | d Road | | |
| PID: 195-35-0-00-001.02 Urban Growth Management Area: N/A | | | |
| SUBDIVISION INFORMATION | | | |
| Gross Acreage: 8 Ac | Number of Lots: 3 | Minimum Lot Size: 3 Ac | |
| Maximum Lot Size: 2.5 Ac | Proposed Zoning: RR 2.5 | | |
| Open Space Acreage: N/A | Water District: RWD 10 | | |
| Fire District: Sherman | Electric Provider: Evergy | | |
| Covenants: ☐ Yes x No | Road Classification: Local - Collecto | r - Arterial – State - Federal | |
| | Cross-Access Easement Requested: | Yes X No | |
| List of all Requested Exceptions: | 1. | | |
| Exceptions may be granted per Article | 2. | | |
| 56 or as otherwise stated in the | 3. | | |
| Zoning & Subdivision Regulations. | 4. | | |
| | 5. | | |
| Is any part of the site designated as Floodplain? Yes No if yes, what is the panel number: | | | |
| I, the undersigned, am the 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 final plat approval as indicated above. | | | |
| Signature: Joe Herring - digitally signed | 1 6-17-2023 | Date: 6/17/23 | |

| AFFIDAVIT |
|---|
| Authorization of Contractors or Individuals to Act as Agents of a Landowner |
| COUNTY OF LEAVENWORTH |
| STATE OF KANSAS |
| $0 \cdot 1 \cdot V \cdot V$ |
| We/I Robert K Fox and |
| Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - woodend in the weatherize the |
| following people or firms to act in our interest with the Leavenworth County Planning |
| and Zoning Department for a period of one calendar year. Additionally, all statements |
| horain contained in the information beautiful arbusited as in all assessments |
| herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief. |
| to the best of our knowledge and benef. |
| Authorized Agents (full name, address & telephone number) |
| 1) Joseph A. Herring – Herring Surveying Company 315 N. 5 th Street, Leavenworth, |
| KS 66048, 913-651-3858 |
| 2) 25th 0211 |
| 2) Signed and entered this <u>25 th</u> day of <u>0 cto ber</u> , 2017 660-234-199- |
| Robel 12 Fox 49 Landstope LN Candenton mo |
| Print Name, Address, Telephone |
| |
| Jan Comment |
| Signature |
| Missour; |
| STATE OF KANSAS) |
| Andrain) SS |
| COUNTY OF LEAVENWORTH) |
| |
| Be it remember that on this 25 day of October 2022 before me, a notary public in and |
| for said County and State came Robert KFOX to me personally known to be the same persons who executed the forgoing instrument of writing, and |
| duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand |
| and affixed my notary seal the day and year above written. KYLE L. FISCHER |
| Notary Public - Notary Seal |
| NOTARY PUBLIC 7. () State of Missouri Commissioned for Audrain Courts |
| Commission 14, 2020 |
| My Commission Expires: 5/14/2025 Commission Number: 13783050 (Seed) |

ACRES OF FOXRIDGE 1ST PLAT

A Minor Subdivision in the Northwest Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR: Robert E. Fox Trust 49 LANDSCAPE LN CAMDENTON, MO 65020 PID NO. 197-35-0-00-00-001.02

HIGGINBOTHAM, REBECCA L & ALTENHOFEN, ROBERT

PID #197-35...011

PID #197-35...011.05

Sec. 35-11-21

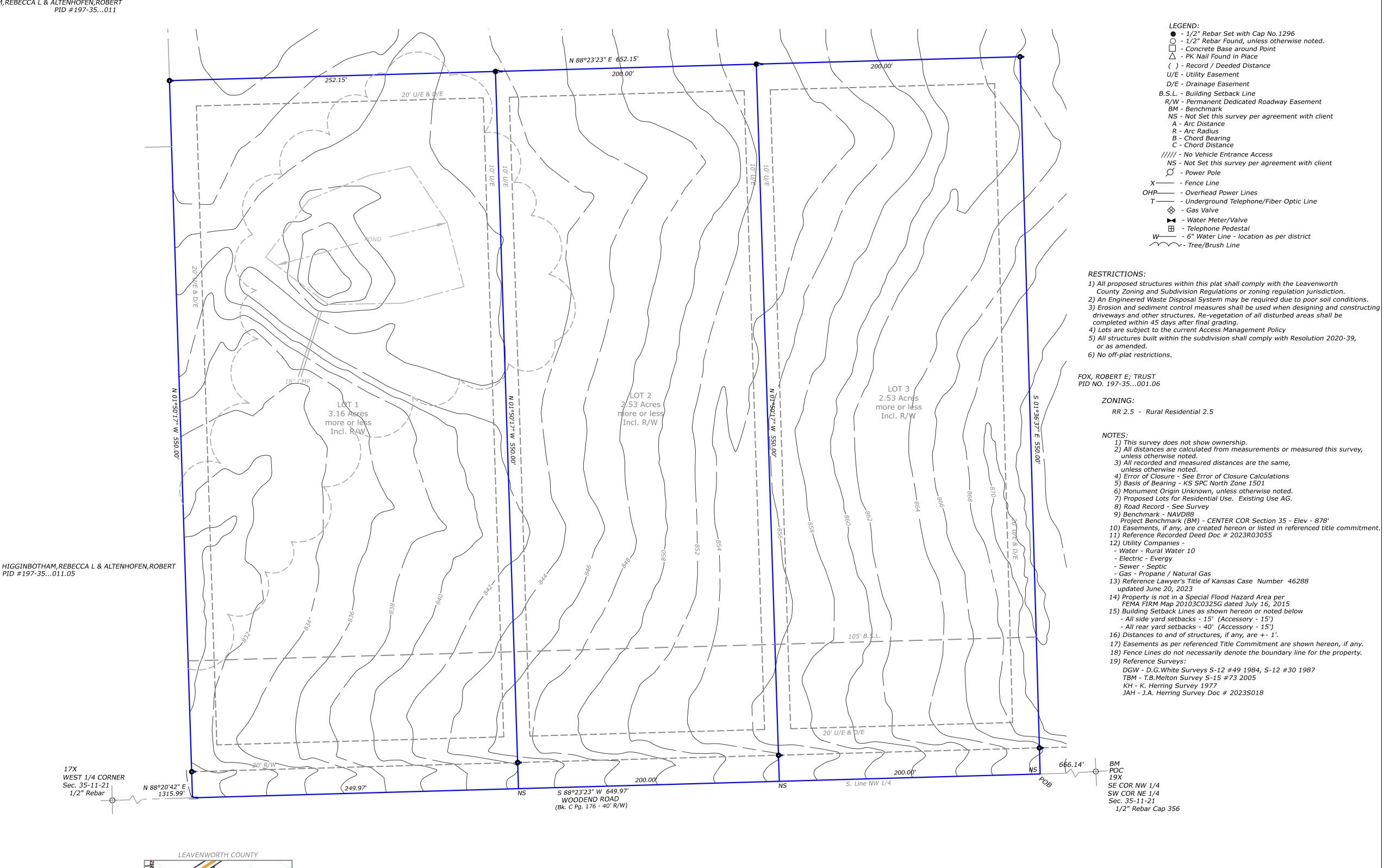
1/2" Rebar

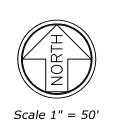
SURVEYOR'S DESCRIPTION:

Tract of land in the Northwest Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023, and more fully described as follows: Commencing at the Southeast corner of said Northwest Quarter; thence South 88 degrees 23'23" West for a distance of 666.14 feet along the South line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 88 degrees 23'23' West for a distance of 649.97 feet along said South line; thence North 01 degrees 50'17" West for a distance of 550.00 feet; thence North 88 degrees 23'23" East for a distance of 652.15 feet; thence South 01 degrees 36'37" East for a distance of 550.00 feet to the point of

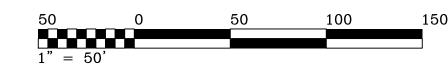
Together with and subject to covenants, easements, and restrictions of record. Said property contains 8.22 acres, more or less, including road right of way.

Error of Closure: 1 - 855609



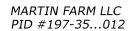








NOT TO SCALE



FOX, ROBERT E; TRUST

PID NO. 197-35...001.06



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of May through June 2023 and this map or plat is correct to the best of my knowledge.

ACRES OF FOXRIDGE 1ST PLAT

A Minor Subdivision in the Northwest Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

Job # K-23-1645 June 17, 2023 Rev. July 24, 2023

J.Herring, Inc. (dba)

315 North 5th Street, Leav., KS 66048

Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com

[⊥]⊈urveying

MOMPANY

PID NO. 197-35...001.06 PREPARED FOR: 49 LANDSCAPE LN CAMDENTON, MO 65020 PID #197-35...011 PID NO. 197-35-0-00-001.02 SURVEYOR'S DESCRIPTION: Tract of land in the Northwest Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023, and more fully described as follows: Commencing at the Southeast corner of said Northwest Quarter; thence South 88 degrees 23'23" West for a distance of 666.14 feet along the South line of said Northwest Quarter to the TRUE POINT OF N 88°23'23" E 652.15' BEGINNING; thence continuing South 88 degrees 23'23' West for a distance of 649.97 feet along said South line; 200.00' thence North 01 degrees 50'17" West for a distance of 550.00 feet; thence North 88 degrees 23'23" East for a ______ distance of 652.15 feet; thence South 01 degrees 36'37" East for a distance of 550.00 feet to the point of ______ Together with and subject to covenants, easements, and restrictions of record. Said property contains 8.22 acres, more or less, including road right of way. Error of Closure: 1 - 855609 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: ACRES OF FOXRIDGE 1ST PLAT 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 "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 1) All proposed structures within this plat shall comply with the Leavenworth Easements. County Zoning and Subdivision Regulations or zoning regulation jurisdiction. 2) An Engineered Waste Disposal System may be required due to poor soil conditions. Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion 3) Erosion and sediment control measures shall be used when designing and constructing thereof shall be built or constructed between this line and the street line. 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) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended. We, the undersigned owners of ACRES OF FOXRIDGE 1ST PLAT, have set our hands this _____ 6) No off-plat restrictions. PID NO. 197-35...001.06 LOT 2 2.53 Acres Robert K. Fox, Trustee ZONING: LOT 1 2.53 Acres Robert E. Fox Trust dated November 13, 1989 more or less RR 2.5 - Rural Residential 2.5 3.16 Acres more or less Incl. R/W more or less Incl. R/W **NOTARY CERTIFICATE:** Incl. R/W Be it remembered that on this _____ day of ___ ___ 2023, before me, a notary public in and for said County and State 1) This survey does not show ownership. came Robert K. Fox, Trustee of the Robert E. Fox Trust dated November 13, 1989, to me personally known to be the same 2) All distances are calculated from measurements or measured this survey, persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony unless otherwise noted. 3) All recorded and measured distances are the same, whereof, I have hereunto set my hand and affixed my notary seal the day and year above written. unless otherwise noted. 4) Error of Closure - See Error of Closure Calculations NOTARY PUBLIC__ 5) Basis of Bearing - KS SPC North Zone 1501 My Commission Expires:____ 7) Proposed Lots for Residential Use. 8) Road Record - See Survey 9) Benchmark - NAVD88 *APPROVALS* Project Benchmark (BM) - CENTER COR Section 35 - Elev - 878' We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of ACRES 10) Easements, if any, are created hereon or listed in referenced title commitment. OF FOXRIDGE 1ST PLAT this _____ day of ____ 11) Reference Recorded Deed Doc # 2023R03055 12) Utility Companies -- Water - Rural Water 10 - Electric - Evergy PID #197-35...011.05 Secretary - Sewer - Septic - Gas - Propane / Natural Gas John Jacobson Marcus Majure 13) Reference Lawyer's Title of Kansas Case Number 46288 updated June 20, 2023 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G dated July 16, 2015 COUNTY ENGINEER'S APPROVAL: 15) Building Setback Lines as shown hereon or noted below The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by - All side yard setbacks - 15' (Accessory - 15') Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, - All rear yard setbacks - 40' (Accessory - 15') elevations, and quantities. 105' B.S.L. 16) Distances to and of structures, if any, are +- 1'. 17) Easements as per referenced Title Commitment are shown hereon, if any. 18) Fence Lines do not necessarily denote the boundary line for the property. County Engineer - Mitch Pleak 19) Reference Surveys: DGW - D.G.White Surveys S-12 #49 1984, S-12 #30 1987 TBM - T.B.Melton Survey S-15 #73 2005 COUNTY COMMISSION APPROVAL: KH - K. Herring Survey 1977 We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ACRES OF JAH - J.A. Herring Survey Doc # 2023S018 FOXRIDGE 1ST PLAT this _____ day of _____, 2023. L______ L_____ Chairman L______ Vicky Kaaz Attest: Janet Klasinski **** WEST 1/4 CORNER Sec. 35-11-21 SE COR NW 1/4 N 88°20'42" E S 88°23'23" W 649.97' 1/2" Rebar SW COR NE 1/4 **WOODEND ROAD** Sec. 35-11-21 REGISTER OF DEED CERTIFICATE: (Bk. C Pg. 176 - 40' R/W) 1/2" Rebar Cap 356 Filed for Record as Document No. _, 2023 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas, LEAVENWORTH COUNTY Register of Deeds - TerriLois G. Mashburn PID #197-35...012 I hereby certify that 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. County Surveyor Scale 1" = 50'

NOT TO SCALE

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of May through June 2023 and this map or plat is correct to the best of my

- 1/2" Rebar Set with Cap No.1296

- Concrete Base around Point

 \triangle - PK Nail Found in Place

U/E - Utility Easement

D/E - Drainage Easement

B.S.L. - Building Setback Line

BM - Benchmark

A - Arc Distance R - Arc Radius B - Chord Bearing C - Chord Distance

() - Record / Deeded Distance

//// - No Vehicle Entrance Access

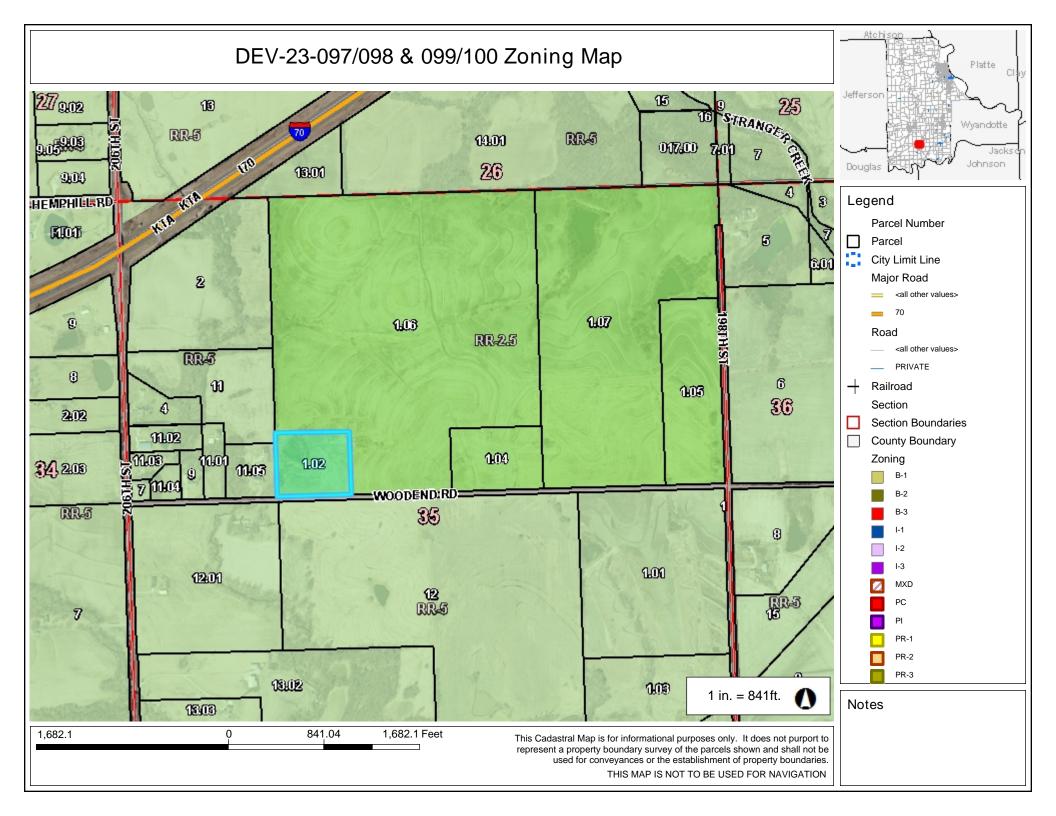
- 1/2" Rebar Found, unless otherwise noted.

R/W - Permanent Dedicated Roadway Easement

NS - Not Set this survey per agreement with client

NS - Not Set this survey per agreement with client

Joseph A. Herring PS # 1296



From: Anderson, Kyle

Sent: Monday, July 17, 2023 9:30 AM

To: Allison, Amy

Subject: RE: RE: DEV-23-097/098 Preliminary and Final Plat – Foxridge Acres 1st

We have not received any complaints on this property and we are not aware of any septic systems currently installed on the property.

Kyle Anderson Environmental Technician/Code Enforcement Leavenworth County Planning & Zoning 300 Walnut St. Ste. 212 Leavenworth, KS 66048 913-684-1084

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Friday, July 7, 2023 5:11 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Miller, Jamie

<JMiller@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Noll, Bill

<BNoll@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: RE: DEV-23-097/098 Preliminary and Final Plat – Foxridge Acres 1st

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for three lot subdivision at 00000 Woodend Road (197-35-0-00-001.02).

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, July 20, 2023.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at <u>Aallison@LeavenworthCounty.org</u>.

Thank you,

Amy Allison, AICP Deputy Director Planning & Zoning Leavenworth County 913.364.5757

Disclaimer

| From: Sent: To: Cc: Subject: | LVCO RWD10 <rwd10@conleysandu.com> Monday, July 17, 2023 8:55 AM LVCO RWD10 Allison, Amy; PZ Re: FW: Fox Property - 1st and 2nd plat</rwd10@conleysandu.com> |
|--|---|
| Notice: This email originated from outsid content is safe. | e this organization. Do not click on links or open attachments unless you trust the sender and know the |
| Yes, we plan to service this area. The plan to provide service. | The District is working with an engineer for expansion and this is one of the areas we |
| On Friday, July 14, 2023 at 1:28:3 | 2 PM UTC-5 Allison, Amy wrote: |
| Good Afternoon Mary, | |
| Is the two subdivision located w | ithin your service area? Our maps indicate that they are not. |
| Sincerely, | |
| Amy Allison, AICP | |
| Deputy Director | |
| Planning & Zoning | |
| Leavenworth County | |
| 913.364.5757 | |
| Disclaimer | |
| this email is limited in scope and respondevelopment, the applicable regulations | intended only for the use of the recipient or their authorized representative. The information provided in se detail by available information, current zoning and subdivision regulations. Depending on the level of scan change. Final approval cannot be granted until a complete application has been submitted, reviewed Nothing in this message or its contents should be interpreted to authorize or conclude approval by |

From: LVCO RWD10 < RWD10@conleysandu.com >

Sent: Friday, July 7, 2023 10:12 AM

To: LVCO RWD10 < RWD10@conleysandu.com>

Cc: Johnson, Melissa < MJohnson@leavenworthcounty.gov; Joe Herring < herringsurveying@outlook.com;

<u>kritter@shermanfire.net</u>; <u>dritter@shermanfire.net</u>; <u>travis.shockey@evergy.com</u>

Subject: Re: FW: Fox Property - 1st and 2nd plat

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.

Melissa,

Rural Water District 10 Manager, Steve Conley, has been in discussion with Joe Herring regarding these two plats. To summarize their previous discussions, water from RWD10 is available in these areas. However, a study by the District's engineering firm would be required prior to development of this area to determine necessary infrastructure improvements. This study would be at the expense of the developer and requires additional information such as copies of development plans including number of lots and service connections. Once we have these plans, we can review with our engineer and provide an estimate on the cost of the study.

Please let us know if additional information is required.

Thank you,

Mary Conley

Business Manager

RWD10

On Wednesday, July 5, 2023 at 4:44:12 PM UTC-5 Johnson, Melissa wrote:

Mr. Herring stated that there were no responses from the above listed entities for the proposed plats. He cannot proceed with a complete application until there is either a no comment from you or an email stating what the comments need to be for these plats.

If you have any questions, please let me or Joe Herring know.

Thank you,

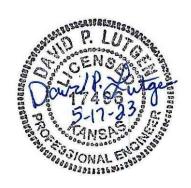
Review Completed 7/18/23 No comments. Drainage Report Approved.

Foxridge Acres 1st Plat

Leavenworth County Kansas

Drainage Report

May 17, 2023



MEMO

To: Amy Allison From: Chuck Magaha

Subject: Foxridge Acres 1st and 2nd Plat

Date: July 20, 2023

Amy, I have reviewed the preliminary plat of the Foxridge Acres, First and Second plats Subdivisions presented by The Robert E. Fox Trust. The subdivisions meet the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivisions is proposed, a fire hydrant need to be placed along the road right-a-way along Woodend Road in the middle of Lot 2 this would be for the First Plat. As for the Second plat the same applies for the waterline and fire hydrant. The Second Plat a fire hydrant placed between Lot 2 and Lot 3 along Woodend Road at the right-of-way.

I have no further recommendation for this subdivision.

If you have any questions please call me 684-0455.

Foxridge Acres plat 1 and plat 2

FOXRIDGE ACRES 1ST PLAT

A Minor Subdivision in the Northwest Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

Job # K-23-1645 June 17, 2023 Rev. July 24, 2023

J.Herring, Inc. (dba)

315 North 5th Street, Leav., KS 66048

Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com

[⊥]⊈urveying

MOMPANY

PID NO. 197-35...001.06 PREPARED FOR: 49 LANDSCAPE LN CAMDENTON, MO 65020 PID NO. 197-35-0-00-00-001.02 PID #197-35...011 SURVEYOR'S DESCRIPTION: Tract of land in the Northwest Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023, and more fully described as follows: Commencing at the Southeast corner of said Northwest Quarter; thence South 88 degrees 23'23" West for a distance of 666.14 feet along the South line of said Northwest Quarter to the TRUE POINT OF N 88°23'23" E 652.15' () - Record / Deeded Distance BEGINNING; thence continuing South 88 degrees 23'23' West for a distance of 649.97 feet along said South line; 200.00' U/E - Utility Easement thence North 01 degrees 50'17" West for a distance of 550.00 feet; thence North 88 degrees 23'23" East for a ______ distance of 652.15 feet; thence South 01 degrees 36'37" East for a distance of 550.00 feet to the point of D/E - Drainage Easement ______ B.S.L. - Building Setback Line Together with and subject to covenants, easements, and restrictions of record. R/W - Permanent Dedicated Roadway Easement Said property contains 8.22 acres, more or less, including road right of way. Error of Closure: 1 - 855609 CERTIFICATION AND DEDICATION //// - No Vehicle Entrance Access The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the NS - Not Set this survey per agreement with client same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: FOXRIDGE ACRES 1ST PLAT. 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 "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 1) All proposed structures within this plat shall comply with the Leavenworth Easements. County Zoning and Subdivision Regulations or zoning regulation jurisdiction. 2) An Engineered Waste Disposal System may be required due to poor soil conditions. Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion 3) Erosion and sediment control measures shall be used when designing and constructing thereof shall be built or constructed between this line and the street line. 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) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended. We, the undersigned owners of FOXRIDGE ACRES 1ST PLAT, have set our hands this _____ 6) No off-plat restrictions. PID NO. 197-35...001.06 LOT 2 2.53 Acres Robert K. Fox, Trustee ZONING: LOT 1 2.53 Acres Robert E. Fox Trust dated November 13, 1989 more or less RR 2.5 - Rural Residential 2.5 3.16 Acres more or less Incl. R/W more or less Incl. R/W **NOTARY CERTIFICATE:** Incl. R/W Be it remembered that on this _____ day of ___ ___ 2023, before me, a notary public in and for said County and State 1) This survey does not show ownership. came Robert K. Fox, Trustee of the Robert E. Fox Trust dated November 13, 1989, to me personally known to be the same 2) All distances are calculated from measurements or measured this survey, persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony unless otherwise noted. 3) All recorded and measured distances are the same, whereof, I have hereunto set my hand and affixed my notary seal the day and year above written. unless otherwise noted. 4) Error of Closure - See Error of Closure Calculations NOTARY PUBLIC__ 5) Basis of Bearing - KS SPC North Zone 1501 My Commission Expires:____ 7) Proposed Lots for Residential Use. 8) Road Record - See Survey 9) Benchmark - NAVD88 *APPROVALS* Project Benchmark (BM) - CENTER COR Section 35 - Elev - 878' We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of 10) Easements, if any, are created hereon or listed in referenced title commitment. FOXRIDGE ACRES 1ST PLAT this _____ day of _____, 2023. 11) Reference Recorded Deed Doc # 2023R03055 12) Utility Companies -- Water - Rural Water 10 - Electric - Evergy PID #197-35...011.05 Secretary - Sewer - Septic Steven Rosenthal - Gas - Propane / Natural Gas John Jacobson 13) Reference Lawyer's Title of Kansas Case Number 46288 updated June 20, 2023 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G dated July 16, 2015 COUNTY ENGINEER'S APPROVAL: 15) Building Setback Lines as shown hereon or noted below The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by - All side yard setbacks - 15' (Accessory - 15') Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, - All rear yard setbacks - 40' (Accessory - 15') elevations, and quantities. 105' B.S.L. 16) Distances to and of structures, if any, are +- 1'. 17) Easements as per referenced Title Commitment are shown hereon, if any. 18) Fence Lines do not necessarily denote the boundary line for the property. County Engineer - Mitch Pleak 19) Reference Surveys: DGW - D.G.White Surveys S-12 #49 1984, S-12 #30 1987 TBM - T.B.Melton Survey S-15 #73 2005 COUNTY COMMISSION APPROVAL: KH - K. Herring Survey 1977 We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of FOXRIDGE ACRES JAH - J.A. Herring Survey Doc # 2023S018 1ST PLAT this _____ day of _____, 2023. L______ L_____ Chairman County Clerk 20' U/E & D/E L______ Vicky Kaaz Attest: Janet Klasinski WEST 1/4 CORNER Sec. 35-11-21 SE COR NW 1/4 N 88°20'42" E S 88°23'23" W 649.97' 1/2" Rebar SW COR NE 1/4 **WOODEND ROAD** Sec. 35-11-21 REGISTER OF DEED CERTIFICATE: (Bk. C Pg. 176 - 40' R/W) 1/2" Rebar Cap 356 Filed for Record as Document No. _, 2023 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas, LEAVENWORTH COUNTY Register of Deeds - TerriLois G. Mashburn PID #197-35...012 I hereby certify that 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. Reviewed 2023.07.25 No Comments Daniel Baumchen, PS#1363 County Surveyor Scale 1" = 50'

NOT TO SCALE

June 2023 and this map or plat is correct to the best of my

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of May through

- 1/2" Rebar Set with Cap No.1296

- Concrete Base around Point

 \triangle - PK Nail Found in Place

BM - Benchmark

A - Arc Distance R - Arc Radius B - Chord Bearing C - Chord Distance

- 1/2" Rebar Found, unless otherwise noted.

NS - Not Set this survey per agreement with client

Joseph A. Herring PS # 1296

From: McAfee, Joe

Sent: Wednesday, July 26, 2023 11:15 AM **To:** Allison, Amy; Noll, Bill; 'Mitch Pleak'

Subject: RE: DEV-23-097/098 Foxridge Acres 1st Review Comments

Amy,

The PP and FP have been reviewed. No further comments.

Please let me know of any questions.

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Wednesday, July 26, 2023 8:13 AM

To: Noll, Bill <BNoll@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; McAfee, Joe

<JMcAfee@leavenworthcounty.gov>

Subject: FW: DEV-23-097/098 Foxridge Acres 1st Review Comments

From: Joe Herring herringsurveying@outlook.com

Sent: Monday, July 24, 2023 8:57 PM

To: Allison, Amy <AAllison@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: Re: DEV-23-097/098 Foxridge Acres 1st Review Comments

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Please see attached revisions.

PZ comments PP -

Name is differentiated by the 1st Plat - 2nd Plat after Fox Ridge.... 911 does not use Plat Name so similar names should not cause any confusion, all is based off of street address (streets should not be too similar in this case).

Public Works Comment (PRELIM AND FINAL) - "Utility power poles are located along the right-of-way. Please revisit existing utility easements with the title company and include the utility and applicable easement on the pre plat and final plat." - do not see any easements listed within title work -

Utility line is close to the R/W line and most likely intended on being within the R/W - 20' U/E dedicated this plat should cover this power line.

Prelim - "Differentiate with notes or line type areas of cultivated fields, pastures, and woodlands" - that is a drainage calculation concern and shown within the calculations.

| Thank you - Joe Herring | |
|-------------------------|--|
| | |

| From: | LVCO RWD10 < RWD10@conleysandu.com> |
|---|---|
| Sent: To: | Thursday, July 27, 2023 10:54 AM LVCO RWD10 |
| Cc: | Allison, Amy; PZ |
| Subject: | Re: FW: Fox Property - 1st and 2nd plat |
| | |
| <i>Notice:</i> This email originated from outsid content is safe. | le this organization. Do not click on links or open attachments unless you trust the sender and know the |
| | forward with the annexation process for this area. I am fairly new to this process, so es, but it is one of our top priority initiatives. |
| On Wednesday, July 26, 2023 at 1 | 11:31:57 AM UTC-5 Allison, Amy wrote: |
| Good Morning Mary, | |
| | |
| Was anything decided by the Bo | ard on their July 19 th meeting? |
| | |
| Amy | |
| | |
| From: LVCO RWD10 < RWD10@c Sent: Tuesday, July 18, 2023 9:04 | |
| To: LVCO RWD10 < RWD10@con | |
| | enworthcounty.gov>; PZ < PZ@leavenworthcounty.gov> |
| Subject: Re: FW: Fox Property - 1 | 1st and 2nd plat |
| | |
| <i>Notice:</i> This email originated from outsi content is safe. | ide this organization. Do not click on links or open attachments unless you trust the sender and know the |
| | |
| I will review with the board in ou | ur next meeting on 7/19 and let you know. |
| | |
| On Monday, July 17, 2023 at 2:4 | 4:28 PM UTC-5 Allison, Amy wrote: |
| | when that expansion will occur? |
| 20 you have a contenie yet on v | The state of participation is an executive and the state of the state |
| | |

From: Jordan Mesmer < Jordan.Mesmer@evergy.com>

Sent: Thursday, July 6, 2023 7:58 AM

To: Travis Shockey; kritter@shermanfire.net; dritter@shermanfire.net; Travis Shockey; rwd10

@conleysandu.com; Johnson, Melissa

Cc:herringsurveying@outlook.comSubject:RE: Fox Property - 1st and 2nd plat

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.

Internal Use Only

Sorry about that Melissa, we see nothing wrong with that plat.

Thank you,

Jordan Mesmer

Evergy

785-865-4844

From: Travis Shockey < Travis. Shockey@evergy.com>

Sent: Thursday, July 6, 2023 7:26 AM

To: Jordan Mesmer < Jordan.Mesmer@evergy.com> **Subject:** FW: Fox Property - 1st and 2nd plat

Internal Use Only

Travis Shockey

Evergy
Supervisor, Field Design
Lawrence Service Center
Travis.Shockey@evergy.com

0 785-508-2874 >> evergy

From: Johnson, Melissa < MJohnson@leavenworthcounty.gov>

Sent: Wednesday, July 5, 2023 4:44 PM

To: 'kritter@shermanfire.net' < kritter@shermanfire.net; 'dritter@shermanfire.net' < dritter@shermanfire.net; Travis

Shockey <travis.shockey@evergy.com>; 'rwd10@conleysandu.com' <rwd10@conleysandu.com>

Cc: 'Joe Herring' < herringsurveying@outlook.com > Subject: FW: Fox Property - 1st and 2nd plat

This Message Is From an External Sender

Report Suspicious

This message came from outside your organization.

| From: Sent: To: Cc: Subject: | Dylan Ritter <dritter@shermanfire.net> Wednesday, July 5, 2023 9:09 PM Johnson, Melissa Joe Herring; kritter@shermanfire.net; rwd10@conleysandu.com; travis.shockey@evergy.com Re: FW: Fox Property - 1st and 2nd plat</dritter@shermanfire.net> |
|--|--|
| Follow Up Flag: Flag Status: | FollowUp Completed |
| Notice: This email originated from outsic content is safe. | de this organization. Do not click on links or open attachments unless you trust the sender and know the |
| No comment | |
| On Wed, Jul 5, 2023 at 16:44 Joh | nson, Melissa < MJohnson@leavenworthcounty.gov > wrote: |
| _ | ere no responses from the above listed entities for the proposed plats. He cannot ation until there is either a no comment from you or an email stating what the plats. |
| If you have any questions, pleas | e let me or Joe Herring know. |
| Thank you, | |
| Melissa Johnson | |
| Planner I | |
| Leavenworth County | |
| Planning & Zoning Department | |
| Leavenworth County Courthous | e |
| 300 Walnut St, Suite 212 | |
| Leavenworth County, Kansas 66 | <u>048</u> |
| (913) 684-0465 | |

County of Leavenworth State of Kansas NOTICE OF MEETING Notice is hereby given for the Leavenworth County Planning Commission to réview an application (DEV-23-097/098) for a Preliminary Plat Acres of Foxridge 1st Plat on the following de-cepted geography A trackscribed property: A tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas. Request submitted by Her-ring Surveying on behalf of Robert E. Fox Trust Address: 00000 Woodend Road Parcel ID 197-35-0-00-00-001.02 The MEETING will be held on Wednesday the 9th day of August, 2023 at 5:30 p.m., in the Meeting Room, located on the second floor of the Leavenworth County Courthouse, 300 Walnut Street, Leavenworth, Kan-sas. Further information is available, including the full legal description, for inspection during regular business hours in the Leavenworth County Planning & Zoning Department. We encourage public input. If you wish to provide comments in writing instead of in person, written com-ments must be received no later than noon Tuesday. August 8th. John Jacobson, Secretary Leavenworth County Plan-ning Commission Publish by August/01/2023 Published in the Leaven-Times, August 1,

Leavenworth Times Affidavit of Publication

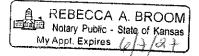
I, Tammy Lawson, of lawful age, being first duly sworn on oath, states, that she is a Legal Representative of the Times, a daily newspaper, printed and published in Leavenworth, Leavenworth County, Kansas, that said newspaper has been published for at least Fifty (50) Times a year and has been so published for at least five (5) years prior to the first publication of the attached Notice that said newspaper has a general paid circulation on a monthly and yearly basis in Leavenworth County, Kansas and is not a trade, religious or fraternal publication and has been printed and published in Leavenworth County, Kansas and has a general paid circulation in said County. The attached Notice was published on the following dates in a regular issue of said newspaper.

Publication was made on the 1st day of August, 2023.

WITNESS my hand this 2nd day of August, 2023.

Legal Representative

Subscribe and sworn before me, this 2 day of 4 day of 6 day



Leavenworth County Request for Board Action Case No. DEV-23-099/100

Preliminary & Final Plat Acres of Foxridge 2nd Plat

Consent Agenda

| Date: August 23, 2023 |
|-----------------------|
|-----------------------|

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: <u>John Jacobson, Reviewed</u>

Additional Reviews as needed:

| Budget Review | Administrator R | Review 🛛 L | ₋egal Re | view 🗵 |
|---------------|-----------------|------------|----------|--------|
| | | | | |

Action Requested: The applicants are requesting a Preliminary and Final Plat for a four-lot subdivision. Proposed Lots 1-4 will be approximately 2.52 acres in size.

Analysis: The applicants are requesting approval of a four-lot subdivision for a parcel of land located to the east of 206th Street and Woodend Road. The proposed subdivision will split off 2.5+ acre lots with frontage on Woodend Road. An existing barn that pre-dates the regulations will remain with Lot 2. The proposed lots meet the standards set forth in the Leavenworth County Zoning & Subdivision Regulations.

The developer has been in contact with RWD 10 about extension of a waterline to his property. The Water District has voted to include this property and additional properties in their district and are in discussion with what type of waterline service will be needed.

Recommendation: The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-099/100, Preliminary and Final Plat for Acres of Foxridge 2nd Plat subject to conditions.

Alternatives:

- 1. Approve Case No. DEV-23-099/100, Preliminary and Final Plat for Acres of Foxridge 2nd Plat, with Findings of Fact, and with or without conditions; or
- 2. Deny Case No. DEV-23-099/100, Preliminary and Final Plat for Acres of Foxridge 2nd Plat, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-099/100, Preliminary and Final Plat for Acres of Foxridge 2nd Plat with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

Budgetary Impact:

| \boxtimes | 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

LEAVENWORTH COUNTY PLANNING COMMISSION

| STAFF REPORT | |
|--|----------------------------------|
| CASE NO: DEV-23-099/100 Acres of Foxridge 2 nd Plat | August 9, 2023 |
| REQUEST: Consent Agenda | STAFF REPRESENTATIVE: |
| ☑ Preliminary Plat | AMY ALLISON |
| | DEPUTY DIRECTOR |
| SUBJECT PROPERTY: 00000 WOODEND ROAD | APPLICANT/APPLICANT AGENT: |
| | JOE HERRING |
| | HERRING SURVEYING |
| | PROPERTY OWNER: |
| | ROBERT E FOX TRUST |
| | 49 LANDSCAPE LANE |
| | CAMDENTON MO 65020 |
| | CONCURRENT APPLICATIONS: |
| | NONE |
| | LAND USE |
| | ZONING: RR-2.5 |
| | FUTURE LAND USE DESIGNATION: |
| | RESIDENTIAL (2.5-ACRE MIN) |
| LEGAL DESCRIPTION: | SUBDIVISION: N/A |
| A tract of land in the Northeast Quarter of Section 35, Township 11 South, | FLOODPLAIN: N/A |
| Range 21 East of the 6th P.M., in Leavenworth County, Kansas. | DDODEDTY INCODMATION |
| STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS | PROPERTY INFORMATION |
| ACTION OPTIONS: | PARCEL SIZE: |
| 1. Recommend approval of Case No. DEV-23-099/100, Preliminary & | 10 ACRES |
| Final Plat for Acres of Foxridge 2 ND Plat, to the Board of County Commission, with or without conditions; or | PARCEL ID NO: |
| 2. Recommend denial of Case No. DEV-23-099/100, Preliminary & Final | 197-35-0-00-001.04 BUILDINGS: |
| Plat for Acres of Foxridge 2 ND Plat to the Board of County Commission | ONE ACCESSORY STRUCTURE |
| for the following reasons; or | ONE ACCESSORT STRUCTURE |
| 3. Continue the hearing to another date, time, and place. | |
| PROJECT SUMMARY: | ACCESS/STREET: |
| Request for preliminary and final plat approval to subdivide property located | WOODEND ROAD - COUNTY LOCAL, |
| at 00000 Woodend Road (197-35-0-00-001.04) as Lots 1 through 4 of Acres | GRAVEL ± 24' |
| of Foxridge 2 ND Plat. | |
| Location Map: | UTILITIES |
| · | SEWER: PRIVATE SEPTIC SYSTEM |
| | FIRE: SHERMAN FD |
| | WATER: RWD 10 |
| 100 | ELECTRIC: EVERGY |
| 107 | NOTICE & REVIEW: |
| | STAFF REVIEW: |
| | 7/29/023 |
| 11.05 | NEWSPAPER NOTIFICATION: |
| WATOPENDERD | 8/1/2023 |
| | NOTICE TO SURROUNDING |
| | PROPERTY OWNERS: |
| | N/A |
| 1 | |
| | |

| | ARDS TO BE CONSIDERED: | | |
|-----------|--|----------|---------|
| | orth County Zoning and Subdivision Standards: Preliminary Review | Met | Not Met |
| 35-40 | Preliminary Plat Content | X | |
| | | | |
| 40-20 | Final Plat Content | X | |
| 44.6 | <u> </u> | | 1 |
| 41-6 | Access Management | X | |
| 11-6.B.a- | Entrance Spacing | Х | |
| c. | | | 1 |
| 41-6.C. | Public Road Access Management Standards | Х | |
| | | <u>.</u> | • |
| 43 | Cross Access Easements | N/A | |
| | | T | |
| 50-20 | Utility Requirements | X | |
| | | | 1 |
| 50-30 | Other Requirements | Х | |
| | | | |
| 50-40 | Minimum Design Standards | Х | |
| | | | • |
| 50-50 | Sensitive Land Development | N/A | |
| | · | <u> </u> | 1 |
| 50-60. | Dedication of Reservation of Public Sites and Open Spaces | N/A | |
| | | , | L |

STAFF COMMENTS:

The applicant is proposing to divide a 10-acre parcel into four lots. The parcel was split through a non-compliant certificate of survey. This application will bring the property back into compliance. The Subdivision is classified as a Class C with all lots lying 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 no sanitary sewer is located within 660' of the property (see condition 3). The property is zoned RR-2.5. Proposed Lots 1-4 are each 2.52 acres in size and meet the minimum requirements. Lot 2 has an existing accessory structure from 1941 that predates the Zoning & Subdivision regulations. An existing driveway will be used only for the purposes of Lot 3. RWD 10 voted at their July 19th meeting to include this area into their water district. The applicant will need to complete a feasibility study to determine what upgrades will be needed to supply water. Staff is supportive of the request.

PROPOSED CONDITIONS:

- 1. Building permits shall be required for any new construction.
- 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. A waiver for the use of private septic systems within this subdivision is granted with this approval.
- 4. At time of development, fire hydrants shall be required, if the necessary infrastructure is available.
- 5. The developer must comply with the following memorandums:
 - a. Email Chuck Magaha, Emergency Management, dated July 20, 2023
 - b. Email Mary Conley, RWD 10, dated July 7, 2023

ATTACHMENTS:

A: Application & Narrative

B: Zoning Maps

C: Memorandums

PRELIMINARY PLAT APPLICATION

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

| Office Use Only | | | | |
|--|------------------|----------------------------------|-----------------|---------------------------------------|
| Township: | Plannir | ng Commi | ssion Meeti | ng Date: |
| Case No. | | | | |
| Zoning District Comprehensive Plan Land Use Designation: | | | | |
| APPLICANT/ <mark>AGENT</mark> INFORMATIO | ON (| OWNER II | NFORMATI | ION |
| NAME: Herring Surveying Company | | NAME: R | Robert E. Fox T | Frust |
| MAILING ADDRESS: 315 North 5th | Street N | MAILING A | ADDRESS_ | 49 Landscape Lane |
| CITY/ST/ZIP: Leavenworth, KS 6604 | (8 | CITY/ST/Z | IP Camdento | on, MO 65020 |
| PHONE: 913-651-3858 | | PHONE: | N/A | |
| EMAIL: herringsurveying@outlook.o | com 1 | EMAIL | N/A | |
| GENERAL INFORMATION | | | | |
| Proposed Subdivision Name: FOXRIDGE ACRES 2ND PLAT | | | | |
| Address of Property: 00000 Woodend Road | | | | |
| PID: 195-35-0-00-001.04 Urban Growth Management Area: N/A | | | | |
| SUBDIVISION INFORMATION | | | | |
| Gross Acreage: 10 Ac | Number of Lots | | | Minimum Lot Size: 2.5 Ac |
| Maximum Lot Size: 2.5 Ac | Proposed Zonin | | 5 | Density: N/A |
| Open Space Acreage: N/A | Water District: | RWD 10 | | Proposed Sewage: Septic |
| Fire District: Sherman | Electric Provide | er: Evergy | | Natural Gas Provider: Atmos / Propane |
| Covenants: ☐ Yes 🔻 No | Road Classifica | tion <mark>: <i>Local</i></mark> | Collector | - Arterial – State - Federal |
| | Cross-Access E | asement Re | equested: | Yes x No |
| List of all Requested Exceptions: | 1. | | | |
| Exceptions may be granted per Article | 2. | | | |
| 56 or as otherwise stated in the | 3. | | | |
| Zoning & Subdivision Regulations. | 4. | | | |
| | 5. | | | |
| Is any part of the site designated as Floodplain? Yes No if yes, what is the panel number: | | | | |
| I, the undersigned, am the 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 final plat approval as indicated above. | | | | |
| Signature: Joe Herring - digitally signed | 16-17-2023 | | | Date: 6/17/23 |

ATTACHMENT A

2023-06-02 Page 3 of 5

PRELIMINARY & FINAL PLAT APPLICATION

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

| Townshin: | | ice Use Only ning Commission Mee | eting Date: | | |
|--|---|-------------------------------------|---------------------------|--|--|
| Township: Planning Commission Meeting Date: Case No Date Received/Paid: | | | 1· | | |
| Zoning District Comp | Case No Date Received/Paid: Zoning District Comprehensive Plan Land Use Designation: | | | | |
| Zoning District Comp. | | Land OSC Designation | | | |
| | | | | | |
| APPLICANT/AGENT INFORMATION |)N | OWNER INFORMA | TION | | |
| NAME: Herring Surveying Company | | _NAME: | | | |
| MAILING ADDRESS: 315 North 5th Street | | _MAILING ADDRESS | 5 | | |
| CITY/ST/ZIP: Leavenworth, KS 6604 | .8 | CITY/ST/ZIP | | | |
| | | DIIONE. | | | |
| PHONE: 913-651-3858 | | | | | |
| EMAIL: herringsurveying@outlook.com | | _EMAIL | | | |
| GENERAL INFORMATION Proposed Subdivision Name: Address of Property: | | | | | |
| PID: Urban Growth Management Area: | | | | | |
| SUBDIVISION INFORMATION | | | | | |
| Gross Acreage: | Number of Lo | | Minimum Lot Size: | | |
| Maximum Lot Size: | Proposed Zon | ning: | Density: N/A | | |
| Open Space Acreage: N/A | Water District: | | Proposed Sewage: | | |
| Fire District: | Electric Provider: | | Natural Gas Provider: | | |
| Covenants: Yes No | Road Classification: Local – Collector - Arterial – State - Federal | | | | |
| Cross-Access Easement Requested: Yes No | | | | | |
| Is any part of the site designated as Flo | odplain? 🔲 Y | es No if yes, | what is the panel number: | | |
| I, the undersigned, am the 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 final plat approval as indicated above. | | | | | |
| Signature:Date: | | | | | |

ATTACHMENT A

2023-06-02 Page 3 of 7

| AFFIDAVIT |
|--|
| Authorization of Contractors or Individuals to Act as Agents of a Landowner |
| COUNTY OF LEAVENWORTH |
| STATE OF KANSAS |
| $0 \cdot 1 \cdot $ |
| We/I_Robert K Fox and |
| Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - woodend in the weatherize the |
| following people or firms to act in our interest with the Leavenworth County Planning |
| and Zoning Department for a period of one calendar year. Additionally, all statements |
| herein contained in the information herewith submitted are in all respects true and correct |
| to the best of our knowledge and belief. |
| The second secon |
| Authorized Agents (full name, address & telephone number) |
| 1) Joseph A. Herring – Herring Surveying Company 315 N. 5 th Street, Leavenworth, KS 66048, 913-651-3858 |
| Signed and entered this 25th day of October, 2017 660-234-199- |
| Rober 12 Fox 49 Landstope LN Candenton mo |
| Print Name, Address, Telephone |
| Jul K |
| Signature |
| Missouri |
| STATE OF KANSAS) |
| Adrain) SS COUNTY OF LEAVENWORTH) |
| Be it remember that on this 25 day of October 2022 before me, a notary public in and |
| for said County and State came Robert Fox to me personally known to be the same persons who executed the forgoing instrument of writing, and |
| duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand |
| and affixed my notary seal the day and year above written. KYLE L. FISCHER |
| Notary Public - Notary Seal |
| NOTARY PUBLIC Lylu L Asche State of Missouri Commissioned for Audrain County |
| Commission Expires: May 14, 2025 |
| My Commission Expires: 5/14/2025 My Commission Expires: 5/14/2025 |

ACRES OF FOXRIDGE 2ND PLAT A Minor Subdivision in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas. PRELIMINARY PLAT Robert E. Fox Trust PREPARED FOR: PID NO. 197-35...001.06 Robert E. Fox Trust 49 LANDSCAPE LN CAMDENTON, MO 65020 PID NO. 197-35-0-00-00-001.04 RECORD DESCRIPTION: - 1/2" Rebar Set with Cap No.1296 Tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., - 1/2" Rebar Found, unless otherwise noted. Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023, and more fully ☐ - Concrete Base around Point described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 88 \triangle - PK Nail Found in Place degrees 20'06" East for a distance of 213.86 feet along the South line of said Northeast Quarter to the TRUE () - Record / Deeded Distance POINT OF BEGINNING; thence North 01 degrees 39'54" West for a distance of 550.00 feet; thence North 88 U/E - Utility Easement degrees 20'06" East for a distance of 800.0 feet; thence South 01 degrees 39'54" East for a distance of 550.00 [/] 200.00' / D/E - Drainage Easement feet to said South line; thence South 88 degrees 20'06" West for a distance of 800.00 feet along said South B.S.L. - Building Setback Line 200.00' R/W - Permanent Dedicated Roadway Easement Together with and subject to covenants, easements, and restrictions of record. 20' U/E & D/E BM - Benchmark Said property contains 10.1 acres, more or less, including road right of way. NS - Not Set this survey per agreement with client Error of Closure: 1 - 999999 A - Arc Distance R - Arc Radius B - Chord Bearing C - Chord Distance //// - No Vehicle Entrance Access Structure NS - Not Set this survey per agreement with client 🗸 - Power Pole X----- - Fence Line OHP—— - Overhead Power Lines T —— - Underground Telephone/Fiber Optic Line ♦ - Gas Valve - Water Meter/Valve ⊞ - Telephone Pedestal W—— - 6" Water Line - location as per district ~~~ Tree/Brush Line 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. Existing Entrance on Lot 3 is for the sole use of said Lot 3. 5) All structures built within the subdivision shall comply with Resolution 2020-39, Robert E. Fox Trust or as amended. PID NO. 197-35...001.06 6) No off-plat restrictions. Robert E. Fox Trust PID NO. 197-35...001.07 ZONING: RR 2.5 - Rural Residential 2.5 2.525 Acres LOT 2 2.525 Acres more or less 2.525 Acres more or less Incl. R/W 2.525 Acres 1) This survey does not show ownership. 2) All distances are calculated from measurements or measured this survey, more or less Incl. R/W more or less unless otherwise noted. 3) All recorded and measured distances are the same, Incl. R/W unless otherwise noted. 4) Error of Closure - See Error of Closure Calculations 5) Basis of Bearing - KS SPC North Zone 1501 7) Proposed Lots for Residential Use. Existing use AG. 8) Road Record - See Survey 9) Benchmark - NAVD88 Project Benchmark (BM) - CENTER COR Section 35 - Elev - 878' 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Doc # 2023R03055 12) Utility Companies -- Water - Rural Water 10 - Electric - Evergy - Sewer - Septic - Gas - Propane / Natural Gas 13) Reference Lawyer's Title of Kansas Case Number 46288 updated June 20, 2023 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G 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, if any. 18) Fence Lines do not necessarily denote the boundary line for the property. 19) Reference Surveys: DGW - D.G.White Surveys S-12 #49 1984, S-12 #30 1987 TBM - T.B.Melton Survey S-15 #73 2005 KH - K. Herring Survey 1977 JAH - J.A. Herring Survey Doc # 2023S018 _____ _____ 1617.83' SE COR NE 1/4 NS S 88°20'06" W 800.00' Sec. 35-11-21 1/2" Rebar **WOODEND ROAD** BM POC 19X (Bk. C Pg. 176 - 40' R/W) SE COR NW 1/4 SW COR NE 1/4 LEAVENWORTH COUNTY Sec. 35-11-21 1/2" Rebar Cap 356 MARTIN FARM LLC PID #197-35...012 Scale 1" = 50' Job # K-23-1645 2ND June 17, 2023 Rev. 7-24-23 J.Herring, Inc. (dba) I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of May through ##URVEYING NOT TO SCALE June 2023 and this map or plat is correct to the best of my knowledge. OMPANY 315 North 5th Street, Leav., KS 66048 Joseph A. Herring Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com PS # 1296

ACRES OF FOXRIDGE 2ND PLAT

A Minor Subdivision in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Robert E. Fox Trust
49 LANDSCAPE LN
CAMDENTON, MO 65020

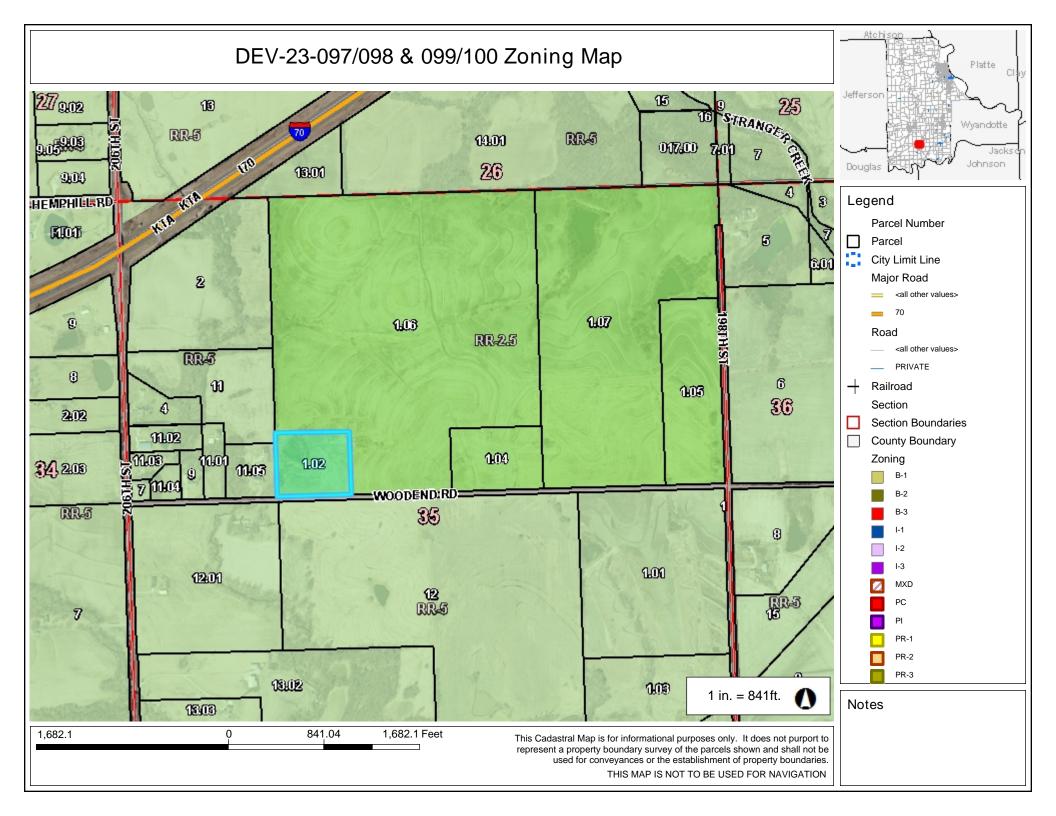
MOMPANY

15 North 5th Street, Leav., KS 66048

Ph. 913.651.3858 Fax 913.674.5381 Email — survey@teamcash.com PID NO. 197-35...001.06

CAMDENTON, MO 65020 PID NO. 197-35-0-00-00-001.04 - 1/2" Rebar Set with Cap No.1296 Tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., - 1/2" Rebar Found, unless otherwise noted. Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023, and more fully - Concrete Base around Point described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 88 \triangle - PK Nail Found in Place degrees 20'06" East for a distance of 213.86 feet along the South line of said Northeast Quarter to the TRUE () - Record / Deeded Distance POINT OF BEGINNING; thence North 01 degrees 39'54" West for a distance of 550.00 feet; thence North 88 U/E - Utility Easement degrees 20'06" East for a distance of 800.0 feet; thence South 01 degrees 39'54" East for a distance of 550.00 D/E - Drainage Easement feet to said South line; thence South 88 degrees 20'06" West for a distance of 800.00 feet along said South 200.00' ______ B.S.L. - Building Setback Line line to the point of beginning. ______ R/W - Permanent Dedicated Roadway Easement Together with and subject to covenants, easements, and restrictions of record. r-----BM - Benchmark Said property contains 10.1 acres, more or less, including road right of way. NS - Not Set this survey per agreement with client Error of Closure: 1 - 999999 A - Arc Distance R - Arc Radius B - Chord Bearing CERTIFICATION AND DEDICATION C - Chord Distance The undersigned proprietors state that all taxes of the above described tract of land have been paid and that //// - No Vehicle Entrance Access they have caused the same to be subdivided in the manner shown on the accompanying plat, which NS - Not Set this survey per agreement with client subdivision shall be known as: ACRES OF FOXRIDGE 2ND PLAT. 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 1) All proposed structures within this plat shall comply with the Leavenworth facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners County Zoning and Subdivision Regulations or zoning regulation jurisdiction. of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any 2) An Engineered Waste Disposal System may be required due to poor soil conditions. maintenance and upkeep of said Easements. 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 Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no completed within 45 days after final grading. building or portion thereof shall be built or constructed between this line and the street line. 4) Lots are subject to the current Access Management Policy. Existing Entrance on Lot 3 is for the sole use of said Lot 3. 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended. 6) No off-plat restrictions. We, the undersigned owners of ACRES OF FOXRIDGE 2ND PLAT, have set our hands this _ day of ______, 2023. PID NO. 197-35...001.07 RR 2.5 - Rural Residential 2.5 LOT 4 Robert K. Fox, Trustee 2.525 Acres Robert E. Fox Trust dated November 13, 1989 2.525 Acres LOT 1 more or less 2.525 Acres more or less 2.525 Acres Incl. R/W 1) This survey does not show ownership. more or less Incl. R/W 2) All distances are calculated from measurements or measured this survey, more or less Incl. R/W Be it remembered that on this _____ day of ____ _ 2023, before me, a notary public in and for said unless otherwise noted. Incl. R/W County and State came Robert K. Fox, Trustee of the Robert E. Fox Trust dated November 13, 1989, to me 3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Error of Closure Calculations personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my 5) Basis of Bearing - KS SPC North Zone 1501 notary seal the day and year above written. 7) Proposed Lots for Residential Use. Existing use AG. NOTARY PUBLIC_ 8) Road Record - See Survey 9) Benchmark - NAVD88 My Commission Expires:__ Project Benchmark (BM) - CENTER COR Section 35 - Elev - 878' 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Doc # 2023R03055 APPROVALS 12) Utility Companies -We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of ACRES - Water - Rural Water 10 OF FOXRIDGE 2ND PLAT this _____ ___ day of ___ - Electric - Evergy - Sewer - Septic - Gas - Propane / Natural Gas 13) Reference Lawyer's Title of Kansas Case Number 46288 updated June 20, 2023 John Jacobson Marcus Majure 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G dated July 16, 2015 15) Building Setback Lines as shown hereon or noted below COUNTY ENGINEER'S APPROVAL: - All side yard setbacks - 15' (Accessory - 15') The County Engineer's plat review is only for general conformance with the subdivision regulations as - All rear yard setbacks - 40' (Accessory - 15') adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the 16) Distances to and of structures, if any, are +- 1'. design, dimensions, elevations, and quantities. 17) Easements as per referenced Title Commitment are shown hereon, if any. 18) Fence Lines do not necessarily denote the boundary line for the property. DGW - D.G.White Surveys S-12 #49 1984, S-12 #30 1987 County Engineer - Mitch Pleak TBM - T.B.Melton Survey S-15 #73 2005 KH - K. Herring Survey 1977 JAH - J.A. Herring Survey Doc # 2023S018 COUNTY COMMISSION APPROVAL: We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ACRES OF FOXRIDGE 2ND PLAT this _____ day of _____ L_____ L______ L______ County Clerk L_____ Vicky Kaaz Attest: Janet Klasinski ------1617.83' SE COR NE 1/4 Sec. 35-11-21 S 88°20'06" W 800.00' 213.86 S. Line NE 1/4 1/2" Rebar **WOODEND ROAD** BM POC 19X (Bk. C Pg. 176 - 40' R/W) SE COR NW 1/4 SW COR NE 1/4 LEAVENWORTH COUNTY Sec. 35-11-21 1/2" Rebar Cap 356 PID #197-35...012 REGISTER OF DEED CERTIFICATE: Filed for Record as Document No. _ _, 2023 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas, I hereby certify that 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. Register of Deeds - TerriLois G. Mashburn This review is for survey information only. Job # K-23-1645 2ND June 17, 2023 Rev. 7-24-23 Daniel Baumchen, PS#1363 J.Herring, Inc. (dba) I hereby certify that this survey was made by me, or under my County Surveyor direct supervision, on the ground during the dates of May through June 2023 and this map or plat is correct to the best of my L&URVEYING NOT TO SCALE

> Joseph A. Herring PS # 1296



| From: Sent: To: Cc: Subject: | Dylan Ritter <dritter@shermanfire.net> Wednesday, July 5, 2023 9:09 PM Johnson, Melissa Joe Herring; kritter@shermanfire.net; rwd10@conleysandu.com; travis.shockey@evergy.com Re: FW: Fox Property - 1st and 2nd plat</dritter@shermanfire.net> |
|--|--|
| Follow Up Flag: Flag Status: | FollowUp Completed |
| Notice: This email originated from outsic content is safe. | de this organization. Do not click on links or open attachments unless you trust the sender and know th |
| No comment | |
| On Wed, Jul 5, 2023 at 16:44 Joh | nson, Melissa < MJohnson@leavenworthcounty.gov > wrote: |
| _ | ere no responses from the above listed entities for the proposed plats. He cannot ation until there is either a no comment from you or an email stating what the plats. |
| If you have any questions, pleas | e let me or Joe Herring know. |
| Thank you, | |
| Melissa Johnson | |
| Planner I | |
| Leavenworth County | |
| Planning & Zoning Department | |
| Leavenworth County Courthous | e |
| 300 Walnut St, Suite 212 | |
| Leavenworth County, Kansas 66 | <u>048</u> |
| (913) 684-0465 | |

From: Jordan Mesmer < Jordan.Mesmer@evergy.com>

Sent: Thursday, July 6, 2023 7:58 AM

To: Travis Shockey; kritter@shermanfire.net; dritter@shermanfire.net; Travis Shockey; rwd10

@conleysandu.com; Johnson, Melissa

Cc:herringsurveying@outlook.comSubject:RE: Fox Property - 1st and 2nd plat

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.

Internal Use Only

Sorry about that Melissa, we see nothing wrong with that plat.

Thank you,

Jordan Mesmer

Evergy

785-865-4844

From: Travis Shockey < Travis. Shockey@evergy.com>

Sent: Thursday, July 6, 2023 7:26 AM

To: Jordan Mesmer < Jordan.Mesmer@evergy.com> **Subject:** FW: Fox Property - 1st and 2nd plat

Internal Use Only

Travis Shockey

Evergy
Supervisor, Field Design
Lawrence Service Center
Travis.Shockey@evergy.com

0 785-508-2874 >> evergy

From: Johnson, Melissa < MJohnson@leavenworthcounty.gov>

Sent: Wednesday, July 5, 2023 4:44 PM

To: 'kritter@shermanfire.net' <kritter@shermanfire.net'; 'dritter@shermanfire.net' <dritter@shermanfire.net'; Travis

Shockey <travis.shockey@evergy.com>; 'rwd10@conleysandu.com' <rwd10@conleysandu.com>

Cc: 'Joe Herring' < herringsurveying@outlook.com > Subject: FW: Fox Property - 1st and 2nd plat

This Message Is From an External Sender

Report Suspicious

This message came from outside your organization.

| From: | LVCO RWD10 < RWD10@conleysandu.com> |
|---|---|
| Sent: To: | Thursday, July 27, 2023 10:54 AM LVCO RWD10 |
| Cc: | Allison, Amy; PZ |
| Subject: | Re: FW: Fox Property - 1st and 2nd plat |
| | |
| <i>Notice:</i> This email originated from outsid content is safe. | e this organization. Do not click on links or open attachments unless you trust the sender and know the |
| | forward with the annexation process for this area. I am fairly new to this process, so es, but it is one of our top priority initiatives. |
| On Wednesday, July 26, 2023 at 1 | L1:31:57 AM UTC-5 Allison, Amy wrote: |
| Good Morning Mary, | |
| | |
| Was anything decided by the Bo | ard on their July 19 th meeting? |
| | |
| Amy | |
| | |
| From: LVCO RWD10 < RWD10@c Sent: Tuesday, July 18, 2023 9:04 | |
| To: LVCO RWD10 < RWD10@con | |
| | enworthcounty.gov>; PZ < PZ@leavenworthcounty.gov> |
| Subject: Re: FW: Fox Property - 1 | Lst and 2nd plat |
| | |
| <i>Notice:</i> This email originated from outsi content is safe. | de this organization. Do not click on links or open attachments unless you trust the sender and know the |
| | |
| I will review with the board in ou | ur next meeting on 7/19 and let you know. |
| | |
| On Monday, July 17, 2023 at 2:4 | 4:28 PM UTC-5 Allison, Amy wrote: |
| | when that expansion will occur? |
| Do you have a timeline yet on v | when that expansion will occur: |
| | |

| Α | m | ν |
|---|---|---|
| | | |

From: LVCO RWD10 < RWD10@conleysandu.com>

Sent: Monday, July 17, 2023 8:55 AM

To: LVCO RWD10 < RWD10@conleysandu.com>

Cc: Allison, Amy <AAllison@leavenworthcounty.gov>; PZ <PZ@leavenworthcounty.gov>

Subject: Re: FW: Fox Property - 1st and 2nd plat

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.

Yes, we plan to service this area. The District is working with an engineer for expansion and this is one of the areas we plan to provide service.

On Friday, July 14, 2023 at 1:28:32 PM UTC-5 Allison, Amy wrote:

Good Afternoon Mary,

Is the two subdivision located within your service area? Our maps indicate that they are not.

Sincerely,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

Disclaimer

This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Anderson, Kyle

Sent: Monday, July 17, 2023 9:34 AM

To: Allison, Amy

Subject: RE: RE: DEV-23-099/100 Preliminary and Final Plat – Foxridge Acres 2nd

We have not received any complaints on this property and we are not aware of any septic systems currently installed on the property. If approved, lot 2 would not be compliant with the Zoning & Subdivision Regulations until a building permit for a house is issued. It currently has an accessory building on it.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Friday, July 7, 2023 5:17 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua

<jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Noll, Bill
<BNoll@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; McAfee, Joe

<JMcAfee@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>

Subject: RE: DEV-23-099/100 Preliminary and Final Plat - Foxridge Acres 2nd

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 4-lot subdivision at 00000 Woodend Road (197-35-0-00-001.04).

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, July 20, 2023.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at Aallison@LeavenworthCounty.org.

Thank you,

Amy Allison, AICP Deputy Director Planning & Zoning Leavenworth County 913.364.5757

MEMO

To: Amy Allison From: Chuck Magaha

Subject: Foxridge Acres 1st and 2nd Plat

Date: July 20, 2023

Amy, I have reviewed the preliminary plat of the Foxridge Acres, First and Second plats Subdivisions presented by The Robert E. Fox Trust. The subdivisions meet the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivisions is proposed, a fire hydrant need to be placed along the road right-a-way along Woodend Road in the middle of Lot 2 this would be for the First Plat. As for the Second plat the same applies for the waterline and fire hydrant. The Second Plat a fire hydrant placed between Lot 2 and Lot 3 along Woodend Road at the right-of-way.

I have no further recommendation for this subdivision.

If you have any questions please call me 684-0455.

Foxridge Acres plat 1 and plat 2

FOXRIDGE ACRES 2ND PLAT

A Minor Subdivision in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR: Robert E. Fox Trust 49 LANDSCAPE LN CAMDENTON, MO 65020 PID NO. 197-35-0-00-00-001.04

MOMPANY

15 North 5th Street, Leav., KS 66048

Ph. 913.651.3858 Fax 913.674.5381 Email - survey@teamcash.com

PID NO. 197-35...001.06

 - 1/2" Rebar Set with Cap No.1296 Tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., - 1/2" Rebar Found, unless otherwise noted. Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023, and more fully - Concrete Base around Point described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 88 \triangle - PK Nail Found in Place degrees 20'06" East for a distance of 213.86 feet along the South line of said Northeast Quarter to the TRUE () - Record / Deeded Distance POINT OF BEGINNING; thence North 01 degrees 39'54" West for a distance of 550.00 feet; thence North 88 U/E - Utility Easement degrees 20'06" East for a distance of 800.0 feet; thence South 01 degrees 39'54" East for a distance of 550.00 D/E - Drainage Easement feet to said South line; thence South 88 degrees 20'06" West for a distance of 800.00 feet along said South 200.00' ______ B.S.L. - Building Setback Line line to the point of beginning. ______ R/W - Permanent Dedicated Roadway Easement Together with and subject to covenants, easements, and restrictions of record. r-----BM - Benchmark Said property contains 10.1 acres, more or less, including road right of way. NS - Not Set this survey per agreement with client Error of Closure: 1 - 999999 A - Arc Distance R - Arc Radius B - Chord Bearing CERTIFICATION AND DEDICATION C - Chord Distance 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 //// - No Vehicle Entrance Access NS - Not Set this survey per agreement with client subdivision shall be known as: FOXRIDGE ACRES 2ND PLAT. 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 1) All proposed structures within this plat shall comply with the Leavenworth maintenance and upkeep of said Easements. County Zoning and Subdivision Regulations or zoning regulation jurisdiction. 2) An Engineered Waste Disposal System may be required due to poor soil conditions. Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no 3) Erosion and sediment control measures shall be used when designing and constructing building or portion thereof shall be built or constructed between this line and the street line. 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) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended. 6) No off-plat restrictions. We, the undersigned owners of FOXRIDGE ACRES 2ND PLAT, have set our hands this _ PID NO. 197-35...001.07 RR 2.5 - Rural Residential 2.5 LOT 4 Robert K. Fox, Trustee 2.525 Acres Robert E. Fox Trust dated November 13, 1989 2.525 Acres LOT 1 more or less 2.525 Acres more or less 2.525 Acres Incl. R/W 1) This survey does not show ownership. more or less Incl. R/W 2) All distances are calculated from measurements or measured this survey, more or less Incl. R/W Be it remembered that on this _____ day of ____ _ 2023, before me, a notary public in and for said unless otherwise noted. Incl. R/W County and State came Robert K. Fox, Trustee of the Robert E. Fox Trust dated November 13, 1989, to me 3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Error of Closure Calculations personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my 5) Basis of Bearing - KS SPC North Zone 1501 notary seal the day and year above written. 7) Proposed Lots for Residential Use. Existing use AG. NOTARY PUBLIC_ 8) Road Record - See Survey 9) Benchmark - NAVD88 My Commission Expires:__ Project Benchmark (BM) - CENTER COR Section 35 - Elev - 878' 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Doc # 2023R03055 APPROVALS 12) Utility Companies -We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of - Water - Rural Water 10 FOXRIDGE ACRES 2ND PLAT this _____ day of ____ - Electric - Evergy - Sewer - Septic - Gas - Propane / Natural Gas 13) Reference Lawyer's Title of Kansas Case Number 46288 updated June 20, 2023 Steven Rosenthal John Jacobson 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G dated July 16, 2015 15) Building Setback Lines as shown hereon or noted below COUNTY ENGINEER'S APPROVAL: - All side yard setbacks - 15' (Accessory - 15') The County Engineer's plat review is only for general conformance with the subdivision regulations as - All rear yard setbacks - 40' (Accessory - 15') adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the 16) Distances to and of structures, if any, are +- 1'. design, dimensions, elevations, and quantities. 17) Easements as per referenced Title Commitment are shown hereon, if any. 18) Fence Lines do not necessarily denote the boundary line for the property. DGW - D.G.White Surveys S-12 #49 1984, S-12 #30 1987 County Engineer - Mitch Pleak TBM - T.B.Melton Survey S-15 #73 2005 KH - K. Herring Survey 1977 JAH - J.A. Herring Survey Doc # 2023S018 COUNTY COMMISSION APPROVAL: We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of FOXRIDGE ACRES 2ND PLAT this _____ day of _____, 2023. L_____ L______ L______ County Clerk L_____ Vicky Kaaz Attest: Janet Klasinski ______ 1617.83' SE COR NE 1/4 Sec. 35-11-21 S 88°20'06" W 800.00' 213.86 S. Line NE 1/4 1/2" Rebar **WOODEND ROAD** BM POC 19X (Bk. C Pg. 176 - 40' R/W) SE COR NW 1/4 SW COR NE 1/4 LEAVENWORTH COUNTY Sec. 35-11-21 1/2" Rebar Cap 356 PID #197-35...012 REGISTER OF DEED CERTIFICATE: Filed for Record as Document No. _ _, 2023 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas, I hereby certify that 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 Register of Deeds - TerriLois G. Mashburn Boundary Surveys. No field verification is implied. This review is for survey information only. Job # K-23-1645 2ND eviewed 2023.07.25 No Comments June 17, 2023 Rev. 7-24-23 Daniel Baumchen, PS#1363 J.Herring, Inc. (dba) I hereby certify that this survey was made by me, or under my County Surveyor direct supervision, on the ground during the dates of May through June 2023 and this map or plat is correct to the best of my L&URVEYING NOT TO SCALE

Joseph A. Herring

PS # 1296

From: McAfee, Joe

Sent: Wednesday, July 26, 2023 11:18 AM **To:** Allison, Amy; Noll, Bill; 'Mitch Pleak'

Subject: RE: DEV-23-099/100 Foxridge Acres 2nd Review Comments

Amy,

The PP and FP have been reviewed. No further comments.

Please let me know of any questions.

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Wednesday, July 26, 2023 8:13 AM

To: Noll, Bill <BNoll@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; McAfee, Joe

<JMcAfee@leavenworthcounty.gov>

Subject: FW: DEV-23-099/100 Foxridge Acres 2nd Review Comments

From: Joe Herring herringsurveying@outlook.com

Sent: Monday, July 24, 2023 9:41 PM

To: Allison, Amy <AAllison@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: Re: DEV-23-099/100 Foxridge Acres 2nd Review Comments

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.

PZ comments PP -

Name is differentiated by the 1st Plat - 2nd Plat after Fox Ridge.... 911 does not use Plat Name so similar names should not cause any confusion, all is based off of street address (streets should not be too similar in this case).

Driveway across Lot 3 will only serve Lot 3 - Lot 2 will not have access - driveway is overgrown gravel and property owners can remove or fence across.

Public Works Comment (PRELIM AND FINAL) - "Utility power poles are located along the right-of-way. Please revisit existing utility easements with the title company and include the utility and applicable easement on the pre plat and final plat." - do not see any easements listed within title work -

Utility line is close to the R/W line and most likely intended on being within the R/W - 20' U/E dedicated this plat should cover this power line.

Prelim - "Differentiate with notes or line type areas of cultivated fields, pastures, and woodlands" - that is a drainage calculation concern.

County of Leavenworth State of Kansas NOTICE OF MEETING Notice is hereby given for the Leavenworth County Planning Commission to review an application (DEV-23-099/100) for a Preliminary Plat Acres of Foxridge 2nd Plat on the following described property: A tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas. Request submitted by Herring Surveying on behalf of Robert E. Fox Trust Address: 00000 Woodend Road Parcel 197-35-0-00-00-001.04 The MEETING will be held on Wednesday the 9th day of August, 2023 at 5:30 p.m., in the Meeting Room, located on the second floor of the Leavenworth County Walnut Courthouse, 300 Street, Leavenworth, Kansas. Further information is available, including the full legal description, for inspection during regular business hours in the Leavenworth County Planning & Zoning Department. We encourage public input. If you wish to provide comments in writing instead of in person, written comments must be received no later than noon Tuesday, August 8th. John Jacobson, Secretary Leavenworth County Plan-ning Commission Publish by August/01/2023 Published in the Leavenworth Times, August 1,

Leavenworth Times Affidavit of Publication

I, Tammy Lawson, of lawful age, being first duly sworn on oath, states, that she is a Legal Representative of the Times, a daily newspaper, printed and published in Leavenworth, Leavenworth County, Kansas, that said newspaper has been published for at least Fifty (50) Times a year and has been so published for at least five (5) years prior to the first publication of the attached Notice that said newspaper has a general paid circulation on a monthly and yearly basis in Leavenworth County, Kansas and is not a trade, religious or fraternal publication and has been printed and published in Leavenworth County, Kansas and has a general paid circulation in said County. The attached Notice was published on the following dates in a regular issue of said newspaper.

Publication was made on the 1st day of August, 2023.

WITNESS my hand this 2nd day of August, 2023.

Legal Representative

Subscribe and sworn before me, this A day of

Notary Public

My Commission Expires: _

REBECCA A. BROOM

Notary Public - State of Kansas

My Appt. Expires

Leavenworth County Request for Board Action Case No. DEV-23-075/076 Preliminary & Final Plat Rader Farms

Consent Agenda

Date: August 23, 2023

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: <u>John Jacobson, Reviewed</u>

Additional Reviews as needed:

| Budget Review ☐ Administrator Review ☐ Legal Review | \boxtimes |
|--|-------------|
| | |

Action Requested: The applicants are requesting a Preliminary and Final Plat for a two lot subdivision. Proposed Lot 1 is approximately 34 acres and Lot 2 is approximately 5 acres.

Analysis: The applicants are requesting approval of a two-lot subdivision for a parcel of land located at the 28288 167th Street. Proposed Lot 1 is located along the northern part of the property and will keep the house and accessory structures. A gas line extends diagonally through the property. Required setbacks have been included.

Proposed Lot 2 consists of the remaining south 5 acres. This property will access of Michals Road. The property meets the zoning district standards. This parcel is within 660 ft of the City of Leavenworth. The City will not require the properties to tap into their public sewer or water, so the Planning Commission supports a waiver from those requirements.

Exceptions: The Planning Commission voted 7-0 to approve an exception from Article 50, Section 40.3.i. - Lot-depth to lot width for Lot 1 on a finding that the criteria for an exception had been met.

Recommendation: The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-075/076, Preliminary and Final Plat for Rader Farms subject to conditions.

Alternatives:

- 1. Approve Case No. DEV-23-075/076, Preliminary and Final Plat for Rader Farms, with Findings of Fact, and with or without conditions; or
- 2. Deny Case No. DEV-23-075/076, Preliminary and Final Plat for Rader Farms, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-075/076, Preliminary and Final Plat for Rader Farms with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

Budgetary Impact:

| \boxtimes | 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

LEAVENWORTH COUNTY PLANNING COMMISSION

| STAFF REPORT | |
|--|--|
| CASE NO: DEV-23-075/076 Rader Farms | August 9, 2023 |
| REQUEST: Regular Agenda | STAFF REPRESENTATIVE: |
| ☐ Preliminary Plat ☐ Final Plat | AMY ALLISON |
| \(\text{Intermediate} \) | DEPUTY DIRECTOR |
| SUBJECT PROPERTY: 28288 167 TH STREET | APPLICANT/APPLICANT AGENT: |
| SOBJECT NOT ENTIL 20200 107 STREET | JOE HERRING |
| | HERRING SURVEYING |
| | PROPERTY OWNER: |
| | BRET & CLAUDIA JEFFRIES-RADER |
| | 28288 167 th STREET |
| | LEAVENWORTH KS 66048 |
| | CONCURRENT APPLICATIONS: |
| | NONE |
| | |
| | LAND USE |
| | ZONING: RR-2.5 |
| | FUTURE LAND USE DESIGNATION: |
| | MIXED RESIDENTIAL |
| LEGAL DESCRIPTION: | SUBDIVISION: N/A |
| A tract of land in the Northeast Quarter of Section 9, Township 9 South, Range | FLOODPLAIN: N/A |
| 22 East of the 6th P.M., in Leavenworth County Kansas. | |
| STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS | PROPERTY INFORMATION |
| ACTION OPTIONS: | PARCEL SIZE: |
| 1. Recommend approval of Case No. DEV-23-075/076, Preliminary & | 39 ACRES |
| Final Plat for Rader Farms, to the Board of County Commission, with or | PARCEL ID NO: |
| without conditions; or | 102-09-0-00-002.01 |
| 2. Recommend denial of Case No. DEV-23-075/076, Preliminary & Final | BUILDINGS: |
| Plat for Rader Farms, to the Board of County Commission for the | A SINGLE-FAMILY RESIDENCE, |
| following reasons; or | MULTIPLE PERMANENT AND NON- |
| 3. Continue the hearing to another date, time, and place. | PERMANENT ACCESSORY |
| | STRUCTURES |
| PROJECT SUMMARY: | ACCESS/STREET: |
| Request for preliminary and final plat approval to subdivide property located | MICHALS ROAD - COUNTY ARTERIAL, |
| at 28288 167 th Street as Lots 1 through 2 of Rader Farms. | PAVED $\pm 24'$; 167^{TH} STREET - COUNTY |
| | ARTERIAL, GRAVEL ± 17'; |
| Location Map: | UTILITIES |
| ZoneA | SEWER: PRIVATE SEPTIC SYSTEM |
| | FIRE: FIRE DISTRICT 1 |
| 100 | WATER: RWD 8 |
| | ELECTRIC: EVERGY |
| | NOTICE & REVIEW: |
| 202 | STAFF REVIEW: |
| 09 AREA OF MINIMAL FLOOD HAZARIZATION | 7/28/023 |
| | NEWSPAPER NOTIFICATION: |
| | 8/1/2023 |
| | NOTICE TO SURROUNDING |
| | PROPERTY OWNERS: |
| | N/A |
| No. of the second secon | |
| MICHAUS RD MICHAUS RD MICHAUS RD MICHAUS RD | |

| leavenwa | rth County Zoning and Subdivision Standards: Preliminary Review | Met | Not Met | |
|-----------|--|-----|---------|--|
| 5-40 | | | | |
| 35-40 | Preliminary Plat Content | ^ | | |
| 10-20 | Final Plat Content | X | | |
| 11-6 | Access Management | Х | | |
| 11-6.B.a- | Entrance Spacing | Х | | |
| · . | | | | |
| 41-6.C. | Public Road Access Management Standards | X | | |
| 13 | Cross Access Easements | N/A | | |
| 50-20 | Utility Requirements | Х | | |
| 50-30 | Other Requirements | Х | | |
| 50-40 | Minimum Design Standards | | Х | |
| | Lot 1 does not meet the lot depth to lot width requirement per Article 50, Section 40.3.i. | • | • | |
| 50-50 | Sensitive Land Development | N/A | | |
| 50-60. | Dedication of Reservation of Public Sites and Open Spaces | N/A | | |

STAFF COMMENTS:

The applicant is proposing to divide a 39-acre parcel into two lots. The Subdivision is classified as a Class A with all lots lying within the Urban Growth Area of Leavenworth, KS. The applicant has provided notification from the City that they will not require the subdivision to hook into City sewer or water. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system based on the emails provided to Staff (see condition 3). The property is zoned RR-2.5. Lot 1 is approximately 34 acres and has the minimum frontage required. Lot 1 will access off of 167th Street through an existing driveway. This property will keep the existing single-family residence and permanent accessory structures. A gas line does run through Lot 1 and the applicant has provided the required setback on either side of the gas line. The lot-depth to lot-with for Lot 1 exceeds to the 1:1 ratio requirement. The applicant has requested an exception. Lot 2 is approximately 5- acres and has the minimum frontage requirement. Lot 2 will access off of Michals Road and already has an existing entrance. If the exception is approved, Staff is generally in support.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.i. – Lot-depth to lot-width. The criteria for the acceptance of an exception is as follows:

- 1. That there are special circumstances or conditions affecting the property.
- 2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
- That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

Motion: The Planning Commission hereby (approves/denies) an exception from Article 50, Section 40.3.i. – Lot-Depth to Lot-Width for the Rader Farms subdivision, as submitted by the application, based on a finding that all three criteria for an exception has been met.

PROPOSED 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. A waiver for the use of private septic systems within this subdivision is granted with this approval.

- 4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
- 5. An exception from Article 50, Section 40.3.i. has been approved for Lot 1.
- 6. The developer must comply with the following memorandums:
 - a. Email Chuck Magaha, Emergency Management, dated June 9, 2023

ATTACHMENTS:

A: Application & Narrative

B: Zoning Maps

C: Memorandums

PRELIMINARY &

FINAL PLAT APPLICATION

Leavenworth County Planning and Zoning Department, 300 Walnut St., Suite 212

County Courthouse Leavenworth, Kansas 66048 913-684-0465



PID: 102-09 002.01 Office Use Only

Township:
Planning Commission Meeting Date:
Case No. 0EV-23- Date Received/Paid: 05.30.2023

Zoning District RR 2.5
Comprehensive Plan land use designation

| APPLICANTAGENT INFORMATION | OWNER INFORMATION | |
|-------------------------------------|---|--|
| NAME: Herring Surveying Company | NAME: Bret Rader and Claudia Jeffries-Rader | |
| MAILING ADDRESS: 315 N. 5th Street | MAILING ADDRESS 28288 167TH ST | |
| CITY/ST/ZIP: Leavenworth, KS 66048 | CITY/ST/ZIP_ Leavenworth KS 66048 | |
| PHONE: 913-651-3858 | PHONE: N/A | |
| EMAIL: herringsurveying@outlook.com | EMAILN/A | |

GENERAL INFORMATION

| Proposed Subdivision Name: | RADER FARM | |
|------------------------------|----------------|--|
| Address of Property:28288 10 | 57TH ST | |
| Urban Growth Management Are | a: Leavenworth | |

| | SUBDIVISION INFORMATION | |
|----------------------------|--|----------------------------|
| Gross Acreage: 39 AC | Number of Lots: 3 | Minimum Lot Size: 3 AC |
| Maximum Lot Size: 30 AC | Proposed Zoning: RR 2.5 | Density: N/A |
| Open Space Acreage: N/A | Water District: Leavenworth-RWD 8 (map) | Proposed Sewage: Septic |
| Fire District: District #1 | Electric Provider: Evergy | Natural Gas Provider: |
| Covenants: Yes No | Road Classification: Local - Collector - | Arterial - State - Federal |

Is any part of the site designated as Floodplain? ☐ Yes ☑ No if yes, what is the panel number:

I, the undersigned, am the 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 final plat approval as indicated above.

Signature: _____Joe Herring - digitally signed 5/26/23 ______ Date: 5-26-23

PRELIMINARY &

FINAL PLAT APPLICATION

High Prairie DQ 09 22 RWOB Leavenworth County Planning and Zoning Department, 300 Walnut St., Suite 212 County Courthouse Leavenworth, Kansas 66048

913-684-0465

| MM 450 39.7 | D | |
|------------------------------------|---------------------------------------|--------------------------|
| 30 | OZ Office Use Only | |
| PID: 102-09 | 002.01 | |
| Township: | | |
| Planning Commission Meeting Date |) : | |
| Case No. <u>()EV-23-</u> | e: Date Received/Paid | 1: 05.30.2023 |
| Zoning District RR 2.5 | | |
| Comprehensive Plan land use design | nation | |
| | | |
| | | |
| APPLICANT AGENT INFORMAT | ION OWNER INFORMA | TION |
| NAME: Herring Surveying Company | NAME: Bret Rader ar | d Claudia Jeffries-Rader |
| MAILING ADDRESS: 315 N. 5th Stre | eet MAILING ADDRESS | 28288 167TH ST |
| MAILING ADDICESS. | NABING ADDRESS | 20200 10711101 |
| CITY/ST/ZIP: Leavenworth, KS 6604 | 48CITY/ST/ZIP_Leavenv | vorth KS 66048 |
| | | |
| PHONE: 913-651-3858 | PHONE: N/A | |
| EMAIL: herringsurveying@outlook.co | om EMAIL N/A | |
| | | |
| | GENERAL INFORMATION | |
| | | |
| Proposed Subdivision Name: RADE | R FARM | |
| Address of Bronarty | | |
| Address of Property28288 1671H S1 | ſ | |
| Urban Growth Management Area: | Leavenworth | |
| | SUBDIVISION INFORMATION | |
| Gross Acreage: 39 AC | Number of Lots: 3 | Minimum Lot Size: 3 AC |
| Maximum Lot Size: 30 AC | Proposed Zoning: RR 2.5 | Density: N/A |
| Open Space Acreage: N/A | Water District: Leavenworth-RWD 8 (ma | Proposed Sewage: Septic |
| | | |

Natural Gas Provider: Fire District: District #1 Electric Provider: Evergy Road Classification: Local - Collector - Arterial - State - Federal Covenants:

Yes X No Is any part of the site designated as Floodplain? ☐ Yes 🔻 No if yes, what is the panel number:

I, the undersigned, am the 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 final plat approval as indicated above.

Joe Herring - digitally signed 5/26/23 Date: 5-26-23 Signature:

| AFFIDAVIT |
|--|
| Authorization of Contractors or Individuals to Act as Agents of a Landowner |
| COUNTY OF LEAVENWORTH |
| STATE OF KANSAS |
| We/I Bret A. Rader and Claudia D. Jeffies-Rader |
| Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - 29286 (27 54 Leavenuch, K) of and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief. |
| Authorized Agents (full name, address & telephone number) |
| Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858 |
| Signed and entered this 2/5+ day of March 2023 |
| Signed and entered this 2/5+ day of March, 2023 Bret Rader and Claudia Teffie skader Leavenus 1+4 to |
| Print Name, Address, Telephone |
| Male , Claudia D Jeffries-Rader. |
| Signature |
| STATE OF KANSAS)) SS |
| COUNTY OF LEAVENWORTH) |
| Be it remember that on this 21 day of March 2023 before me, a notary public in and for said County and State came Bret Rader Clauded Jeffred Rader personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written. |
| NOTARY PUBLIC Panche Darrow |
| My Commission Expires: 3-3-36 (seal) |
| |

From: Joe Herring herringsurveying@outlook.com

Sent: Thursday, June 22, 2023 12:58 PM **To:** Allison, Amy; PZ; Baumchen, Daniel

Subject: Re: DEV-23-075/076 Rader Farms Review Comments

Attachments: K-23-1687 Rader Farms PRELIM Rev 6-22-23.pdf; K-23-1687 Rader Farms FINAL Rev

6-22-23.pdf; K-23-1687 Rader Farms FINAL-Deed Report.txt

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Please see attached along with comments.

- East line total distance (additional distances on West side of line)
- Dimension for the BSL along 167th street is noted on the BSL

Exception -

Width to Depth on Lot 1.

- 1) Property is irregular flag shape road frontage to depth meets regulation but Lot extend to the North up steep terrain creates the need for this exception. Gas Transmission line divides lot diagonally
- 2) Yes it is terrain of ground which is undevelopable with a gas line.
- 3) The granting will not be detrimental to the public welfare or injurious to adjacent property.

Thank you - Joe Herring

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Wednesday, June 14, 2023 11:05 AM

To: 'Joe Herring' <herringsurveying@outlook.com>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: DEV-23-075/076 Rader Farms Review Comments

Good Morning Joe,

Attached are comments from the following:

- Surveying 6/6/2023
- Public Works 6/7/2023
- Planning & Zoning 6/12/2023
- Code Enforcement 6/6/2023

RADER FARMS

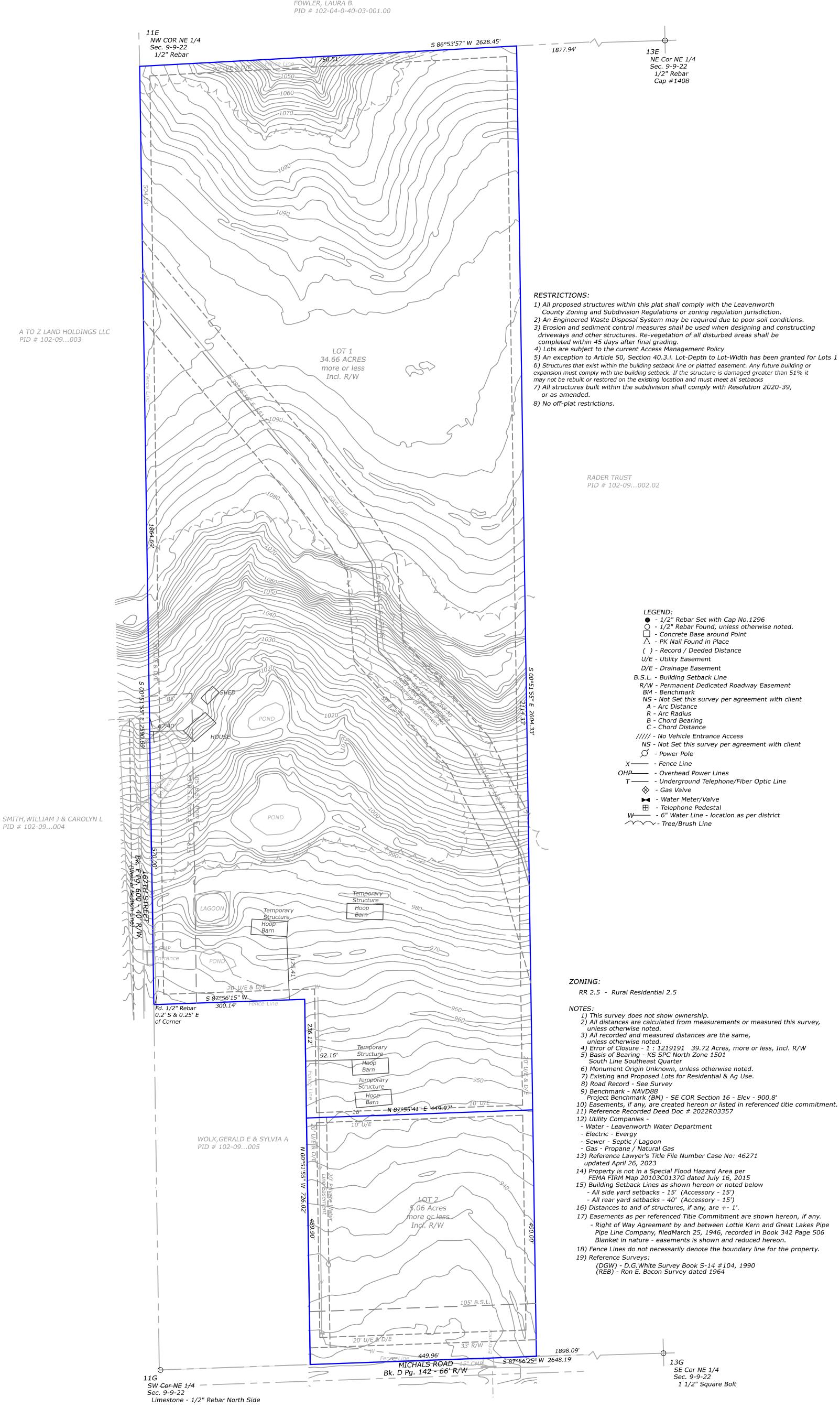
A Minor Subdivision in the Northeast Quarter of Section 9, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR: RADER, BRET A & CLAUDIA JEFFRIES 28288 167TH ST LEAVENWORTH, KS 66048 PID # 102-09-0-00-00-002.01

RECORD DESCRIPTION: A tract of land in the Northeast Quarter of Section 9, Township 9 South, Range 22 East of the 6th P.M., more fully described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 9, thence East 750 feet; thence South 2640 feet; thence West 450 feet; thence North 726 feet; thence West 300 feet; thence North 1914 feet to the point of beginning, in Leavenworth County, Kansas, less any part thereof taken or used for road purposes.

FOWLER, LAURA B.

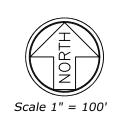


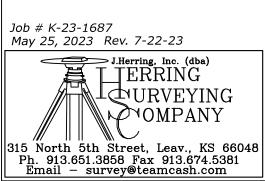
MENTZ, ZACHARY

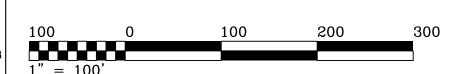
PID # 102-09...019

PIECHOWIAK, CHRISTINE L & PHILLIPS, W C & HELEN

PID # 102-09...017



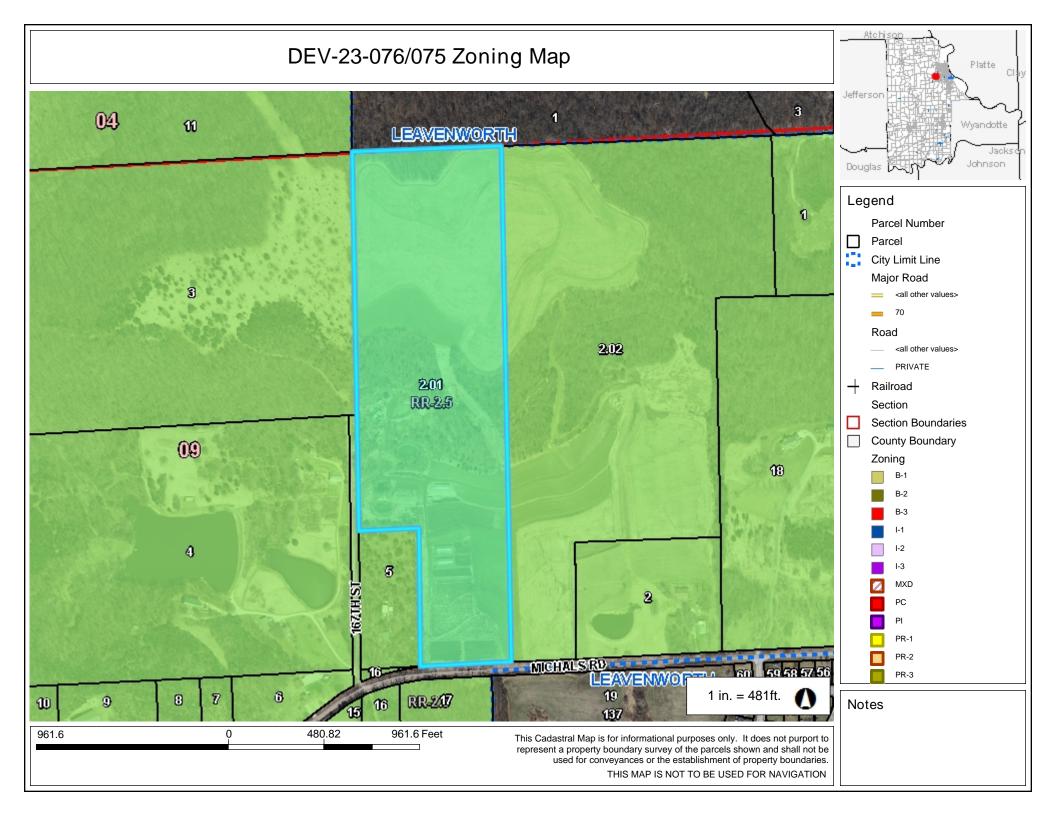




LEAVENWORTH COUNTY

NOT TO SCALE

RADER FARMS RECORD DESCRIPTION: A tract of land in the Northeast Quarter of Section 9, Township 9 South, Range 22 East of the 6th P.M., more fully described as A Minor Subdivision in the Northeast Quarter of Section 9, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas. follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 9, thence East 750 feet; thence South 2640 feet; thence West 450 feet; thence North 726 feet; thence West 300 feet; thence North 1914 feet to the point of beginning, in Leavenworth County, Kansas, less any part thereof taken or used for road purposes. FINAL PLAT PREPARED FOR: RADER, BRET A & CLAUDIA JEFFRIES FOWLER, LAURA B. 28288 167TH ST PID # 102-04-0-40-03-001.00 LEAVENWORTH, KS 66048 PID # 102-09-0-00-00-002.01 NW COR NE 1/4 S 86°53'57" W 2628.45' Sec. 9-9-22 1877.94' 13E 1/2" Rebar 750.51' (750' Deed) NE Cor NE 1/4 Sec. 9-9-22 1/2" Rebar Cap #1408 A TO Z LAND HOLDINGS LLC PID # 102-09...003 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: RADER FARMS. 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). **RESTRICTIONS:** 1) All proposed structures within this plat shall comply with the Leavenworth "Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and County Zoning and Subdivision Regulations or zoning regulation jurisdiction. maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, 2) An Engineered Waste Disposal System may be required due to poor soil conditions. and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and 3) Erosion and sediment control measures shall be used when designing and constructing future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage driveways and other structures. Re-vegetation of all disturbed areas shall be Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm completed within 45 days after final grading. drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots 4) Lots are subject to the current Access Management Policy LOT 1 whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said 5) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 1 34.66 ACRES 6) Structures that exist within the building setback line or platted easement. Any future building or more or less expansion must comply with the building setback. If the structure is damaged greater than 51% it Incl. R/W Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion may not be rebuilt or restored on the existing location and must meet all setbacks 7) All structures built within the subdivision shall comply with Resolution 2020-39, thereof shall be built or constructed between this line and the street line. or as amended. 8) No off-plat restrictions. IN TESTIMONY WHEREOF, We, the undersigned owners of RADER FARMS, have set our hands this _____ Bret A. Rader Claudia Jeffries-Rader RADER TRUST PID # 102-09...002.02 NOTARY CERTIFICATE: Be it remembered that on this ___ _ 2023, before me, a notary public in and for said County and State __ day of __ came Bret A. Rader and Claudia Jeffries-Rader, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written. NOTARY PUBLIC___ My Commission Expires: (seal) - 1/2" Rebar Set with Cap No.1296 ○ - 1/2" Rebar Found, unless otherwise noted. - Concrete Base around Point \triangle - 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 NS - Not Set this survey per agreement with client A - Arc Distance R - Arc Radius B - Chord Bearing C - Chord Distance //// - No Vehicle Entrance Access NS - Not Set this survey per agreement with client SMITH, WILLIAM J & CAROLYN L PID # 102-09...004 20' U/E & D/E _____ **APPROVALS** RR 2.5 - Rural Residential 2.5 S 87°56'15" W We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of RADER Fd. 1/2" Rebar 300.14' (300' Deed) FARMS this ___ ____ day of ___ of Corner 1) This survey does not show ownership. No Cap 2) All distances are calculated from measurements or measured this survey, unless otherwise noted. Chairman Secretary 3) All recorded and measured distances are the same, John Jacobson Marcus Majure unless otherwise noted. 4) Error of Closure - 1: 1219191 39.72 Acres, more or less, Incl. R/W 5) Basis of Bearing - KS SPC North Zone 1501 6) Monument Origin Unknown, unless otherwise noted. COUNTY ENGINEER'S APPROVAL: 7) Existing and Proposed Lots for Residential & Ag Use. The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by 8) Road Record - See Survey Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, 9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR Section 16 - Elev - 900.8' elevations, and quantities. 10) Easements, if any, are created hereon or listed in referenced title commitment. — — −N 87°55'41" E 449.96'- — 11) Reference Recorded Deed Doc # 2022R03357 12) Utility Companies -- Water - Leavenworth Water Department County Engineer - Mitch Pleak - Electric - Evergy WOLK,GERALD E & SYLVIA A - Sewer - Septic / Lagoon PID # 102-09...005 COUNTY COMMISSION APPROVAL: - Gas - Propane / Natural Gas We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of RADER FARMS this 13) Reference Lawyer's Title File Number Case No: 46271 updated April 26, 2023 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0137G dated July 16, 2015 15) Building Setback Lines as shown hereon or noted below - All side yard setbacks - 15' (Accessory - 15') Chairman County Clerk LOT 2 - All rear yard setbacks - 40' (Accessory - 15') Vicky Kaaz Attest: Janet Klasinski 5.06 Acres 16) Distances to and of structures, if any, are +- 1'. 17) Easements as per referenced Title Commitment are shown hereon, if any. more or less - Right of Way Agreement by and between Lottie Kern and Great Lakes Pipe Incl. R/W Pipe Line Company, filedMarch 25, 1946, recorded in Book 342 Page 506 Blanket in nature - easements is shown and reduced hereon. 18) Fence Lines do not necessarily denote the boundary line for the property. 19) Reference Surveys: (DGW) - D.G.White Survey Book S-14 #104, 1990 (REB) - Ron E. Bacon Survey dated 1964 REGISTER OF DEED CERTIFICATE: 1898.09' Filed for Record as Document No. _ on this ___ W 2648.19' 13G _, 2023 at o'clock M in the Office of the Register of 449.96' (450' Deed) SE Cor NE 1/4 MICHALS ROAD Deeds of Leavenworth County, Kansas, Sec. 9-9-22 Bk. D Pg. 142 - 66' R/W 11G 1 1/2" Square Bolt Sec. 9-9-22 Limestone - 1/2" Rebar North Side Register of Deeds - TerriLois G. Mashburn MENTZ, ZACHARY PIECHOWIAK, CHRISTINE L & PHILLIPS, W C & HELEN PID # 102-09...019 PID # 102-09...017 I hereby certify that this survey plat meets the LEAVENWORTH COUNTY requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only. Daniel Baumchen, PS#1363 County Surveyor Scale 1" = 100' Job # K-23-1687 May 25, 2023 Rev. 7-22-23 LS - 1296 I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of April through May 2023 and this map or plat is correct to the best of my **URVEYING ⊅**™OMPANY 315 North 5th Street, Leav., KS 66048 Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com Joseph A. Herring NOT TO SCALE PS # 1296



From: Joe Herring herringsurveying@outlook.com

Sent: Friday, July 28, 2023 8:38 AM

To: Allison, Amy; PZ

Subject: Fwd: Brett Rader Property

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.

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

Get Outlook for Android

From: Brian Faust <bri> sent: Friday, July 28, 2023 8:18:08 AM

To: Joe Herring herringsurveying@outlook.com; Michelle Baragary mbaragary@firstcity.org; Julie Hurley

<jhurley@firstcity.org>

Subject: RE: Brett Rader Property

Joe,

The city requires a property to connect to the public sanitary sewer if it is available within 500' of the primary structure. As the proposed home is both in the county and over 500' from an existing public sanitary sewer, they will not have to connect to the city's sanitary sewer system.

Brian D. Faust, PE Public Works Director City of Leavenworth 100 N. 5th Street Leavenworth, KS 66048

From: Joe Herring [mailto:herringsurveying@outlook.com]

Sent: Thursday, July 27, 2023 6:16 PM

To: Brian Faust <bri>shrian.faust@firstcity.org>; Michelle Baragary <mbaragary@firstcity.org>; Julie Hurley

<jhurley@firstcity.org>

Subject: Re: Brett Rader Property

Still needing that letter from City that they do not have to connect to City sewer for a single 5 acre tract. Our deadline is tomorrow so this project does not get tabled for another month. Can email me directly please.

Thank you - Joe Herring

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

From: Joe Herring < herringsurveying@outlook.com >

Sent: Thursday, July 20, 2023 9:23 PM

To: Brian Faust < brian.faust@firstcity.org; Michelle Baragary < mbaragary@firstcity.org; Julie Hurley

<jhurley@firstcity.org>

Subject: Re: Brett Rader Property

Can I get a letter stating that this project does not have to tie into City Sanitary Sewer please. County is needing so this can move forward.

Previous map shows that ground is 485 feet from manhole - all structures - due to setbacks will be over 500 feet. Property is in the County.

Thank you - Joe Herring

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

From: Joe Herring < herringsurveying@outlook.com >

Sent: Thursday, July 6, 2023 5:06 PM **To:** Brian Faust < brian.faust@firstcity.org >

Subject: Re: Brett Rader Property

scaled is 485 - with setbacks any house would be over 500 feet away. Just in case that helps the discussion.

Thank you - Joe Herring

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

From: Brian Faust < brian.faust@firstcity.org >

Sent: Thursday, July 6, 2023 4:43 PM

To: Joe Herring herringsurveying@outlook.com

Subject: RE: Brett Rader Property

Joe,

Per city code, the actual dimension is 500' (not 300') – see below. I'm working with Julie to see if there is something that allows the city to compel an abutting property from the county to connect.

Will let you know.

Sanitary sewers. Where a serviceable public sanitary sewer line with sufficient capacity is within 500 feet the applicant shall connect or provide for the connection with such sanitary sewer, and shall provide within the subdivision the sanitary sewer system required to make the sewer accessible to each lot in the subdivision. Sewer system plans, after being approved by the director of public works shall be submitted to the state board of health for final approval, and construction shall be performed by a qualified contractor, with final approval by the director of public works. Where sanitary sewers are not available, other facilities, as approved by the state board of health, must be provided for the adequate disposal of sanitary wastes.

From: Joe Herring [mailto:herringsurveying@outlook.com]

Sent: Thursday, July 6, 2023 4:11 PM **To:** Brian Faust brian.faust@firstcity.org

Subject: Brett Rader Property

Can you please send me an email or letter stating that Brett Rader Property (Michals Road) is over 300 feet from the nearest manhole, as well as not being in the City Limits of Leavenworth, and is not required to hook up onto the City of Leavenworth Sanitary Sewer.

I have attached an image showing the distance to the nearest manhole at 485 feet. Also attached the division of property that Brett is attempting to get passed by the County.

Thank you - Joe Herring

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

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From: Joe Herring herringsurveying@outlook.com

Sent: Friday, July 28, 2023 8:39 AM

To: PZ

Subject: Fwd: Rader Farms Development

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Please see statement from water

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone Get Outlook for Android

From: Joel Mahnken < JMahnken@lvnwater.org>

Sent: Monday, June 26, 2023 2:49:23 PM

To: Joe Herring herringsurveying@outlook.com

Subject: Re: Rader Farms Development

Joe,

Unfortunately, this property is adjacent to a 2 ½ inch PVC water line that will not support additional customers. Unless the Developer is willing to extend the 8-inch main from where it now is on Michaels Road, about 1,300 feet to where the two lots are, we cannot add any additional customers. Sorry.

Joel

Joel Mahnken, P.E.* General Manager Leavenworth Waterworks 601 Cherokee Leavenworth KS 66048 913-682-1513

*Licensed in KS, MO, and OK

From: Joe Herring herringsurveying@outlook.com

Sent: Monday, June 26, 2023 1:04 PM

To: Joel Mahnken < JMahnken@lvnwater.org > **Subject:** Re: Rader Farms Development

See clipped comment from the county with their request.

Thank you - Joe Herring

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

From: Joe Herring

Sent: Monday, June 26, 2023 12:50 PM

To: JMahnken@lvnwater.org <JMahnken@lvnwater.org>

Subject: Rader Farms Development

Joel,

Please see the attached proposed Subdivision Plat.

RADER FARMS

Michals Road - this project is located in the County but on the City Limits. House is serviced by Leavenworth Water and need a statement/email from you to the County stating that you will also service the 2 proposed lots.

Can reply to me and also copy pz@leavenworthcounty.gov

Thank you - Joe Herring

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

Allison, Amy

From: Anderson, Kyle

Sent: Tuesday, June 6, 2023 8:21 AM

To: Allison, Amy

Subject: RE: RE: DEV-23-075/076 Preliminary and Final Plat – Rader Farms

We have not received any complaints on this property. The lagoon appears to remain on the same property as the home it services after the division. Looking at aerial images it appears there is possibly a lot of trash, junk, and/or debris around the house. We have not received complaints but there appears to be a lot of "stuff" on the ground.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

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From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Thursday, June 1, 2023 4:38 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'firedistrict1@fd1lvco.org' <firedistrict1@fd1lvco.org>; 'DesignGroupLeavenworth@evergy.com' <DesignGroupLeavenworth@evergy.com>; 'Rural Water' <rwd8lv@gmail.com>; 'jhurley@firstcity.org' <jhurley@firstcity.org>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: RE: DEV-23-075/076 Preliminary and Final Plat – Rader Farms

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 3-lot subdivision at 28288 167th Street.

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 Wednesday, June 14, 2023.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at Aallison@LeavenworthCounty.org.

Thank you,

Amy Allison, AICP Deputy Director Planning & Zoning Leavenworth County 913.364.5757

Allison, Amy

From: Michael Stackhouse <mstackhouse@fd1lvco.org>

Sent: Wednesday, June 7, 2023 10:03 AM

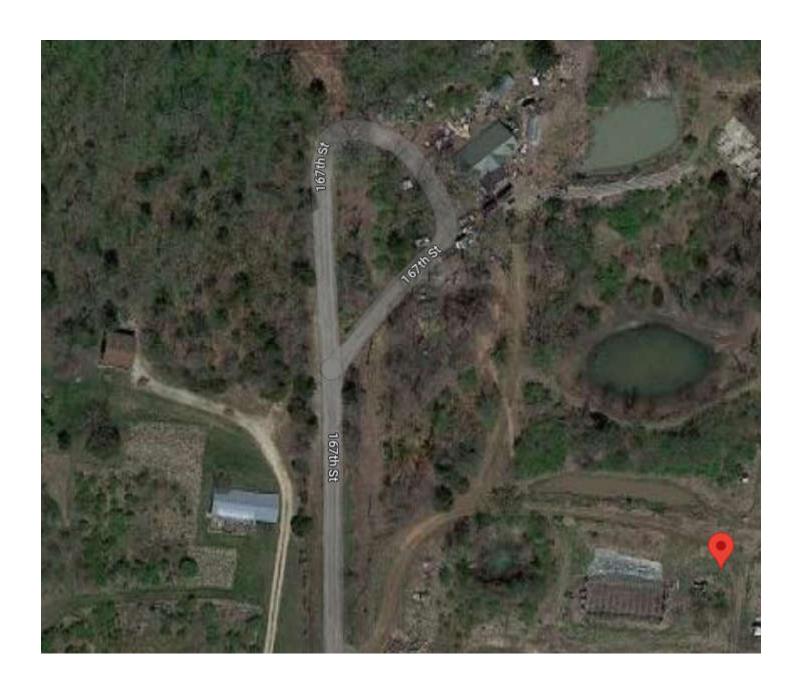
To: Allison, Amy

Subject: RE: DEV-23-075/076 Preliminary and Final Plat – Rader Farms

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Ms. Allison,

I have no issues with these plans. On a separate note, can someone please confirm whether 167th street has a complete loop at the end as suggested by Google map or if 167th street ends as indicated by the county map? We recently had a fire at this residence and congestion of emergency vehicles happened up and down this road. It would be helpful if this information was on final plats for review. I see the easements, but looking at the information I am unsure where driveways and turnarounds will be. Thank you.





B/R,

Michael L. Stackhouse Fire Chief Fire District No. 1, County of Leavenworth 111 E. Kansas Avenue Lansing, KS. 66043

Office: 913-727-5844 Cell: 913-683-3223



From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Thursday, June 1, 2023 4:38 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Michael Stackhouse

<mstackhouse@fd1lvco.org>; 'DesignGroupLeavenworth@evergy.com' <DesignGroupLeavenworth@evergy.com>;

'Rural Water' <rwd8lv@gmail.com>; 'jhurley@firstcity.org' <jhurley@firstcity.org>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: RE: DEV-23-075/076 Preliminary and Final Plat – Rader Farms

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 3-lot subdivision at 28288 167th Street.

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If you have any questions or need additional information, please contact me at (913) 684-0465 or at <u>Aallison@LeavenworthCounty.org</u>.

Thank you,

Amy Allison, AICP Deputy Director Planning & Zoning Leavenworth County 913.364.5757

Disclaimer

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MEMO

To: Amy Allison
From: Chuck Magaha

Subject: Rader Farms Subdivision

Date: June 9, 2023

Amy, I have reviewed the preliminary plat of the Rader Farms Subdivision presented by Bret and Claudia Rader. 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 a fire hydrant placed along the right-a-away at the corner of 167th and Michael's Road this will meet the requirements for this subdivision.

I have no further recommendation for this subdivision.

If you have any questions please call me 684-0455.

Rader Farms 2023

06-26-2023 OLSSON REVIEW NO FURTHER COMMENT

Rader Farms

Leavenworth County Kansas

Drainage Report

May 9, 2023

Revised June 15, 2023



RADER FARMS A Minor Subdivision in the Northeast Quarter of Section 9, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas. FINAL PLAT PREPARED FOR: RADER, BRET A & CLAUDIA JEFFRIES 28288 167TH ST LEAVENWORTH, KS 66048 PID # 102-09-0-00-00-002.01 CERTIFICATION AND DEDICATION Easement" (U/E).

A TO Z LAND HOLDINGS LLC PID # 102-09...003 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: RADER FARMS. 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 "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 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 RADER FARMS, have set our hands this ______ Bret A. Rader Claudia Jeffries-Rader NOTARY CERTIFICATE: Be it remembered that on this _ 2023, before me, a notary public in and for said County and State __ day of __ came Bret A. Rader and Claudia Jeffries-Rader, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written. My Commission Expires:_____ (seal) SMITH, WILLIAM J & CAROLYN L PID # 102-09...004 ____ day of __ Chairman Secretary Steven Rosenthal COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities. County Engineer - Mitch Pleak COUNTY COMMISSION APPROVAL: We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of RADER FARMS this Chairman County Clerk Vicky Kaaz Attest: Janet Klasinski

APPROVALS We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of RADER FARMS this ___ John Jacobson REGISTER OF DEED CERTIFICATE: Filed for Record as Document No. on this __ o'clock __M in the Office of the Register of _, 2023 at __ Deeds of Leavenworth County, Kansas,

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only. Daniel Baumchen, PS#1363

Register of Deeds - TerriLois G. Mashburn

♥URVEYING **⊅**™OMPANY 315 North 5th Street, Leav., KS 66048 Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com

Scale 1" = 100'

May 25, 2023 Rev. 6-26-23

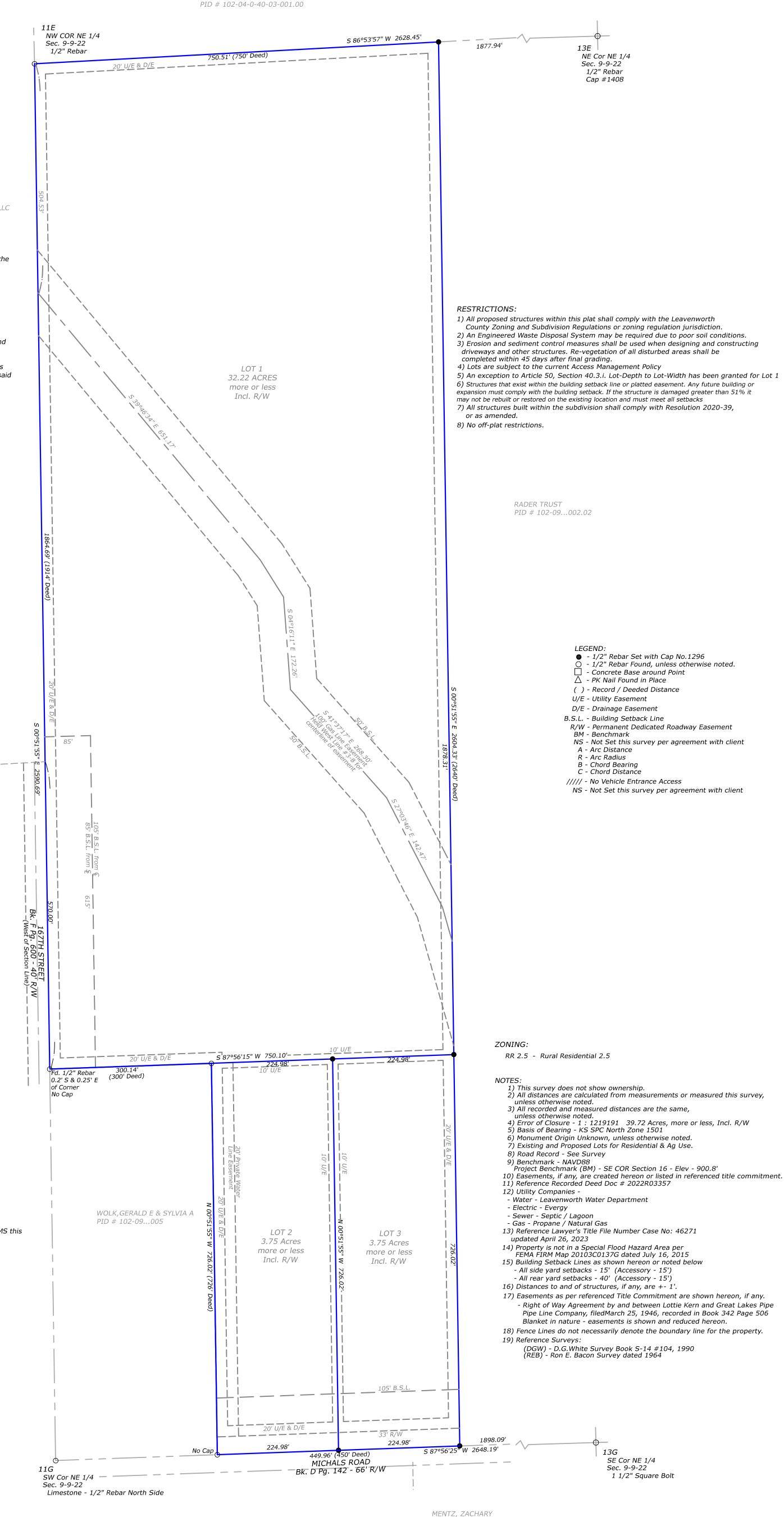
Job # K-23-1687



County Surveyor

A tract of land in the Northeast Quarter of Section 9, Township 9 South, Range 22 East of the 6th P.M., more fully described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 9, thence East 750 feet; thence South 2640 feet; thence West 450 feet; thence North 726 feet; thence West 300 feet; thence North 1914 feet to the point of beginning, in Leavenworth County, Kansas, less any part thereof taken or used for road purposes.

FOWLER, LAURA B.



PIECHOWIAK, CHRISTINE L & PHILLIPS, W C & HELEN PID # 102-09...017



NOT TO SCALE

PID # 102-09...019



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of April through May 2023 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring PS # 1296

RADER FARMS

A Minor Subdivision in the Northeast Quarter of Section 9, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

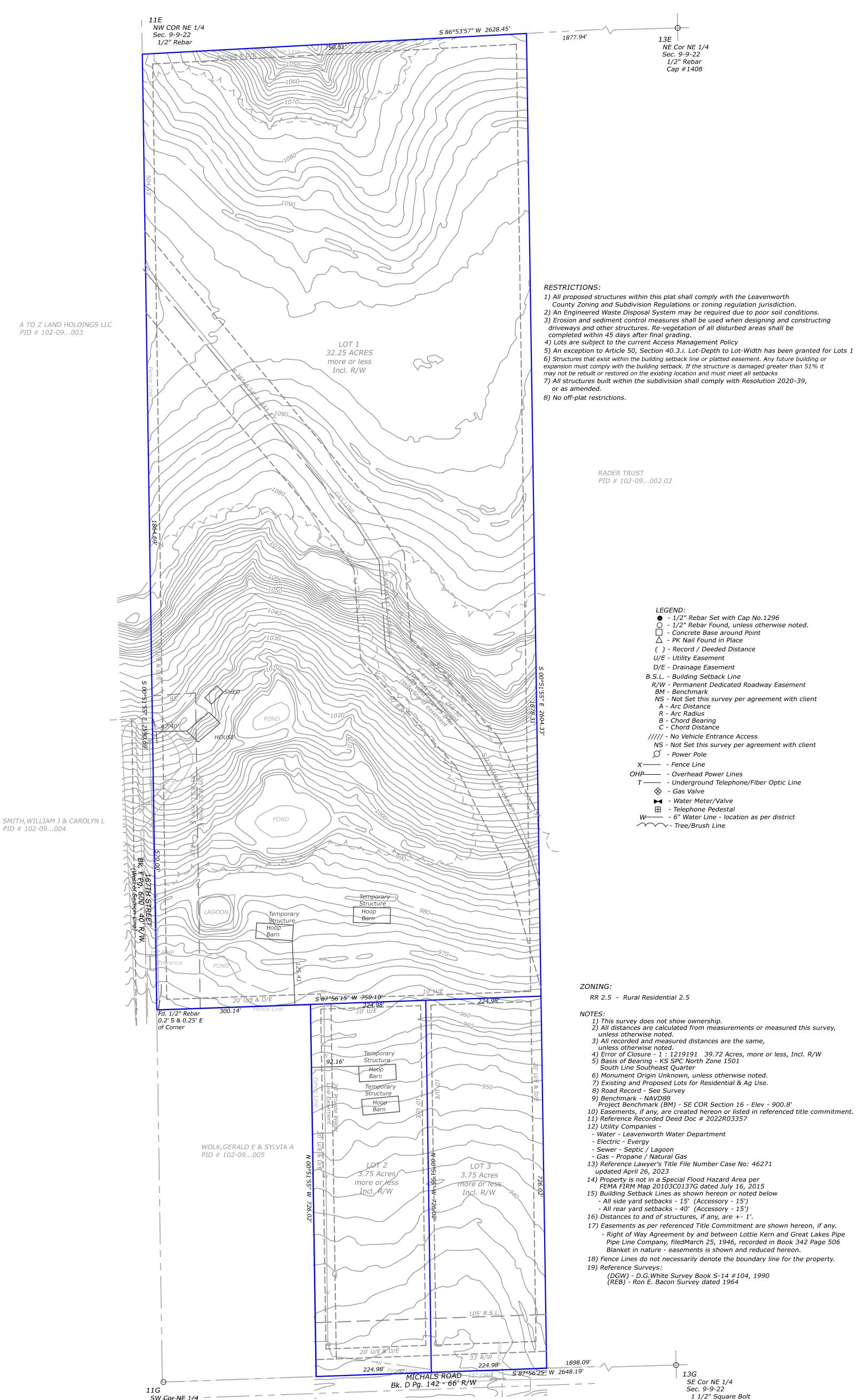
PREPARED FOR:

RADER,BRET A & CLAUDIA JEFFRIES
28288 167TH ST
LEAVENWORTH, KS 66048
PID # 102-09-0-00-002.01

RECORD DESCRIPTION:
A tract of land in the Northeast Quarter of Section 9, Township 9 South, Range 22 East of the 6th P.M., more fully described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 9, thence East 750 feet; thence South 2640 feet; thence West 450 feet; thence North 726 feet; thence West 300 feet; thence North 1914 feet to the point of beginning, in Leavenworth County, Kansas, less any part thereof taken or used for road purposes.

06-29-2023 OLSSON REVIEW NO Further Comment

FOWLER, LAURA B. PID # 102-04-0-40-03-001.00



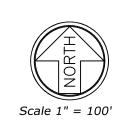


PIECHOWIAK,CHRISTINE L & PHILLIPS,W C & HELEN PID # 102-09...017

SW Cor NE 1/4 Sec. 9-9-22

Limestone - 1/2" Rebar North Side

MENTZ, ZACHARY PID # 102-09...019



Job # K-23-1687
May 25, 2023 Rev. 6-26-23

J.Herring, Inc. (dba)
ERRING
URVEYING
OMPANY

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



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of April through May 2023 and this map or plat is correct to the best of my knowledge.

RADER FARMS RECORD DESCRIPTION: A tract of land in the Northeast Quarter of Section 9, Township 9 South, Range 22 East of the 6th P.M., more fully described as A Minor Subdivision in the Northeast Quarter of Section 9, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas. follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 9, thence East 750 feet; thence South 2640 feet; thence West 450 feet; thence North 726 feet; thence West 300 feet; thence North 1914 feet to the point of beginning, in Leavenworth County, Kansas, less any part thereof taken or used for road purposes. FINAL PLAT PREPARED FOR: RADER, BRET A & CLAUDIA JEFFRIES FOWLER, LAURA B. 28288 167TH ST PID # 102-04-0-40-03-001.00 LEAVENWORTH, KS 66048 PID # 102-09-0-00-00-002.01 NW COR NE 1/4 S 86°53'57" W 2628.45' Sec. 9-9-22 1877.94' 13E 1/2" Rebar 750.51' (750' Deed) NE Cor NE 1/4 Sec. 9-9-22 1/2" Rebar Cap #1408 A TO Z LAND HOLDINGS LLC PID # 102-09...003 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: RADER FARMS. 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). **RESTRICTIONS:** 1) All proposed structures within this plat shall comply with the Leavenworth "Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and County Zoning and Subdivision Regulations or zoning regulation jurisdiction. maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, 2) An Engineered Waste Disposal System may be required due to poor soil conditions. and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and 3) Erosion and sediment control measures shall be used when designing and constructing future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage driveways and other structures. Re-vegetation of all disturbed areas shall be Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm completed within 45 days after final grading. drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots 4) Lots are subject to the current Access Management Policy LOT 1 whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said 5) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 1 34.66 ACRES 6) Structures that exist within the building setback line or platted easement. Any future building or more or less expansion must comply with the building setback. If the structure is damaged greater than 51% it Incl. R/W Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion may not be rebuilt or restored on the existing location and must meet all setbacks 7) All structures built within the subdivision shall comply with Resolution 2020-39, thereof shall be built or constructed between this line and the street line. or as amended. 8) No off-plat restrictions. IN TESTIMONY WHEREOF, We, the undersigned owners of RADER FARMS, have set our hands this _____ Bret A. Rader Claudia Jeffries-Rader RADER TRUST PID # 102-09...002.02 NOTARY CERTIFICATE: Be it remembered that on this ___ _ 2023, before me, a notary public in and for said County and State __ day of __ came Bret A. Rader and Claudia Jeffries-Rader, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written. NOTARY PUBLIC___ My Commission Expires: (seal) - 1/2" Rebar Set with Cap No.1296 ○ - 1/2" Rebar Found, unless otherwise noted. - Concrete Base around Point \triangle - 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 NS - Not Set this survey per agreement with client A - Arc Distance R - Arc Radius B - Chord Bearing C - Chord Distance //// - No Vehicle Entrance Access NS - Not Set this survey per agreement with client SMITH, WILLIAM J & CAROLYN L PID # 102-09...004 20' U/E & D/E _____ **APPROVALS** RR 2.5 - Rural Residential 2.5 S 87°56'15" W We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of RADER Fd. 1/2" Rebar 300.14' (300' Deed) FARMS this ___ ____ day of ___ of Corner 1) This survey does not show ownership. No Cap 2) All distances are calculated from measurements or measured this survey, unless otherwise noted. Chairman Secretary 3) All recorded and measured distances are the same, John Jacobson Marcus Majure unless otherwise noted. 4) Error of Closure - 1: 1219191 39.72 Acres, more or less, Incl. R/W 5) Basis of Bearing - KS SPC North Zone 1501 6) Monument Origin Unknown, unless otherwise noted. COUNTY ENGINEER'S APPROVAL: 7) Existing and Proposed Lots for Residential & Ag Use. The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by 8) Road Record - See Survey Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, 9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR Section 16 - Elev - 900.8' elevations, and quantities. 10) Easements, if any, are created hereon or listed in referenced title commitment. — — —N 87°55'41" E 449.96'— — 11) Reference Recorded Deed Doc # 2022R03357 12) Utility Companies -- Water - Leavenworth Water Department County Engineer - Mitch Pleak - Electric - Evergy WOLK,GERALD E & SYLVIA A - Sewer - Septic / Lagoon PID # 102-09...005 COUNTY COMMISSION APPROVAL: - Gas - Propane / Natural Gas We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of RADER FARMS this 13) Reference Lawyer's Title File Number Case No: 46271 updated April 26, 2023 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0137G dated July 16, 2015 15) Building Setback Lines as shown hereon or noted below - All side yard setbacks - 15' (Accessory - 15') Chairman County Clerk LOT 2 - All rear yard setbacks - 40' (Accessory - 15') Attest: Janet Klasinski Vicky Kaaz 5.06 Acres 16) Distances to and of structures, if any, are +- 1'. 17) Easements as per referenced Title Commitment are shown hereon, if any. more or less - Right of Way Agreement by and between Lottie Kern and Great Lakes Pipe Incl. R/W Pipe Line Company, filedMarch 25, 1946, recorded in Book 342 Page 506 Blanket in nature - easements is shown and reduced hereon. 18) Fence Lines do not necessarily denote the boundary line for the property. 19) Reference Surveys: (DGW) - D.G.White Survey Book S-14 #104, 1990 (REB) - Ron E. Bacon Survey dated 1964 REGISTER OF DEED CERTIFICATE: 1898.09' Filed for Record as Document No. _ on this ___ W 2648.19' 13G _, 2023 at o'clock M in the Office of the Register of 449.96' (450' Deed) SE Cor NE 1/4 MICHALS ROAD Deeds of Leavenworth County, Kansas, Sec. 9-9-22 Bk. D Pg. 142 - 66' R/W 11G 1 1/2" Square Bolt Sec. 9-9-22 Limestone - 1/2" Rebar North Side Register of Deeds - TerriLois G. Mashburn MENTZ, ZACHARY PIECHOWIAK, CHRISTINE L & PHILLIPS, W C & HELEN PID # 102-09...019 PID # 102-09...017 I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this LEAVENWORTH COUNTY survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only. Reviewed 2023.07.24 No Comments Daniel Baumchen, PS#1363 County Surveyor Scale 1" = 100' Job # K-23-1687 May 25, 2023 Rev. 7-22-23 LS - 1296 I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of April through May 2023 and this map or plat is correct to the best of my - CURVEYING **⊅**™OMPANY 315 North 5th Street, Leav., KS 66048 Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com Joseph A. Herring NOT TO SCALE PS # 1296

County of Leavenworth State of Kansas NOTICE OF MEETING Notice is hereby given for the Leavenworth County Planning Commission to review an application (DEV-23-075/076) for a Preliminary Plat Rader Farms on the following described property: A tract of land in the Northeast Quarter of Section 9, Township 9 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

Request submitted by Herring Surveying on behalf of Bret & Claudia Rader

Address: 28288 16th Street Parcel ID number: number: 102-09-0-00-00-002.01 The MEETING will be held on Wednesday the 9th day of August, 2023 at 5:30 p.m., in the Meeting Room, located on the second floor of the Leavenworth County Walnut Courthouse, 300 Street, Leavenworth, Kansas Further information is sas. Further information is available, including the full legal description, for inspection during regular business hours in the Leavenworth County Planning & Zoning Department. We encourage public input. If you wish to provide comments in writing instead of in person, written com-ments must be received no later than noon Tuesday, August 8th. John Jacobson, Secretary Leavenworth County Planning Commission Publish by 8/1/2023 Published in the Leavenworth Times, August 1,

2023.

Leavenworth Times Affidavit of Publication

I, Tammy Lawson, of lawful age, being first duly sworn on oath, states, that she is a Legal Representative of the Times, a daily newspaper, printed and published in Leavenworth, Leavenworth County, Kansas, that said newspaper has been published for at least Fifty (50) Times a year and has been so published for at least five (5) years prior to the first publication of the attached Notice that said newspaper has a general paid circulation on a monthly and yearly basis in Leavenworth County, Kansas and is not a trade, religious or fraternal publication and has been printed and published in Leavenworth County, Kansas and has a general paid circulation in said County. The attached Notice was published on the following dates in a regular issue of said newspaper.

Publication was made on the 1st day of August, 2023.

WITNESS my hand this 2nd day of August, 2023.

Legal Representative

Subscribe and sworn before me, this 3 day of August, 2033.

Lug, 2033.

Notary Public
My Commission Expires:

A REBECCA A. BROOM Notary Public - State of Kansas My Appt. Expires (タート) ステ

Leavenworth County Request for Board Action Case No. DEV-23-077/078 Preliminary & Final Plat Atwood Acres

Consent Agenda

Date: August 23, 2023

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: <u>John Jacobson, Reviewed</u>

Additional Reviews as needed:

| Budget Review | Administrator | Review 🖂 | Legal | Review | \times |
|----------------------|---------------|----------|-------|--------|----------|
| | | | | | |

Action Requested: The applicants are requesting a Preliminary and Final Plat for a two lot subdivision. Proposed Lot 1 is approximately 7.56 acres and Lot 2 is approximately 2.5 acres.

Analysis: The applicants are requesting approval of a two-lot subdivision for a parcel of land located at 18275 182nd Street. Proposed Lot 1 will include the north and western sections of the property. A decommissioned lagoon is located on Lot 1. Access will be off of 182nd Street.

Proposed Lot 2 consists of the remaining 2.5 acres and will keep the house and accessory structures. Lot 2 has two existing driveways which one is proposed to be removed to comply with the Access Management policy and allow for another entrance to be created for Lot 1.

Exceptions: The Planning Commission voted 7-0 to approve an exception from Article 50, Section 40.3.i. - Lot-depth to lot width for Lot 1 on a finding that the criteria for an exception had been met.

Recommendation: The Planning Commission voted 7-0 to recommend approval of Case No.DEV-23-077/078, Preliminary and Final Plat for Atwood Acres subject to conditions.

Alternatives:

- 1. Approve Case No. DEV-23-077/078, Preliminary and Final Plat for Atwood Acres, with Findings of Fact, and with or without conditions; or
- 2. Deny Case No. DEV-23-077/078, Preliminary and Final Plat for Atwood Acres, with Findings of Fact; or
- 3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-23-077/078, Preliminary and Final Plat for Atwood Acres, with Findings of Fact; or
- 4. Remand the case back to the Planning Commission.

Budgetary Impact:

| \boxtimes | 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

LEAVENWORTH COUNTY PLANNING COMMISSION

STAFF REPORT

CASE NO: DEV-23-077/078 Atwood Acres

REQUEST: Regular Agenda

□ Preliminary Plat □ Final Plat

SUBJECT PROPERTY: 18275 182nd Street



LEGAL DESCRIPTION:

A tract of land in the Southeast Quarter of Section 7, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

ACTION OPTIONS:

- 1. Recommend approval of Case No. DEV-23-077/078, Preliminary & Final Plat for Atwood Acres, to the Board of County Commission, with or without conditions; or
- 2. Recommend denial of Case No. DEV-23-077/078, Preliminary & Final Plat for Atwood Acres, to the Board of County Commission for the following reasons; or
- 3. Continue the hearing to another date, time, and place.

PROJECT SUMMARY:

Request for preliminary and final plat approval to subdivide property located at 18275 182nd Street as Lots 1 through 2 of Atwood Acres.

Location Map:



STAFF REPRESENTATIVE:

AMY ALLISON

DEPUTY DIRECTOR

APPLICANT/APPLICANT AGENT:

August 9, 2023

JOE HERRING

HERRING SURVEYING

PROPERTY OWNER:

NATHAN B ATWOOD 18275 182ND STREET

TONGANOXIE KS 66086

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

MIXED RESIDENTIAL

SUBDIVISION: N/A

FLOODPLAIN: N/A

PROPERTY INFORMATION

PARCEL SIZE: 10.2 ACRES

PARCEL ID NO:

183-07-0-00-00-013.00

BUILDINGS:

A SINGLE-FAMILY RESIDENCE,
MULTIPLE ACCESSORY STRUCTURES

ACCESS/STREET:

182ND STREET - COUNTY COLLECTOR,

PAVED ± 24'

UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: STRANGER FD

WATER: SUBURBAN WATER

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW:

7/28/023

NEWSPAPER NOTIFICATION:

8/1/2023

NOTICE TO SURROUNDING PROPERTY OWNERS:

N/A

| Leavenwo | enworth County Zoning and Subdivision Standards: Preliminary Review Met Not Me | | | | |
|---------------|--|-----|---|--|--|
| 35-40 | Preliminary Plat Content | X | | | |
| 40-20 | Final Plat Content | X | | | |
| 41-6 | Access Management | X | | | |
| 41-6.B.a- | Entrance Spacing | X | | | |
| c. 41-6.C. | Public Road Access Management Standards | X | | | |
| 43 | Cross Access Easements | N/A | | | |
| 50-20 | Utility Requirements | Х | | | |
| 50-30 | Other Requirements | Х | | | |
| 50-40 | Minimum Design Standards | | Х | | |
| | Lot 1 does not meet the lot depth to lot width requirement per Article 50, Section 40.3.i. | | • | | |
| 50-50 | Sensitive Land Development | N/A | | | |
| 50-60. | Dedication of Reservation of Public Sites and Open Spaces | N/A | | | |

STAFF COMMENTS:

The applicant is proposing to divide a 10-acre parcel into two lots. The Subdivision is classified as a Class C with all lots lying 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 no sanitary sewer is located within 660' of the property (see condition 3). The property is zoned RR-2.5. Lot 1 is approximately 7.56 acres and has the minimum frontage required. Lot 1 originally had a lagoon on the property but said lagoon has been decommissioned. Lot 1 will access off of 182nd Street. The lot-depth to lot-with for Lot 1 exceeds to the 3.5:1 ratio requirement. The applicant has requested an exception. Lot 2 is approximately 2.5 acres and has the minimum frontage required. Lot 2 will access off of 182nd Street as well, however, one driveway will be removed to maintain compliancy with the Zoning & Subdivision Regulations. Suburban Water did not provide comment, a study may be required prior to water meters being issued. If the exception is approved, Staff is generally in support.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.i. – Lot-depth to lot-width. The criteria for the acceptance of an exception is as follows:

- 1. That there are special circumstances or conditions affecting the property.
- 2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
- 3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

Motion: The Planning Commission hereby (approves/denies) an exception from Article 50, Section 40.3.i. – Lot-Depth to Lot-Width for the Atwood Acres subdivision, as submitted by the application, based on a finding that all three criteria for an exception has been met.

PROPOSED CONDITIONS:

- 1. Building permits shall be required for any new construction.
- 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. A waiver for the use of private septic systems within this subdivision is granted with this approval.

- 4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
- 5. An exception from Article 50, Section 40.3.i. has been approved for Lot 1.
- 6. The developer must comply with the following memorandums:
 - a. Email Chuck Magaha, Emergency Management, dated June 9, 2023
 - b. Email Mark Billquist, Stranger Twsp FD, dated June 6, 2023

ATTACHMENTS:

A: Application & Narrative

B: Zoning Maps

C: Memorandums

PRELIMINARY &

FINAL PLAT APPLICATION

Leavenworth County Planning and Zoning Department,

300 Walnut St., Suite 212 County Courthouse

10.10

414 07 11 72

Leavenworth, Kansas 66048 913-684-0465

| 101 | OCC II O-1 | | |
|--|--|--------------------------------|--|
| PID: 183-07 013 | Office Use Only | | |
| Township: Straulage | | | |
| Planning Commission Meeting Date: | | | |
| Planning Commission Meeting Date: Case No. DEV - 23- | Date Received/Paid: | 05.31.2023 | |
| Zoning District RR Z. S | | | |
| Comprehensive Plan land use designa | tion | | |
| 1 | | | |
| | | | |
| APPLICANT/AGENT/INFORMATIO | OWNER INFORMATI | ON | |
| NAME: Herring Surveying Company | NAME: Nathan B. Atwo | od | |
| NAME: | INAIVIE. TOURS. | | |
| MAILING ADDRESS: 315 N. 5th Street | MAILING ADDRESS | 18275 182nd Street | |
| Languagh VC CC049 | CVENT/OFF/FID Topography | - VC 66006 | |
| CITY/ST/ZIP: Leavenworth, KS 66048 | CITY/ST/ZIPTonganoxi | e, KS 00000 | |
| | NIA | | |
| PHONE: 913-651-3858 | PHONE:N/A | | |
| EMAIL: herringsurveying@outlook.com | EMAILN/A | | |
| | | | |
| | GENERAL INFORMATION | | |
| | GENERAL INFORMATION | | |
| Proposed Subdivision Name: ATWO | OD ACRES | | |
| Address of Property:18275 182nd Stre | et | | |
| | | | |
| Urban Growth Management Area: N/A | | | |
| | SUBDIVISION INFORMATION | | |
| Gross Acreage: 10.2 Ac | Number of Lots: 2 | Minimum Lot Size: 2.5 Ac | |
| Maximum Lot Size: 7.7 Ac | Proposed Zoning: RR 2.5 | Density: N/A | |
| Open Space Acreage: N/A | Water District: Suburban | Proposed Sewage: Septic/Lagoon | |
| Fire District: Stranger | Electric Provider: Evergy | Natural Gas Provider: Propane | |
| Covenants: Yes No | Road Classification: Local - Collector - | 2041 24 | |
| Is any part of the site designated as Flood | lplain? ☐ Yes 	■ No if yes, what is th | e panel number: | |
| I, the undersigned, am the 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 final plat approval as indicated above. | | | |
| Signature:Joe Herring - digitally signed 5-3 | 0-23 | Date: 5-30-23 | |

PRELIMINARY & FINAL PLAT APPLICATION

Leavenworth County Planning and Zoning Department,

300 Walnut St., Suite 212

10.10

County Courthouse Leavenworth, Kansas 66048 913-684-0465

464 07 11 72

| PID: 183-07 013.00 Office Use Only | | | | | |
|---|--|--------------------------------|--|--|--|
| | | | | | |
| Township: Strauge | | | | | |
| Planning Commission Meeting Date: | Planning Commission Meeting Date: | | | | |
| Case No. DEV - 23- | Case No. DEV - 23 - Date Received/Paid: 05.31.2023 | | | | |
| Zoning District RR Z. 5 | | | | | |
| Comprehensive Plan land use designa | ation | Charles A.R. R.S. Islandon | | | |
| | | | | | |
| | | | | | |
| APPLICANTAGENTINFORMATIC | OWNER INFORMATI | ION | | | |
| Harring Supraving Company | | | | | |
| NAME: Herring Surveying Company | NAME: Nathan B. Atwo | od | | | |
| MAILING ADDRESS: 315 N. 5th Street | MAILING ADDRESS_ | 18275 182nd Street | | | |
| | | i- 1/0 00000 | | | |
| CITY/ST/ZIP: Leavenworth, KS 66048 | CITY/ST/ZIPTonganox | ie, KS 66086 | | | |
| | | | | | |
| PHONE: 913-651-3858 | PHONE:N/A | | | | |
| EMAIT . herringsurveying@outlook.com | EMAIL N/A | | | | |
| EMAIL: nerningsurveying@outlook.com | EWAIL | | | | |
| | | | | | |
| | GENERAL INFORMATION | | | | |
| | | | | | |
| Proposed Subdivision Name:ATWO | OD ACRES | | | | |
| · · | | | | | |
| Address of Property:18275 182nd Stree | et | | | | |
| Urban Growth Management Area:N/A | | | | | |
| Croan Grown Management Area. | | | | | |
| | SUBDIVISION INFORMATION | | | | |
| Gross Acreage: 10.2 Ac | Number of Lots: 2 | Minimum Lot Size: 2.5 Ac | | | |
| Maximum Lot Size: 7.7 Ac | Proposed Zoning: RR 2.5 | Density: N/A | | | |
| Open Space Acreage: N/A | Water District: Suburban | Proposed Sewage: Septic/Lagoon | | | |
| Fire District: Stranger | Electric Provider: Evergy | Natural Gas Provider: Propane | | | |
| Covenants: Yes No | Road Classification: Local - Collector | | | | |
| Is any part of the site designated as Floodplain? \square Yes \boxtimes No if yes, what is the panel number: | | | | | |
| | | | | | |
| I, the undersigned, am the 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 final plat | | | | | |
| approval as indicated above. | | | | | |
| Signature: Joe Herring - digitally signed 5-30-23 Date: 5-30-23 | | | | | |
| | | | | | |

Johnson, Melissa

From: Joe Herring herringsurveying@outlook.com

Sent: Tuesday, May 30, 2023 5:02 PM

To: PZ

Subject: Fw: Survey Authorization

Follow Up Flag: Follow up Flag Status: Flagged

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.

Sorry about the delay, but we're ready to proceed when you are. We have the form signed and notarized that you sent over. Do we need to mail it to you with a check or do you have an office I could drop it by?

On Tue, Feb 7, 2023, 6:14 PM Joe Herring < herringsurveying@outlook.com> wrote: No worries - just following up.

Thank you - Joe Herring

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

From: Nate Atwood <nateatwood45@gmail.com>

Sent: Tuesday, February 7, 2023 4:35 PM

To: Joe Herring < herringsurveying@outlook.com>

Subject: Re: Survey Authorization

Hey Joe, I'm sorry i haven't gotten back to you sooner, we're still wanting to move forward but we had some unexpected expenses come up and are working on getting the money saved back up. It will be in the next couple of weeks though. Sorry again, thanks.

On Tue, Feb 7, 2023, 8:00 AM Joe Herring < herringsurveying@outlook.com> wrote:

From: Joe Herring

Sent: Wednesday, December 14, 2022 4:17 PM

To: nateatwood45@gmail.com <nateatwood45@gmail.com>

Subject: Survey Authorization

Will need this form filled out - notarized and returned via email.

Thank you - Joe Herring

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

Allison, Amy

From: Joe Herring herringsurveying@outlook.com

Sent: Saturday, June 24, 2023 3:28 PM

To: Allison, Amy

Cc: PZ

Subject: Re: DEV-23-077/078 Atwood Acres Review Comments

Attachments: K-23-1686 Atwood Acres Final 6-24-23.pdf; K-23-1686 Atwood Acres Prelim Rev

6-24-23.pdf

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. I will send separate documentation to Dan for survey.

Exception for width to depth Lot 1.

- 1) Property is 10 acres and in an 2.5 acre zone. Property has had 2 residences (addresses) on the 10 acres prior to division. One structure has been removed and want to rebuild at that location.
- 2) Yes it is zoning requirement for road frontage (200') would not meet width to depth. Option was to create
- 2 non-conforming and ask for exception only want for Lot 1 Lot 2 will meet requirements.
- 3) The granting will not be detrimental to the public welfare or injurious to adjacent property.

Other Notes:

Lagoon has been removed - County records should reflect.

Asphalt driveway on the North side of house will be removed and Lot 2 will reinstall a driveway to meet requirements.

Structure to the West has been removed (shed on skids).

Thank you - Joe Herring

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Wednesday, June 14, 2023 11:08 AM

To: 'Joe Herring' <herringsurveying@outlook.com>

Cc: PZ <PZ@leavenworthcounty.gov>

Subject: DEV-23-077/078 Atwood Acres Review Comments

Good Morning Joe,

Attached are comments from the following:

A Minor Subdivision in the Southeast Quarter of Section 7, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR: NATHAN B. ATWOOD 18275 182ND ST TONGANOXIE, KS 66086 PID # 183-07-0-00-00-013 RECORD DESCRIPTION: A TRACT OF LAND IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, IN TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE SIXTH P.M. IN LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS BEGINNING AT A POINT 417.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 7: THENCE NORTH 417.5 FEET: THENCE WEST 1063.5 FEET: THENCE SOUTH 417.5 FEET; THENCE EAST 1063.5 FEET TO THE POINT OF BEGINNING, LESS THAT

SURVEYOR'S DESCRIPTION:

Error of closure - 1:455441

A tract of land in the Southeast Quarter of Section 7, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on July 25, 2023, more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 01 degrees 25'57" West for a distance of 1771.53 feet along the East line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence South 87 degrees 05'26" West for a distance of 1054.13 feet; thence North 01 degrees 42'50" West for a distance of 417.17 feet; thence North 87 degrees 04'32" East for a distance of 1056.19 feet to the East line of said Southeast Quarter; thence South 01 degrees 25'57" East for a distance of 417.50 feet along said East line to the point of beginning, Together with and subject to covenants, easements, and restrictions of record. Said property contains 10.1 acres, more or less, including right of way.

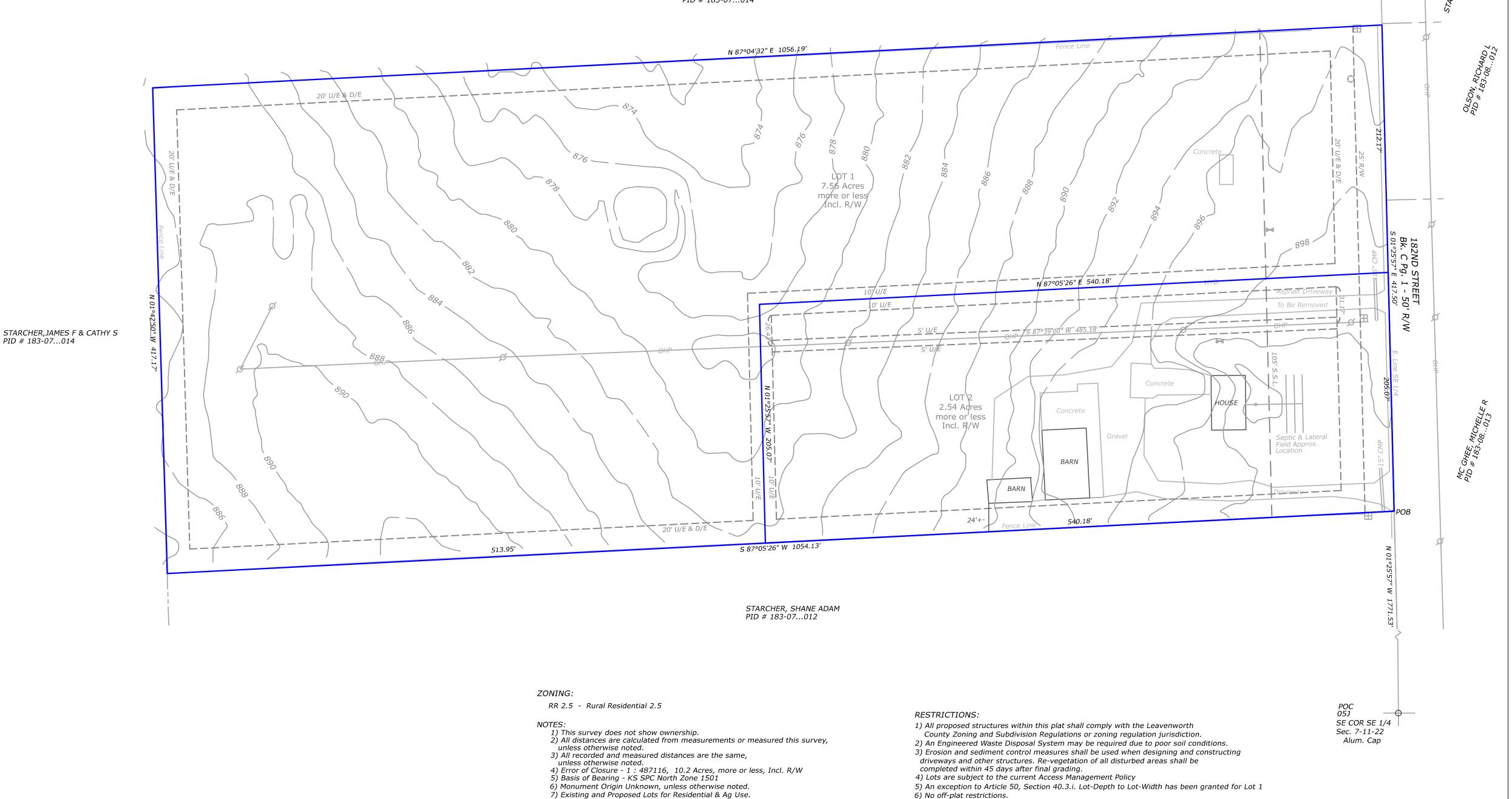
• - 1/2" Rebar Set with Cap No.1296
• - 1/2" Rebar Found, unless otherwise noted. ___ - Concrete Base around Point ∠ - PK Nail Found in Place () - Record / Deeded Distance U/E - Utility Easement D/E - Drainage Easement B.S.L. - Building Setback Line R/W - Permanent Dedicated Roadway Easement BM - Benchmark NS - Not Set this survey per agreement with client A - Arc Distance R - Arc Radius B - Chord Bearing C - Chord Distance //// - No Vehicle Entrance Access NS - Not Set this survey per agreement with client 🧭 - Power Pole X----- - Fence Line OHP—— - Overhead Power Lines T —— - Underground Telephone/Fiber Optic Line ♦ - Gas Valve - Water Meter/Valve

W—— - 6" Water Line - location as per district

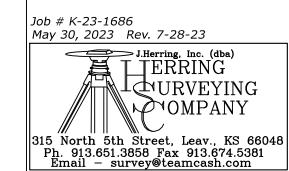
· Tree/Brush Line

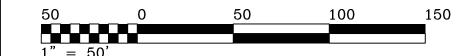
NE COR SE 1/4 Sec. 7-11-22 1/2" Rebar with KDOT Alum. Cap 1.4' Deep

STARCHER, JAMES F & CATHY S PID # 183-07...014











NOT TO SCALE

LEAVENWORTH COUNTY

updated April 27, 2023 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G 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')

11) Reference Recorded Deed Doc. #2012R12183

Project Benchmark (BM) - NE COR SE 1/4 - Elev - 881'

13) Reference Accurate Title Company Order ID: 1663167-1441444

8) Road Record - See Survey 9) Benchmark - NAVD88

12) Utility Companies -- Water - Suburban - Electric - Evergy - Sewer - Septic / Lagoon - Gas - Propane / Natural Gas

16) Distances to and of structures, if any, are +- 1'. 17) Easements as per referenced Title Commitment are shown hereon, if any. 18) Fence Lines do not necessarily denote the boundary line for the property.

10) Easements, if any, are created hereon or listed in referenced title commitment.

19) Reference Surveys: (JAH) - J.A.Herring Survey Doc #2014S020 (MDC) - M.D.Cooper Survey Book S-9 64 1972 (REB) - R.E.Bacon Survey Book S-9 70 1972 I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of April through May 2023 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring PS # 1296

A Minor Subdivision in the Southeast Quarter of Section 7, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR: NATHAN B. ATWOOD 18275 182ND ST TONGANOXIE. KS 66086 PID # 183-07-0-00-00-013

CERTIFICATION AND DEDICATION

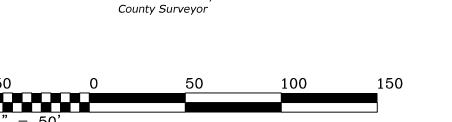
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: ATWOOD ACRES.

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

| IN TESTIMONY WIERDOF, We, the undersigned owners of ATWOOD ACRES, have set our hands this | thereof shall be built or constructed bet | are hereby established as shown on the accompanying plat and no building or portion ween this line and the street line. |
|---|---|--|
| NOTARY CERTIFICATE: 80 it remembered that on this day of | We, the undersigned owners of ATWOO | DD ACRES, have set our hands this day of |
| Be it remembered that on this | Nathan B. Atwood | |
| APPROVALS We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of ATWOOD ACRES this Chairman | Be it remembered that on this c came Nathan B. Atwood, a single person instrument of writing, and duly acknown | n, to me personally known to be the same persons who executed the forgoing ledged the execution of same. In testimony whereof, I have hereunto set my hand and |
| APPROVALS We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of ATWOOD ACRES this day of, 2023. Secretary Chairman Amrcus Majure COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities. County Engineer - Mitch Pleak COUNTY COMMISSION APPROVAL: We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ATWOOD ACRES this day of, 2023. Chairman County Clerk | NOTARY PUBLIC | |
| APPROVALS We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of ATWOOD ACRES this day of, 2023. Secretary Chairman | My Commission Expires: | STARCHER, JAMES F & CATH |
| COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities. County Engineer - Mitch Pleak COUNTY COMMISSION APPROVAL: We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ATWOOD ACRES this day of, 2023. Chairman County Clerk | | commission, do nereby approve the foregoing plat of |
| The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities. County Engineer - Mitch Pleak COUNTY COMMISSION APPROVAL: We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ATWOOD ACRES this day of, 2023. Chairman County Clerk | We, the Leavenworth County Planning C ATWOOD ACRES this day of _ | |
| We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ATWOOD ACRES this day of, 2023. Chairman County Clerk | We, the Leavenworth County Planning C ATWOOD ACRES this day of _ Secretary | |
| | We, the Leavenworth County Planning CATWOOD ACRES this day of _ Secretary John Jacobson COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review is or Leavenworth County. The County is no elevations, and quantities. | Chairman Marcus Majure nly for general conformance with the subdivision regulations as adopted by |
| VICKY NAUZ ALLEST. JAHEL NIASHISKI | We, the Leavenworth County Planning CATWOOD ACRES this day of _ Secretary John Jacobson COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review is or Leavenworth County. The County is not elevations, and quantities. County Engineer - Mitch Pleak COUNTY COMMISSION APPROVAL: We, the Board of County Commissione | Chairman Marcus Majure nly for general conformance with the subdivision regulations as adopted by ot responsible for the accuracy and adequacy of the design, dimensions, |
| | We, the Leavenworth County Planning CATWOOD ACRES this day of _ Secretary John Jacobson COUNTY ENGINEER'S APPROVAL: The County Engineer's plat review is or Leavenworth County. The County is not elevations, and quantities. County Engineer - Mitch Pleak COUNTY COMMISSION APPROVAL: We, the Board of County Commissione day of, 2023. Chairman | Chairman Marcus Majure The subdivision regulations as adopted by the design, dimensions, The subdivision regulations as adopted by the design of the design, dimensions, The subdivision regulations as adopted by the design of the design o |

Register of Deeds - TerriLois G. Mashburn I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only. Daniel Baumchen, PS#1363 County Surveyor



_, 2023 at _____ o'clock __M in the Office of the Register of

Deeds of Leavenworth County, Kansas,

Scale 1" = 50'

May 30, 2023 Rev. 7-31-23

J.Herring, Inc. (dba)

315 North 5th Street, Leav., KS 66048

Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com

[⊥]⊈URVEYING

₩₩ OMPANY

Job # K-23-1686

RECORD DESCRIPTION: A TRACT OF LAND IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, IN TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE SIXTH P.M. IN LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS BEGINNING AT A POINT 417.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 417.5 FEET; THENCE WEST 1063.5 FEET; THENCE SOUTH 417.5 FEET; THENCE EAST 1063.5 FEET TO THE POINT OF BEGINNING, LESS THAT PART USED FOR PUBLIC ROAD. SURVEYOR'S DESCRIPTION: A tract of land in the Southeast Quarter of Section 7, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on July 25, 2023, more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 01 degrees 25'57" West for a distance of 1771.53 feet along the East line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence South 87 degrees 05'26" West for a distance of 1054.13 feet; thence North 01 degrees 42'50" West for a distance of 417.17 feet; thence North 87 degrees 04'32" East for a distance of 1056.19 feet to the East line of said Southeast Quarter; thence South 01 degrees 25'57" East for a distance of 417.50 feet along said East line to the point of beginning, Together with and subject to covenants, easements, and restrictions of record. Said property contains 10.1 acres, more or less, including right of way. Error of closure - 1:455441 SURVEYOR'S NOTE: Deed and Previous Surveys did not match historic existing conditions on-site. Reference Ron E. Bacon survey and M.D. Cooper Survey both had difference points of commencing for their surveys. Deed matched the R.E.Bacon survey. Found monuments along the West line and existing fence line / hedge lines were held over the previous survey dimensions. Previous surveys also held the existing fence line / hedge lines. Testimony of owners to North and West of said property (Starcher Family) stated that the fence lines have always been considered to be the boundary lines. 1/2" Rebar (no cap)

() - Record / Deeded Distance U/E - Utility Easement D/E - Drainage Easement B.S.L. - Building Setback Line R/W - Permanent Dedicated Roadway Easement BM - Benchmark NS - Not Set this survey per agreement with client A - Arc Distance R - Arc Radius B - Chord Bearing C - Chord Distance //// - No Vehicle Entrance Access NS - Not Set this survey per agreement with client STARCHER, JAMES F & CATHY S PID # 183-07...014 (1063.5' Deed /REB/MDC) LOT 1 7.56 Acres more or less Incl. R/W . — — — — — — — — — N 87°05'26" E 540.18' more or less Incl. R/W L________ 5 87°05'26" W 1054.13' (1063.5' Deed / REB / MDC) ′ 5/8" Rebar (no cap) STARCHER, SHANE ADAM PID # 183-07...012 ZONING: RR 2.5 - Rural Residential 2.5 **RESTRICTIONS:** 1) All proposed structures within this plat shall comply with the Leavenworth 1) This survey does not show ownership. County Zoning and Subdivision Regulations or zoning regulation jurisdiction. 2) All distances are calculated from measurements or measured this survey, 2) An Engineered Waste Disposal System may be required due to poor soil conditions. unless otherwise noted. 3) Erosion and sediment control measures shall be used when designing and constructing 3) All recorded and measured distances are the same, driveways and other structures. Re-vegetation of all disturbed areas shall be unless otherwise noted.

- 1/2" Rebar Set with Cap No.1296

- Concrete Base around Point

- PK Nail Found in Place

- 1/2" Rebar Found, unless otherwise noted.



NOT TO SCALE

4) Error of Closure - See Surveyor's Description 5) Basis of Bearing - KS SPC North Zone 1501 6) Monument Origin Unknown, unless otherwise noted. 7) Existing and Proposed Lots for Residential & Ag Use. 8) Road Record - See Survey 9) Benchmark - NAVD88 Project Benchmark (BM) - NE COR SE 1/4 - Elev - 881' 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Doc. #2012R12183 12) Utility Companies -- Water - Suburban - Electric - Evergy - Sewer - Septic / Lagoon - Gas - Propane / Natural Gas 13) Reference Accurate Title Company Order ID: 1663167-1441444 updated April 27, 2023 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G 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, if any. 18) Fence Lines do not necessarily denote the boundary line for the property. 19) Reference Surveys: (JAH) - J.A.Herring Survey Doc #2014S020 (MDC) - M.D.Cooper Survey Book S-9 64 1972

(REB) - R.E.Bacon Survey Book S-9 70 1972

completed within 45 days after final grading. 4) Lots are subject to the current Access Management Policy 5) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 1

6) All structures built within the subdivision shall comply with Resolution 2020-39,

or as amended. 7) No off-plat restrictions.

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of April through May 2023 and this map or plat is correct to the best of my

POC 05J

SE COR SE 1/4

Sec. 7-11-22

Joseph A. Herring PS # 1296

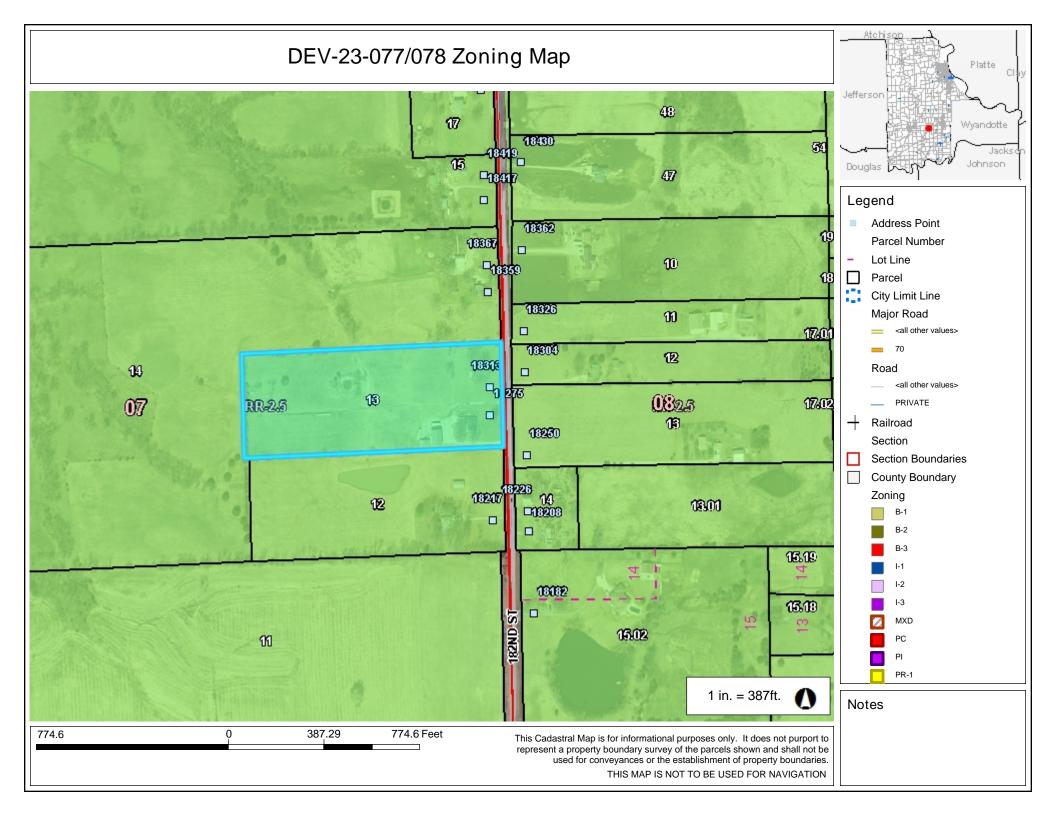
NE COR SE 1/4

1/2" Rebar with KDOT

Alum. Cap 1.4' Deep

Sec. 7-11-22





Allison, Amy

From: Kyle Burkhardt < Kyle.Burkhardt@evergy.com>

Sent: Friday, June 2, 2023 1:02 PM

To: Allison, Amy; Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; Brown, Misty; 'Mark B';

Design Group Shawnee; 'Travis@suburbanwaterinc.com'

Cc: PZ

Subject: RE: DEV-23-077/078 Preliminary and Final Plat – Atwood Acres

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.

Internal Use Only

Evergy has no issues with the following request.

Thank you

Kyle Burkhardt

Evergy
TD Designer II

785-508-2408

Kyle.Burkhardt@evergy.com



From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Friday, June 2, 2023 12:28 PM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'Mark B' <stfdchief1760@gmail.com>;

Design Group Shawnee < DesignGroupShawnee@evergy.com>; 'Travis@suburbanwaterinc.com'

<Travis@suburbanwaterinc.com>
Cc: PZ <PZ@leavenworthcounty.gov>

Subject: RE: DEV-23-077/078 Preliminary and Final Plat – Atwood Acres

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Afternoon,

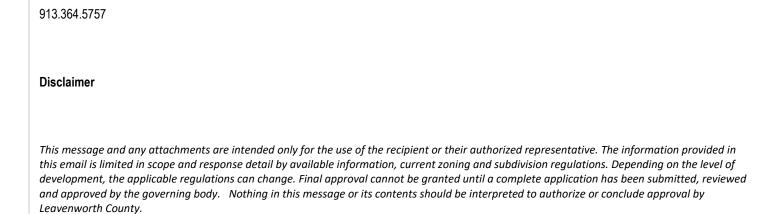
The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 2-lot subdivision at 18275 182nd Street.

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 Wednesday, June 14, 2023.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at Aallison@LeavenworthCounty.org.

Allison, Amy

| From: Sent: To: Cc: Subject: | Mark B <stfdchief1760@gmail.com> Tuesday, June 6, 2023 6:40 PM Allison, Amy Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; Brown, Misty; DesignGroupShawnee@evergy.com; Travis@suburbanwaterinc.com; PZ Re: DEV-23-077/078 Preliminary and Final Plat – Atwood Acres</stfdchief1760@gmail.com> |
|--|---|
| Notice: This email originated from out content is safe. | side this organization. Do not click on links or open attachments unless you trust the sender and know the |
| Stranger Township has no issue structure. | es but would suggest that hydrants be installed so that there is one within 500 feet of any |
| Let me know if you have any qu | uestions. |
| Mark Billquist Stranger Township Fire Chief | |
| On Fri, Jun 2, 2023 at 12:28 PM | Allison, Amy < <u>AAllison@leavenworthcounty.gov</u> > wrote: |
| Good Afternoon, | |
| The Leavenworth County Departure 2-lot subdivision at 18275 18 | artment of Planning and Zoning has received a request for a Preliminary and Final Plat fo 32nd Street. |
| | eciate your written input in consideration of the above request. Please review the vard any comments to us by Wednesday, June 14, 2023. |
| If you have any questions or n Aallison@LeavenworthCounty | eed additional information, please contact me at (913) 684-0465 or at v.org. |
| Thank you, | |
| Amy Allison, AICP | |
| Deputy Director | |
| Planning & Zoning | |



_

Leavenworth County

Mark Billquist
Stranger Township Fire Chief
Midwest Regional Treasurer 10-33 Foundation
913-369-0510 mobile
stfdchief1760@gmail.com

"Darkness cannot drive out darkness; only light can do that. Hate cannot drive out hate; only love can do that." - Martin Luther King Jr.

MEMO

To: Amy Allison
From: Chuck Magaha

Subject: Atwood Acres Subdivision

Date: June 9, 2023

Amy, I have reviewed the preliminary plat of the Atwood Acres Subdivision presented by Nathan Atwood. 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 has a fire hydrant along the right-a-away at Lot 2.

I have no further recommendation for this subdivision.

If you have any questions please call me 684-0455.

Atwood Acres 2023

Allison, Amy

From: Anderson, Kyle

Sent: Tuesday, June 27, 2023 3:31 PM

To: Allison, Amy **Subject:** RE: Atwood Acres

No. We do not have regulations. The state does but I don't think they have much enforcement of it.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Tuesday, June 27, 2023 3:30 PM

To: Anderson, Kyle <KAnderson@leavenworthcounty.gov>

Subject: RE: Atwood Acres

Do they need to submit anything through our office to make it official?

From: Anderson, Kyle < KAnderson@leavenworthcounty.gov >

Sent: Tuesday, June 27, 2023 3:29 PM

To: Allison, Amy < <u>AAllison@leavenworthcounty.gov</u>>

Subject: Atwood Acres

The lagoon appears to be decommissioned.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Anderson, Kyle < KAnderson@leavenworthcounty.gov >

Sent: Tuesday, June 27, 2023 3:28 PM

Allison, Amy

From: Mitch Pleak <mpleak@olsson.com>
Sent: Wednesday, July 26, 2023 10:55 AM

To: Allison, Amy

Cc: McAfee, Joe; Noll, Bill; 019-2831

Subject: RE: Atwood Acres

Attachments: K-23-1686 Atwood Acres Prelim FLOP Rev 7-25-23.pdf; K-23-1686 Atwood Acres Final

FLOP Rev 7-25-23.pdf

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

Amy,

The PP and FP have been reviewed. No comment on the FP. Attached is PP comments.

Note the plat reverses the Lot sizes. The plat remains to only propose 2 lots. This change has no impact to storm drainage from the report with the previous layout.

Please let me know of any questions.

Sincerely,

Mitch Pleak, PE

Senior Engineer / Civil **D** 913.748.2503

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



Follow Us: Facebook / Twitter / Instagram / LinkedIn / YouTube

View Legal Disclaimer

From: Allison, Amy <AAllison@leavenworthcounty.gov>

Sent: Wednesday, July 26, 2023 8:13 AM

To: Noll, Bill <BNoll@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>

Subject: FW: Atwood Acres

This Message Is From an External Sender

This message came from outside your organization. Please take care when clicking links or opening attachments. When in doubt, use the Report Phish button or contact IT to have the message analyzed.

A Minor Subdivision in the Southeast Quarter of Section 7, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR: NATHAN B. ATWOOD 18275 182ND ST TONGANOXIE, KS 66086 PID # 183-07-0-00-00-013

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: ATWOOD ACRES.

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.

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 ATWOOD ACRE, 2023. | ES, have set our hands this day of | |
|--|--|--|
| Nathan B. Atwood | | |
| | | |
| came Nathan B. Atwood, a single person, to me | 2023, before me, a notary public in and for see personally known to be the same persons who executed the execution of same. In testimony whereof, I have hereur written. | ne forgoing |
| Be it remembered that on this day of _ came Nathan B. Atwood, a single person, to me instrument of writing, and duly acknowledged affixed my notary seal the day and year above NOTARY PUBLIC_ | e personally known to be the same persons who executed the execution of same. In testimony whereof, I have hereur written. | ne forgoing |
| Be it remembered that on this day of _ came Nathan B. Atwood, a single person, to me instrument of writing, and duly acknowledged a affixed my notary seal the day and year above | e personally known to be the same persons who executed the execution of same. In testimony whereof, I have hereur written. | ne forgoing nto set my hand and |
| Be it remembered that on this day of _ came Nathan B. Atwood, a single person, to me instrument of writing, and duly acknowledged affixed my notary seal the day and year above NOTARY PUBLIC_ | e personally known to be the same persons who executed the execution of same. In testimony whereof, I have hereur written. | ne forgoing nto set my hand and STARCHER,JAMES F & CATHY S |
| Be it remembered that on this day of _ came Nathan B. Atwood, a single person, to me instrument of writing, and duly acknowledged affixed my notary seal the day and year above NOTARY PUBLIC_ | e personally known to be the same persons who executed the execution of same. In testimony whereof, I have hereur written. | ne forgoing nto set my hand and STARCHER,JAMES F & CATHY S |
| Be it remembered that on this day of _ came Nathan B. Atwood, a single person, to me instrument of writing, and duly acknowledged affixed my notary seal the day and year above NOTARY PUBLIC_ | e personally known to be the same persons who executed the execution of same. In testimony whereof, I have hereur written. | ne forgoing nto set my hand and STARCHER,JAMES F & CATHY S |

ATWOOD ACRES this ______ day of ______, 2023.

Secretary John Jacobson

Chairman Marcus Majure

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

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL: We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ATWOOD ACRES this

Vicky Kaaz

County Clerk Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE: Filed for Record as Document No. _, 2023 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

I hereby certify that this survey plat meets the

requirements of K.S.A. 58-2005. The face of this

verification is implied. This review is for survey

survey plat was reviewed for compliance with Kansas

Minimum Standards for Boundary Surveys. No field

Register of Deeds - TerriLois G. Mashburn

Scale 1" = 50'

Job # K-23-1686 May 30, 2023 Rev. 7-28-23



Daniel Baumchen, PS#1363

information only.

County Surveyor

′ 5/8" Rebar (no cap)

RECORD DESCRIPTION:

PART USED FOR PUBLIC ROAD.

SURVEYOR'S DESCRIPTION:

Error of closure - 1:455441

considered to be the boundary lines.

SURVEYOR'S NOTE:

along said East line to the point of beginning,

A TRACT OF LAND IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, IN TOWNSHIP 11

SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 417.5 FEET; THENCE WEST 1063.5 FEET;

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 10.1 acres, more or less, including right of way.

THENCE SOUTH 417.5 FEET: THENCE EAST 1063.5 FEET TO THE POINT OF BEGINNING, LESS THAT

SOUTH, RANGE 22 EAST OF THE SIXTH P.M. IN LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS

BEGINNING AT A POINT 417.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE

A tract of land in the Southeast Quarter of Section 7, Township 11 South, Range 22 East of the 6th P.M.,

West for a distance of 1771.53 feet along the East line of said Southeast Quarter to the TRUE POINT OF

Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on July 25, 2023, more fully described

as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 01 degrees 25'57"

BEGINNING; thence South 87 degrees 05'26" West for a distance of 1054.13 feet; thence North 01 degrees

42'50" West for a distance of 417.17 feet; thence North 87 degrees 04'32" East for a distance of 1056.19 feet

to the East line of said Southeast Quarter; thence South 01 degrees 25'57" East for a distance of 417.50 feet

Deed and Previous Surveys did not match historic existing conditions on-site. Reference Ron E. Bacon survey

the previous survey dimensions. Previous surveys also held the existing fence line / hedge lines. Testimony

of owners to North and West of said property (Starcher Family) stated that the fence lines have always been

and M.D. Cooper Survey both had difference points of commencing for their surveys. Deed matched the R.E.Bacon survey. Found monuments along the West line and existing fence line / hedge lines were held over

LEAVENWORTH COUNTY

3) All recorded and measured distances are the same, unless otherwise noted. 4) Error of Closure - See Surveyor's Description 5) Basis of Bearing - KS SPC North Zone 1501 6) Monument Origin Unknown, unless otherwise noted. 7) Existing and Proposed Lots for Residential & Ag Use. 8) Road Record - See Survey 9) Benchmark - NAVD88 Project Benchmark (BM) - NE COR SE 1/4 - Elev - 881' 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Doc. #2012R12183 12) Utility Companies -- Water - Suburban - Electric - Evergy - Sewer - Septic / Lagoon - Gas - Propane / Natural Gas 13) Reference Accurate Title Company Order ID: 1663167-1441444 updated April 27, 2023 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G 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, if any. 18) Fence Lines do not necessarily denote the boundary line for the property. 19) Reference Surveys: NOT TO SCALE (JAH) - J.A.Herring Survey Doc #2014S020 (MDC) - M.D.Cooper Survey Book S-9 64 1972 (REB) - R.E.Bacon Survey Book S-9 70 1972

ZONING:

RR 2.5 - Rural Residential 2.5

unless otherwise noted.

1) This survey does not show ownership.

2) All distances are calculated from measurements or measured this survey,

• - 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 R/W - Permanent Dedicated Roadway Easement NS - Not Set this survey per agreement with client NW COR SE 1/4 Sec. 7-11-22

1/2" Rebar with KDOT Alum. Cap 1.4' Deep NS - Not Set this survey per agreement with client

STARCHER, JAMES F & CATHY S PID # 183-07...014

(1063.5' Deed /REB/MDC)

1/2" Rebar (no cap) LOT 1 7.56 Acres more or less Incl. R/W N 87°05'26" E 540.18' more or less Incl. R/W L_______+__+ S 87°05'26" W 1054.13' (1063.5' Deed / REB / MDC) STARCHER, SHANE ADAM PID # 183-07...012

U/E - Utility Easement

BM - Benchmark

A - Arc Distance

B - Chord Bearing

C - Chord Distance

//// - No Vehicle Entrance Access

R - Arc Radius

D/E - Drainage Easement

B.S.L. - Building Setback Line

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) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 1 6) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.

7) No off-plat restrictions.



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of April through May 2023 and this map or plat is correct to the best of my

POC 05J

SE COR SE 1/4

Sec. 7-11-22

Joseph A. Herring PS # 1296

A Minor Subdivision in the Southeast Quarter of Section 7, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR: NATHAN B. ATWOOD 18275 182ND ST TONGANOXIE, KS 66086 PID # 183-07-0-00-00-013

RECORD DESCRIPTION: A TRACT OF LAND IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, IN TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE SIXTH P.M. IN LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS BEGINNING AT A POINT 417.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 417.5 FEET; THENCE WEST 1063.5 FEET; THENCE SOUTH 417.5 FEET; THENCE EAST 1063.5 FEET TO THE POINT OF BEGINNING, LESS THAT

SURVEYOR'S DESCRIPTION:

Error of closure - 1:455441

A tract of land in the Southeast Quarter of Section 7, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on July 25, 2023, more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 01 degrees 25'57" West for a distance of 1771.53 feet along the East line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence South 87 degrees 05'26" West for a distance of 1054.13 feet; thence North 01 degrees 42'50" West for a distance of 417.17 feet; thence North 87 degrees 04'32" East for a distance of 1056.19 feet to the East line of said Southeast Quarter; thence South 01 degrees 25'57" East for a distance of 417.50 feet along said East line to the point of beginning, Together with and subject to covenants, easements, and restrictions of record. Said property contains 10.1 acres, more or less, including right of way.

• - 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 NS - Not Set this survey per agreement with client A - Arc Distance R - Arc Radius B - Chord Bearing C - Chord Distance //// - No Vehicle Entrance Access NS - Not Set this survey per agreement with client 🧭 - Power Pole X----- - Fence Line OHP—— - Overhead Power Lines T — - Underground Telephone/Fiber Optic Line ♦ - Gas Valve - Water Meter/Valve

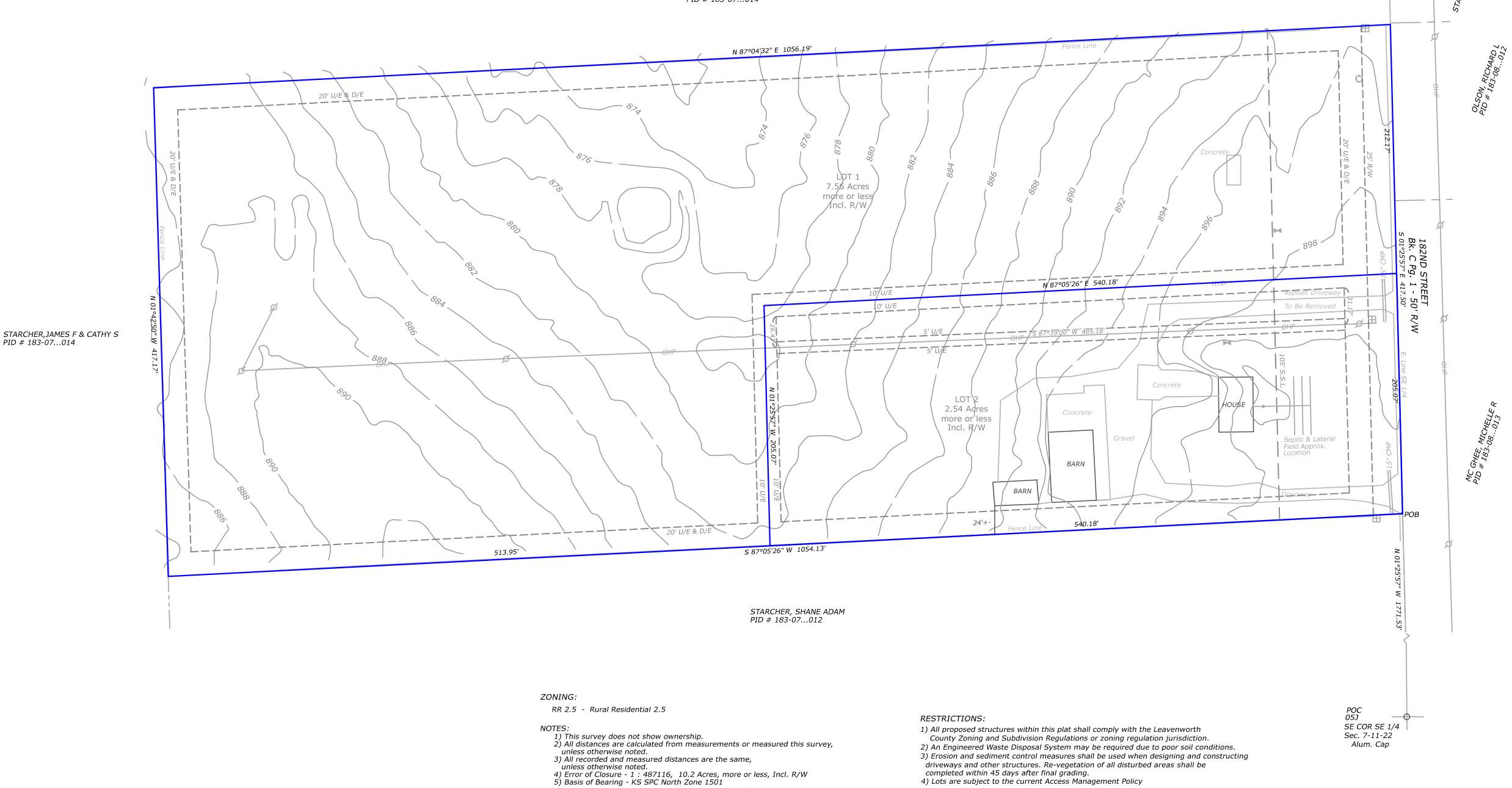
W—— - 6" Water Line - location as per district

· Tree/Brush Line

NE COR SE 1/4 Sec. 7-11-22 1/2" Rebar with KDOT

Alum. Cap 1.4' Deep

STARCHER, JAMES F & CATHY S PID # 183-07...014





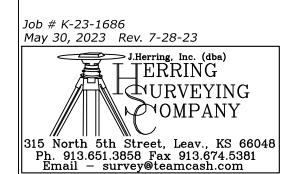


6) Monument Origin Unknown, unless otherwise noted. 7) Existing and Proposed Lots for Residential & Ag Use. 8) Road Record - See Survey 9) Benchmark - NAVD88 Project Benchmark (BM) - NE COR SE 1/4 - Elev - 881' 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Doc. #2012R12183 12) Utility Companies -- Water - Suburban - Electric - Evergy - Sewer - Septic / Lagoon - Gas - Propane / Natural Gas 13) Reference Accurate Title Company Order ID: 1663167-1441444 updated April 27, 2023 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G 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, if any. 18) Fence Lines do not necessarily denote the boundary line for the property. 19) Reference Surveys:

(JAH) - J.A.Herring Survey Doc #2014S020 (MDC) - M.D.Cooper Survey Book S-9 64 1972 (REB) - R.E.Bacon Survey Book S-9 70 1972 I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of April through May 2023 and this map or plat is correct to the best of my knowledge.

5) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 1

6) No off-plat restrictions.





A Minor Subdivision in the Southeast Quarter of Section 7, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR: NATHAN B. ATWOOD 18275 182ND ST TONGANOXIE, KS 66086 PID # 183-07-0-00-00-013

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: ATWOOD ACRES.

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.

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 ATWOOD ACF, 2023. | RES, have set our hands this day of | |
| Nathan B. Atwood | | |
| came Nathan B. Atwood, a single person, to n | | ne forgoing |
| My Commission Expires: | | |
| | | STARCHER, JAMES F & CATHY PID # 183-07014 |
| | | |
| | | |
| | | |
| | | |

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of ATWOOD ACRES this _____ day of _____, 2023.

Secretary John Jacobson

Chairman Marcus Majure

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,

County Engineer - Mitch Pleak

elevations, and quantities.

COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ATWOOD ACRES this _____, day of _____, 2023.

Chairman Vicky Kaaz

County Clerk Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE: Filed for Record as Document No. _, 2023 at _____ o'clock __M in the Office of the Register of

Register of Deeds - TerriLois G. Mashburn

Deeds of Leavenworth County, Kansas,

Scale 1" = 50'

Job # K-23-1686 May 30, 2023 Rev. 7-31-23 J.Herring, Inc. (dba)

L URVEYING M OMPANY 315 North 5th Street, Leav., KS 66048 Ph. 913.651.3858 Fax 913.674.5381 Email – survey@teamcash.com

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey Reviewed 2023.08.01 No Comments Daniel Baumchen, PS#1363

information only.

County Surveyor

RECORD DESCRIPTION: A TRACT OF LAND IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, IN TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE SIXTH P.M. IN LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS BEGINNING AT A POINT 417.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 417.5 FEET; THENCE WEST 1063.5 FEET; THENCE SOUTH 417.5 FEET; THENCE EAST 1063.5 FEET TO THE POINT OF BEGINNING, LESS THAT

SURVEYOR'S DESCRIPTION: A tract of land in the Southeast Quarter of Section 7, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on July 25, 2023, more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 01 degrees 25'57" West for a distance of 1771.53 feet along the East line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence South 87 degrees 05'26" West for a distance of 1054.13 feet; thence North 01 degrees 42'50" West for a distance of 417.17 feet; thence North 87 degrees 04'32" East for a distance of 1056.19 feet to the East line of said Southeast Quarter; thence South 01 degrees 25'57" East for a distance of 417.50 feet

along said East line to the point of beginning, Together with and subject to covenants, easements, and restrictions of record. Said property contains 10.1 acres, more or less, including right of way. Error of closure - 1:455441

SURVEYOR'S NOTE:

5/8" Rebar (no cap)

LEAVENWORTH COUNTY

NOT TO SCALE

PART USED FOR PUBLIC ROAD.

Deed and Previous Surveys did not match historic existing conditions on-site. Reference Ron E. Bacon survey and M.D. Cooper Survey both had difference points of commencing for their surveys. Deed matched the R.E.Bacon survey. Found monuments along the West line and existing fence line / hedge lines were held over the previous survey dimensions. Previous surveys also held the existing fence line / hedge lines. Testimony of owners to North and West of said property (Starcher Family) stated that the fence lines have always been considered to be the boundary lines.

• - 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 NS - Not Set this survey per agreement with client A - Arc Distance R - Arc Radius B - Chord Bearing C - Chord Distance //// - No Vehicle Entrance Access NS - Not Set this survey per agreement with client

NE COR SE 1/4 Sec. 7-11-22 1/2" Rebar with KDOT

Alum. Cap 1.4' Deep

STARCHER, JAMES F & CATHY S PID # 183-07...014

(1063.5' Deed /REB/MDC)

1/2" Rebar (no cap) LOT 1 7.56 Acres more or less Incl. R/W . — — — — — — — — — N 87°05'26" E 540.18' more or less Incl. R/W L_______+__+

S 87°05'26" W 1054.13' (1063.5' Deed / REB / MDC)

STARCHER, SHANE ADAM PID # 183-07...012

ZONING:

19) Reference Surveys:

RR 2.5 - Rural Residential 2.5

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 Surveyor's Description 5) Basis of Bearing - KS SPC North Zone 1501 6) Monument Origin Unknown, unless otherwise noted. 7) Existing and Proposed Lots for Residential & Ag Use. 8) Road Record - See Survey 9) Benchmark - NAVD88 Project Benchmark (BM) - NE COR SE 1/4 - Elev - 881' 10) Easements, if any, are created hereon or listed in referenced title commitment. 11) Reference Recorded Deed Doc. #2012R12183 12) Utility Companies -- Water - Suburban - Electric - Evergy - Sewer - Septic / Lagoon - Gas - Propane / Natural Gas 13) Reference Accurate Title Company Order ID: 1663167-1441444 updated April 27, 2023 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G 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, if any.

18) Fence Lines do not necessarily denote the boundary line for the property.

(JAH) - J.A.Herring Survey Doc #2014S020 (MDĆ) - M.D.Cooper Survey Book S-9 64 1972

(REB) - R.E.Bacon Survey Book S-9 70 1972

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) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 1 6) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended. 7) No off-plat restrictions.

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of April through May 2023 and this map or plat is correct to the best of my

POC 05J

SE COR SE 1/4

Sec. 7-11-22

Joseph A. Herring PS # 1296

County of Leavenworth State of Kansas NOTICE OF MEETING Notice is hereby given for the Leavenworth County County Planning Commission to review an application (DEV-23-077/078) for a Preliminary Plat Atwood Acres on the following described property:
A tract of land in the
Southeast Quarter of Section 7, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County, Kan-Request submitted by Herring Surveying on behalf of Nathan Atwood Address: 18275 182nd Street Parcel ID number: 183-07-0-00-00-013.00 The MEETING will be held on Wednesday the 9th day of August, 2023 at 5:30 p.m., in the Meeting Room, located on the second floor of the Leavenworth County Courthouse, 300 Walnut Courthouse, 300 Walnut Street, Leavenworth, Kan-sas, Further information is available, including the full legal description, for inspection during regular business hours in the Leavenworth County Planning & Zoning Department. We encourage public input.
If you wish to provide comments in writing instead of in person, written com-ments must be received no later than noon Tuesday, August 8th. John Jacobson, Secretary Leavenworth County Planning Commission Publish by August/01/2023 Published in the Leaven-Times, August 1, worth

Leavenworth Times Affidavit of Publication

I, Tammy Lawson, of lawful age, being first duly sworn on oath, states, that she is a Legal Representative of the Times, a daily newspaper, printed and published in Leavenworth, Leavenworth County, Kansas, that said newspaper has been published for at least Fifty (50) Times a year and has been so published for at least five (5) years prior to the first publication of the attached Notice that said newspaper has a general paid circulation on a monthly and yearly basis in Leavenworth County, Kansas and is not a trade, religious or fraternal publication and has been printed and published in Leavenworth County, Kansas and has a general paid circulation in said County. The attached Notice was published on the following dates in a regular issue of said newspaper.

Publication was made on the 1st day of August, 2023.

WITNESS my hand this 2nd day of August, 2023.

Legal Representative

Subscribe and sworn before me, this $\frac{3}{4}$ day of

Notary Public

My Commission Expires:

REBECCA A. BROOM
Notary Public - State of Kansas
My Appt. Expires

A RESOLUTION OF THE COUNTY OF LEAVENWORTH, KANSAS TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE FOR THE TAX YEAR OF 2023 TO FUND BUDGET EXPENDITURES FOR FISCAL YEAR 2024.

WHEREAS, on or before June 15, 2023, the Leavenworth County Clerk calculated the revenue neutral rate for each taxing subdivision and included such revenue rate on the notice of the estimated assessed valuation provided to each taxing subdivision for budget purposes; and

WHEREAS, the Revenue Neutral Rate for tax year 2023 for Leavenworth County was calculated as <u>31.606</u> mills by the Leavenworth County Clerk; and

WHEREAS, the Leavenworth County Board of County Commissioners (hereinafter "Governing Body") notified the Leavenworth County Clerk by July 20, 2023, of its proposed intent to exceed the revenue-neutral rate and provided the date, time and location of the public hearing and its proposed tax rate; and

WHEREAS, at least 10 days in advance of the public hearing, the Governing Body published notice of its proposed intent to exceed the revenue neutral rate by publishing notice on the website of the Governing Body and in a weekly newspaper of the county having a general circulation therein; and

WHEREAS, the budget proposed by the Governing Body for fiscal year 2024 will require the levy of a property tax rate exceeding the Revenue Neutral Rate; and

WHEREAS, the Governing Body held a hearing on August 23, 2023 allowing all interested taxpayers desiring to be heard an opportunity to give oral testimony; and

WHEREAS, the Governing Body, having heard testimony, has determined that it is necessary to exceed the Revenue Neutral Rate.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE COUNTY OF LEAVENWORTH:

Section 1. The Governing Body of Leavenworth County hereby approves exceeding the revenue neutral rate and shall levy a property tax rate of <u>35.924</u> mills for Tax Year 2023 which exceeds the Revenue Neutral Rate.

Section 2. The County Administrator, and Leavenworth County's other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

This resolution shall take effect and be in force immediately upon its adoption and shall remain in effect until future action is taken by the Governing Body.

| Commissioners. | |
|---|--|
| Vicky Kaaz, Chairman 2nd District | Jeff Culbertson, Member 1 st District |
| Mike Smith, Member 4th District | Doug Smith, Member 3 rd District |
| Mike Stieben, Member 5 th District | |
| ATTEST: | |

Janet Klasinski, Leavenworth County Clerk

ADOPTED this 23rd day of August, 2023 and SIGNED by the Board of Leavenworth County

NOTICE OF HEARING TO EXCEED REVENUE NEUTRAL RATE AND BUDGET HEARING

The governing body of Leavenworth County

will meet on August 23, 2023 at 9:00 A,M. at Leavenworth County Courthouse, Commission Meeting Room for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax and Revenue Neutral Rate,

Detailed budget information is available at Leavenworth County Clerk's Office and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2024 Expenditures and Amount of 2023 Ad Valorem Tax establish the maximum limits of the 2024 budget.

Estimated Tax Rate is subject to change depending on the final assessed valuation.

| | Prior Year Actual | for 2022 | Current Year Estima | te for 2023 | Proposed | Budget Year for 20 | 24 |
|--|------------------------|------------|-----------------------|-------------|-----------------------|--------------------|---------------------|
| | | Actual Tax | | Actual Tax | Budget Authority for | Amount of 2023 | Proposed |
| FUND | Expenditures | Rate* | Expenditures | Rate* | Expenditures | Ad Valorem Tax | Estimated Tax Rate* |
| General | 30,474,728 | 23,627 | 33,177,708 | 21,579 | 35,517,664 | 22,983,354 | 21,569 |
| Debt Service | 2,049,563 | - " | 1,987,758 | | 1,993,618 | | |
| Road & Bridge | 10,309,750 | 9,763 | 11,758,794 | 9,761 | 13,524,415 | 10,531,203 | 9,883 |
| Health | 1,310,986 | 0.445 | 1,491,209 | 0,582 | 1,554,304 | 523,615 | 0.491 |
| Employee Benefits | 8,353,916 | 0.557 | 8,780,000 | 0.555 | 9,537,000 | 591,391 | 0.555 |
| Economic Development | 309,000 | 0.333 | 314,000 | 0,309 | 374,678 | 327,976 | 0.308 |
| Council on Aging | 2,945,538 | 1.916 | 3,227,759 | 2.780 | 4,024,004 | 2,962,457 | 2,780 |
| Juvenile Detention | 205,400 | 0.050 | 383,396 | 0,358 | 436,396 | 360,363 | 0,338 |
| Solid Waste | 2,066,110 | | 2,129,539 | | 2,354,472 | 1 | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| ROD Tech | 94,394 | | 323,286 | | 136,436 | | |
| Clerk Tech | 21,935 | | 50,000 | | 33,000 | | |
| Treasurer Tech | 34,458 | | 45,000 | | 30,000 | | |
| Special Alcohol | 33,388 | | 50,000 | | 50,000 | | |
| Special Parks & Rec. | 33,300 | | 30,000 | | 30,000 | | |
| 911 Taxes | 588,971 | | 592,000 | | 541,000 | | |
| 20 Year Sales Tax (171) | 6,224,501 | | 5,100,000 | | 7,312,300 | | |
| | | | | | | | |
| | | | | | | | |
| Non-Budgeted Funds-A Non-Budgeted Funds-B | 4,651,891 7,855,818 | | | | | | |
| Totals | 77,530,347 | 36,691 | 69,440,449 | 35,924 | 77,449,287 | 38,280,359 | 35,924 |
| | | | | | | e Neutral Rate ** | 31.606 |
| Less: Transfers | 12,796,495 | | 14,007,235 | | 15,105,478 | | |
| Net Expenditure | 64,733,852 | | 55,433,214 | | 62,343,809 | | |
| Total Tax Levied | 30,205,749 | | 33,681,972 | | XXXXXXXXXXXXXXXX | | |
| Assessed Valuation | 823,229,821 | 1 | 937,507,149 | | 1,065,593,614 | | |
| Outstanding Indebtedness, | #212000 Vi | | 29227 | | AZOTO WARRO | | |
| January 1, | 2021 | in the | 2022 | | 2023 | | |
| G.O. Bonds | 28,030,000 | | 26,795,000 | | 25,260,000 | | |
| Revenue Bonds | 0 | | 0 | | 0 | | |
| Other | 0 | | 0 | | 0 | | |
| Lease Pur. Princ. Total | 493,092 28,523,092 | | 333,214 27,128,214 | | 173,586 25,433,586 | | |

^{*}Tax rates are expressed in mills

Leavenworth County

Leavenworth County

^{**}Revenue Neutral Rate as defined by KSA 79-2988

Resolution No. 2023-23

A RESOLUTION OF THE COUNTY OF LEAVENWORTH, KANSAS TO LEVY A PROPERTY TAX RATE EXCEEDING THE REVENUE NEUTRAL RATE FOR LEAVENWORTH COUNTY SPECIAL-OTHER FUNDS FOR TAX YEAR 2023 TO FUND BUDGET EXPENDITURES FOR FISCAL YEAR 2024.

WHEREAS, the Revenue Neutral Rate for tax year 2023 for Leavenworth County Special-Other Funds was calculated as <u>7.738</u> mills by the Leavenworth County Clerk; and

WHEREAS, the budget proposed by the Governing Body of Leavenworth County for fiscal year 2024 will require the levy of a property tax rate exceeding the Revenue Neutral Rate; and

WHEREAS, the Governing Body held a hearing on August 23, 2023 allowing all interested taxpayers desiring to be heard an opportunity to give oral testimony; and

WHEREAS, the Governing Body of the County of Leavenworth, having heard testimony, has determined that it is necessary to exceed the Revenue Neutral Rate.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE COUNTY OF LEAVENWORTH:

Section 1. Leavenworth County hereby approves exceeding the revenue neutral rate and shall levy a property tax rate of <u>9.000</u> mills for Leavenworth County Special-Other Funds for tax year 2023 which exceeds the Revenue Neutral Rate.

Section 2. The County Administrator, and Leavenworth County's other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

This resolution shall take effect and be in force immediately upon its adoption and shall remain in effect until future action is taken by the Governing Body.

ADOPTED this <u>23rd day of August</u>, <u>2023</u> and SIGNED by the Board of Leavenworth County Commissioners.

| Vicky Kaaz, Chairman 2nd District | Jeff Culbertson, Member 1 st District |
|---|--|
| Mike Smith, Member 4th District | Doug Smith, Member 3 rd District |
| Mike Stieben, Member 5 th District | |
| ATTEST: | |
| Janet Klasinski, Leavenworth County Clerk | |

NOTICE OF HEARING TO EXCEED REVENUE NEUTRAL RATE AND BUDGET HEARING

The governing body of

Leavenworth County Special - Other Funds

will meet on August 23, 2023 at 9:00 A.M. at Leavenworth County Courthouse, Commission Meeting Room for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax and Revenue Neutral Rate. Detailed budget information is available at Leavenworth County Clerk's Office and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2024 Expenditures and Amount of 2023 Ad Valorem Tax establish the maximum limits of the 2024 budget. Estimated Tax Rate is subject to change depending on the final assessed valuation.

| Ī | Prior Year Actual for 2022 | | Current Year Estimate for 2023 | | Proposed Budget for 2024 | | |
|------------------------|----------------------------|---------------------|--------------------------------|---------------------|-----------------------------------|-------------------|------------------------------|
| FUND | Expenditures | Actual Tax Rate* | Expenditures | Actual Tax Rate* | Budget Authority for Expenditures | Amount of 2023 | Proposed Estimated Tax Rate* |
| General | | | | | Expenditures | | 71410 |
| Debt Service | | | | | | | |
| Local Service Rd & F | 3,582,472 | 8.431 | 4,363,225 | 8.854 | 4,881,300 | 3,897,586 | 9.000 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Sewer District 1 | 41,052 | | 54,331 | | 54,331 | | |
| Sewer District 2 | 50,326 | | 79,084 | | 79,084 | | |
| Sewer District 3 | 103,211 | | 103,712 | | 103,712 | | |
| Sewer District 5 | 16,038 | | 19,474 | | 19,474 | | |
| Sewer District 6 | | | | | | | |
| Sewer District 7 | 63,920 | | 63,920 | | 63,920 | | |
| Non-Budgeted Funds | 127,398 | | | | | | |
| Totals | 3,984,417 | 8.431 | 4,683,746 | 8.854 | 5,201,821 | 3,897,586 | 9.000 |
| | | | | | | ue Neutral Rate** | 7.738 |
| Less: Transfers | 1,035,414 | | 1,333,072 | | 1,618,064 | | |
| Net Expenditure | 2,949,003 | | 3,350,674 | | 3.583,757 | | |
| Total Tax Levied | 2,797,003 | | 3,351,358 | | xxxxxxxxxxxxxxxx | | |
| Assessed Valuation | 331,724,553 | | 378,486,308 | : | 433,048,759 | | |
| Outstanding Indebtedn | | 15 | | £ 33 | , , , , , | | |
| January 1, | 2021 | | 2022 | | 2023 | | |
| G.O. Bonds | 0 | | 0 | ĺ | 0 | | |
| Revenue Bonds | 788,336 | | 711,552 | | 632,702 | | |
| Other | 0 | | 0 | | 0 | | |
| Lease Pur. Princ. | 0 | Ī | 0 | | 0 | | |
| Total | 788,336 | | 711,552 | | 632,702 | | |
| *Tax rates are express | | | | e (2 | | | |
| 44D 37 . 1D | . 10 11 1601 | 70 0000 | | | | | |

Leavenworth County

Leavenworth County

^{**}Revenue Neutral Rate as defined by KSA 79-2988

Leavenworth County Request for Board Action

| Date: August 17, 2023 To: Board of County Commissioners From: Public Works | | | | | | | |
|---|--|--|--|--|--|--|--|
| Department Head Review: <u>Bill Noll, Reviewed</u> | | | | | | | |
| Additional Reviews as needed: | | | | | | | |
| Budget Review ⊠ Administrator Review ☐ Legal Review ☐ | | | | | | | |
| Action Requested: Approval of the supplemental agreement with KDOT for Project KA-5520-01 for maintenance costs. | | | | | | | |
| Analysis: In April, Leavenworth County entered into an agreement with KDOT for dust control on George Road as part of the designated unofficial detour for the above referenced safety project. This supplemental agreement will reimburse up to \$7,000 to Leavenworth County for material costs of maintenance activities during construction and after construction is complete to bring George Road back into the same condition as the pre-project condition. | | | | | | | |
| To date, Leavenworth County has graded the road three times during the project and one two of those occasions sprayed calcium chloride solution on the roadway to activate the dust control after grading. The third time we did not apply dust control and instead waited two days for the forecasted rain to reactivate the dust control. The cost of the two applications of dust control was approximately \$1,500. The remaining funds will be used to gravel the 1.67 miles of roadway with new aggregate after the project is completed. Currently the project is 6-7 weeks ahead of schedule and K-16 may open as soon as August 26 th depending on subcontractor schedules and weather. | | | | | | | |
| Recommendation: Approval. | | | | | | | |
| 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: NA | | | | | | | |
| Additional Attachments: KDOT Agreement | | | | | | | |

SUPPLEMENTAL AGREEMENT NO. 1 FOR UNOFFICIAL DETOUR ROUTE

This Supplemental Agreement No. 1 for an Unofficial Detour Route (Supplemental Agreement No.1) is entered into between the Secretary of Transportation for the State of Kansas (Secretary), acting through the Kansas Department of Transportation (KDOT), and Leavenworth County, (LPA), collectively referred to as the Parties.

- 1. The Secretary and LPA entered into an agreement for an unofficial detour route effective <u>April 25, 2023</u> (Original Agreement).
- 2. The Parties are executing this Supplemental Agreement No. 1 to increase the compensation given to the LPA due to an unanticipated increase in vehicular traffic on the unofficial detour route.
- 3. The Parties hereby modify paragraph 1 of the Original Agreement to read as follows:
 - 1. <u>Compensation.</u> The Secretary agrees to furnish the following compensation to the LPA:

\$19,609 for dust control on George Road based on a quote provided to KDOT on 11/3/2022 \$7,000 for gravel material costs

- 4. All terms of the Original Agreement not modified directly herein remain effective as originally written. If there is conflict among or between the various terms set forth or referenced in documents comprising the contract between the Parties, then the contract documents shall take precedence in the following order: (1) Special Attachment No. 1A; (2) the Original Agreement as amended by Supplemental Agreement; and (3) Exhibits and Special Attachments to the Original and Supplemental Agreement(s).
- 5. It is the intent of the Parties that the LPA shall sign this Supplemental Agreement No. 1 first and the Secretary (or the Secretary's designee) shall sign second and that, therefore, the effective date of this Supplemental Agreement shall be the date the Secretary (or the Secretary's designee) has so signed.

Now therefore, the Parties hereto cause their duly authorized representatives to enter into this Agreement.

| Local F | Public Authority (LPA) | | Kansas Department of Transportation | | | |
|---------|------------------------|--------|-------------------------------------|-------|--|--|
| Ву: | (Signature) | (Date) | By:(Signature) (I | Date) | | |
| Name: | (printed) | | District Engineer (District 1) |) | | |