LEAVENWORTH COUNTY PLANNING COMMISSION

Agenda for a Regular Meeting of 5:30 P.M., Wednesday, October 9, 2024
County Courthouse - 300 Walnut Street - Leavenworth, Kansas 66048
www.leavenworthcounty.gov

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Minutes**

5. **Secretary's Report**

6. **Declarations: (if necessary)**
   A. Declarations of receipt of communications by Planning Commissioners
   B. Disclosure of ex-parte communications for each hearing item
   C. Declarations of abstention from specific agenda items by a Commissioner

7. **Approval of Agenda**

8. **Consent Agenda**

   A. Case DEV-24-088 Preliminary Plat Cheyenne Crossing
   Consideration of a Preliminary Plat for a tract of land in the Southwest Quarter of Section 32, Township 11 South, Range 22, East of the 6th P.M., in Leavenworth County, Kansas.
   Also known as: 00000 Stillwell Rd.
   PID: 189-32-0-00-00-005

   B. Case DEV-24-107 & 108 Preliminary & Final Plat Creekstone Ridge
   Consideration of a Preliminary & Final Plat for a Minor Subdivision in the Southeast Quarter of Section 5, Township 11 South, Range 22, East of the 6th P.M., in Leavenworth County, Kansas.
   Also known as: 19150 178th St.
   PID: 183-05-0-00-00-013

   C. Case DEV-24-113 Final Plat E&R Rolling Meadows South
   Consideration of Preliminary Plat for a tract of land in the Southeast Quarter of Section 34, Township 11 South, Range 21 East of the 6th P.M., in Leavenworth County Kansas.
   Also known as: 00000 Stillwell Rd.
   PID: 198-34-0-00-00-007.02

9. **Regular Agenda**

   A. Case DEV-24-048 Preliminary Plat Tallgrass Estates
   Consideration of a Preliminary Plat for a tract of land in the Northwest Quarter of Section 15, Township 11 South, Range 22, East of the 6th P.M., in Leavenworth County, Kansas.
   Also known as: 16271 Evans Rd.
   PID: 185-15-0-00-00-003

B. Case DEV-24-116 Kaaz Rezone
Consideration of a rezoning request from RR-5 zoning district to RR-2.5 zoning district on the following described property: Three tracts of land in the Northwest ¼ of Section 19, Range 22 East of the 6th P.M., in Leavenworth County, Kansas & The North ½ of the North ½ of the Southwest ¼ of Section 19, Township 9, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.
Also known as: 18415 Eisenhower Rd.
PID: 104-19-0-00-00-004
*****Public Hearing Required*****
*****Public Comment limited to three minutes per person*****

Adjournment of Planning Commission

Upcoming meeting dates:

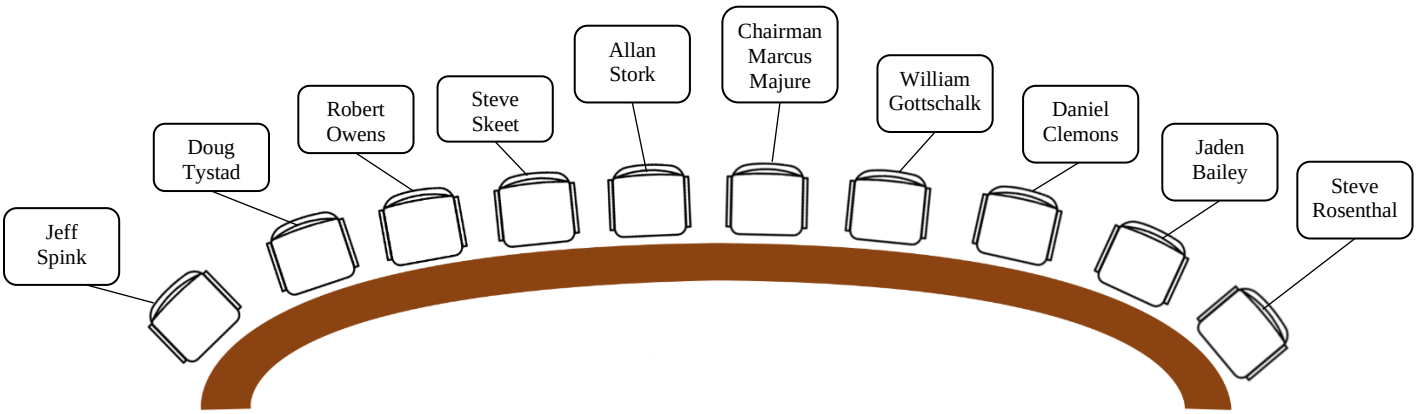
Wednesday, October 30, 2024, 5:30 PM
Board of Zoning Appeals

Wednesday, November 13, 2024, 5:30 PM
Regular Planning Commission Meeting

For More Information

If you have any questions or need to make special arrangements for a meeting, please call or stop by the Planning and Zoning Department.
Contact Dawn Chamberlain – 913-684-0465

Planning Commission Seating Chart 2024



LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
September 11, 2024

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

The Planning Commission meeting was called to order at 5:30 p.m.

Pledge of Allegiance

Members present: Jeff Spink, Doug Tystad, Steve Skeet, Allan Stork, Marcus Majure, Dan Clemons, Jaden Bailey and Steve Rosenthal. (Absent: Gottschalk and Owens).

Staff present: John Jacobson-Director, Amy Allison-Deputy Director, Josh Schweitzer-Planner, Dawn Chamberlain-Planning Coordinator, Misty Brown-County Counselor

Minutes: Commissioner Tystad made a motion to approve the minutes and Commissioner Bailey seconded that motion.

ROLL CALL VOTE – Motion to the approve passed, 5/0 with one abstention (Skeet).

Secretary's Report: Amy Allison outlined the items on the agenda. One item is on the consent agenda and will be approved once the agenda is accepted. The Board of Zoning Appeals will convene after the Planning Commission so a quorum will need to remain.

Declarations: None

Approval of Agenda: Commissioner Stork made a motion to approve the Agenda and Commissioner Clemons seconded the motion.

ROLL CALL VOTE: Motion to approve the agenda passed. 7/0 (2 Absent)

Case DEV-24-076 & 077 Preliminary & Final Plat Koch Acres
Consideration of a Preliminary & Final Plat for a Minor Subdivision in the Southeast Quarter of Section 02, Township 09 South, Range 20, East of the 6th P.M., in Leavenworth County, Kansas.

Amy Allison gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure asked if there were any questions or discussions from the Board. Joe Herring, with Herring Surveying, addressed the Board, further explaining the nature of the request. Chairman Majure asked if there were any questions of the applicant. No questions were presented. Chairman Majure entertained a motion.

Commissioner Rosenthal made a motion to approve the exception for Lot-Width to Lot-Depth, Commissioner Tystad seconded the motion.

ROLL CALL VOTE: Motion to approve the exception passed, 7/0 (2 Absent).

Commissioner Rosenthal made a motion to approved the plat, seconded by Commissioner Bailey.

ROLL CALL VOTE: Motion to approve the plat passed, 7/0 (2 Absent).

Case DEV-24-078 Preliminary Plat Cottages at Whistle Creek
Consideration of a Cross Access Easement Subdivision in the Northwest Quarter of Section 16, Township 12 South, Range 22, East of the 6th P.M., in Leavenworth County, Kansas.

Amy Allison gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure asked if there were any questions or discussions from the Board. Joe Herring, with Herring Surveying, addressed the Board, further explaining the nature of the request. Chairman Majure asked if there

were any questions of the applicant. Commissioner Tystad asked about access for Emergency Services for the proposed private drive. Staff responded that due to the number of lots, engineered plans for the private drive will need to be provided with the final plat. The Engineer on record should include the needs of Emergency Services within the design plans. Chairman Majure entertained a motion for the exceptions.

Commissioner Rosenthal made a motion to approve the exception for a non-conforming structure , Commissioner Clemons seconded the motion.

ROLL CALL VOTE: Motion to approve the exception passed, 7/0 (2 Absent).

Commissioner Rosenthal made a motion to approved the exception for Lot-Width to Lot-Depth, seconded by Commissioner Clemons.

ROLL CALL VOTE: Motion to approve the exception passed, 7/0 (2 Absent).

Commissioner Rosenthal made a motion to approved the exception to Utility Easement Requirements, seconded by Commissioner Clemons.

ROLL CALL VOTE: Motion to approve the exception passed, 7/0 (2 Absent).

Commissioner Rosenthal made a motion to approved the plat, seconded by Commissioner Skeet.

ROLL CALL VOTE: Motion to approve the plat passed, 7/0 (2 Absent).

Case DEV-24-080 & 081 Preliminary & Final Plat E&R Rolling Meadows North
Consideration of a Preliminary & Final Plat for a Minor Subdivision in the Southeast Quarter of Section 34, Township 11 South, Range 21, East of the 6th P.M., in Leavenworth County, Kansas.

Amy Allison gave the staff report for the above-listed case, outlining the details of the request. Chairman Majure asked if the applicant would like to speak. Joe Herring with Herring Surveying, addressed the Board, further explaining the nature of the request. Chairman Majure asked if there were any questions for the applicant or staff. Seeing none, the Chairman entertained a motion.

Commissioner Tystad made a motion to approved the exception for Lot-Width to Lot-Depth, seconded by Commissioner Bailey.

ROLL CALL VOTE: Motion to approve the exception passed, 7/0 (2 Absent).

Commissioner Stork made a motion to approved the plat, seconded by Commissioner Clemons.

ROLL CALL VOTE: Motion to approve the plat passed, 7/0 (2 Absent).

Case DEV-24-085 & 086 Preliminary & Final Plat Dodge Addition No 2
Consideration of a Preliminary & Final Plat for a Minor Subdivision in the Southeast Quarter of Section 04, Township 12 South, Range 21, East of the 6th P.M., in Leavenworth County, Kansas.

Josh Schweitzer gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure asked the applicant if they would like to speak. Austin Thompson, with Atlas Land Consulting, addressed the Board, further explaining the nature of the request. Ms. Devin Di Joseph addressed the board further explaining the exception request. Chairman Majure asked if there were any questions for the applicant. No questions were asked. Chairman Majure entertained a motion for the exception.

Commissioner Tystad made a motion to approve the exception for a non-conforming structure , Commissioner Bailey seconded the motion.

ROLL CALL VOTE: Motion to approve the exception passed, 7/0 (2 Absent).

Commissioner Stork made a motion to approved the plat, seconded by Commissioner Clemons.

ROLL CALL VOTE: Motion to approve the plat passed, 7/0 (2 Absent).

Case DEV-24-100 & 101 Preliminary & Final Plat Thomas Farm 2nd Plat
Consideration of a Preliminary & Final Plat for a Minor Subdivision in the Northeast Quarter of Section 26, Township 10 South, Range 22, East of the 6th P.M., in Leavenworth County, Kansas.

Amy Allison gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure asked if the applicant would like to speak. Cody Herbster addressed the Board, further explaining the nature of the request. Chairman Majure asked if there were any questions for the applicant. Questions were asked and responses were given. Chairman Majure asked if there was a motion to approve the exceptions.

Commissioner Rosenthal made a motion to approve the exception for a non-conforming structure, Commissioner Tystad seconded the motion.

ROLL CALL VOTE: Motion to approve the exception passed, 7/0 (2 Absent).

Commissioner Rosenthal made a motion to approve the exception for Lot-Width to Lot-Depth, seconded by Commissioner Clemons.

ROLL CALL VOTE: Motion to approve the exception passed, 7/0 (2 Absent).

Commissioner Stork made a motion to approve the plat, seconded by Commissioner Clemons.

ROLL CALL VOTE: Motion to approve the plat passed, 7/0 (2 Absent).

Case DEV-24-102 & 103 Preliminary & Final Plat Smith Ridge
Consideration of a Preliminary & Final Plat for a Minor Subdivision in the Southeast Quarter of Section 13, Township 10 South, Range 21, East of the 6th P.M., in Leavenworth County, Kansas.

Josh Schweitzer gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure asked if the applicant would like to speak. Joe Herring, Herring Surveying, addressed the Board, further explaining the nature of the request. Chairman Majure asked if there were any questions for the applicant. Commissioner Tystad asked whether a traffic study is required for this type of request. John Jacobson responded that current policy does not require a traffic study to be performed. Also, that due to the number of lots being added, it would be unlikely for a traffic study to be required if there were a policy. Chairman Majure asked if there was a motion to approve the exceptions.

Commissioner Tystad made a motion to approve the exception for a non-conforming structure, Commissioner Rosenthal seconded the motion.

ROLL CALL VOTE: Motion to approve the exception passed, 7/0 (2 Absent).

Commissioner Tystad made a motion to approved the exception for Lot-Width to Lot-Depth, seconded by Commissioner Bailey.

ROLL CALL VOTE: Motion to approve the exception passed, 7/0 (2 Absent).

Commissioner Stork made a motion to approved the plat, seconded by Commissioner Clemons.

ROLL CALL VOTE: Motion to approve the plat passed, 7/0 (2 Absent).

Case DEV-24-110 Twin Venture Rezone

Consideration of a rezoning request from RR-2.5 zoning district to R-1(43) zoning district on the following described property: Lot 1, Rainmaker Ranch Addition, a subdivision in Leavenworth County, Kansas.

Josh Schweitzer gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure asked if there were any questions or discussions from the board.

Chairman Majure opened the public comment portion of this hearing and invited the applicant/agent to come forward. Mr. Jeremy Ressler came forward to answer questions about the request.

Chairman Majure invited individuals wishing to so speak in favor or opposition of the request.

Rick Summers, 16426 Leavenworth Road, addressed the Commission in opposition. He felt that the request did not match the character of the neighborhood and that the proposed concept plan would place the new lot very close to his home and buildings.

Amy Day, 16569 Leavenworth Road, also spoke in opposition and felt that the request did not match the character of the neighborhood. She was concerned about the traffic that additional parcels would add to the area since there was a recent subdivision being developed.

The public comment portion of the meeting was closed.

Chairman Majure asked if there was any additional information to present or questions from the board. Commissioners discussed policies. Chairman Majure said with no further discussion he would accept a motion.

Commissioner Stork motioned to approve the request for the request for Case DEV-24-110. Commissioner Spink seconded the motion.

ROLL CALL VOTE - Motion to approve passed 4/3 (2 Absent)

Commission Bailey voted no based on the character of the neighborhood.
Commissioner Clemons voted no based on the character of the neighborhood and the proposed lot layout.
Commissioner Rosenthal voted no based on the character of the neighborhood.

Adjournment of Planning Commission at 7:09 PM.

Board of Zoning Appeals was called to order at 7:17 PM

Staff Present: Jeff Spink, Doug Tystad, Steve Skeet, Marcus Majure, Dan Clemons, Jaden Bailey and Steve Rosenthal

Approval of the Agenda: Commissioner Rosenthal made a motion to approve the Agenda and Commissioner Clemons seconded the motion.

ROLL CALL VOTE: Motion to approve the agenda passed. 6/0

Case DEV-24-104 Variance Schalipp Road Frontage
Consideration of a Variance request from Article 5, Section 4 of the Leavenworth County Zoning & Subdivision Regulations on the following described property: A tract of land in the Town of Delaware located in Section 20, Township 9 South, Range 23 East of the 6th p.m., in Leavenworth County, Kansas.

Amy Allison gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure asked if there were any questions or discussions from the board.

Chairman Majure opened the public comment portion of this hearing and invited the applicant to come forward. Mrs. Cheryl Schalipp came forward to answer questions about the request.

Chairman Majure invited individuals wishing to so speak in favor or opposition of the request.

The public comment portion of the meeting was closed.

Chairman Majure asked if there was any additional information to present or questions from the board. Commissioners discussed policies. Chairman Majure said with no further discussion he would accept a motion.

Commissioner Rosenthal motioned to approve the request for the request for Case DEV-24-104. Commissioner Bailey seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 6/0

Case DEV-24-109 Variance Pittman Road Frontage
Consideration of a Variance request from Article 5, Section 4 of the Leavenworth County Zoning & Subdivision Regulations on the following described property: The South 15 acres of the West Half of the Northeast Quarter of Section 22, Township 12 South, Range 20 East of the 6th p.m., Leavenworth County, Kansas.

Amy Allison gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure asked if there were any questions or discussions from the board.

Chairman Majure opened the public comment portion of this hearing and invited the applicant/agent to come forward. Mr. Galen Pittman came forward to answer questions about the request.

Chairman Majure invited individuals wishing to so speak in favor or opposition of the request.

The public comment portion of the meeting was closed.

Chairman Majure asked if there was any additional information to present or questions from the board. Commissioners discussed policies. Chairman Majure said with no further discussion he would accept a motion.

Commissioner Bailey motioned to approve the request for the request for Case DEV-24-109. Commissioner Skeet seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 6/0

Adjournment of the Board of Zoning Appeals was called at 7:38 PM.

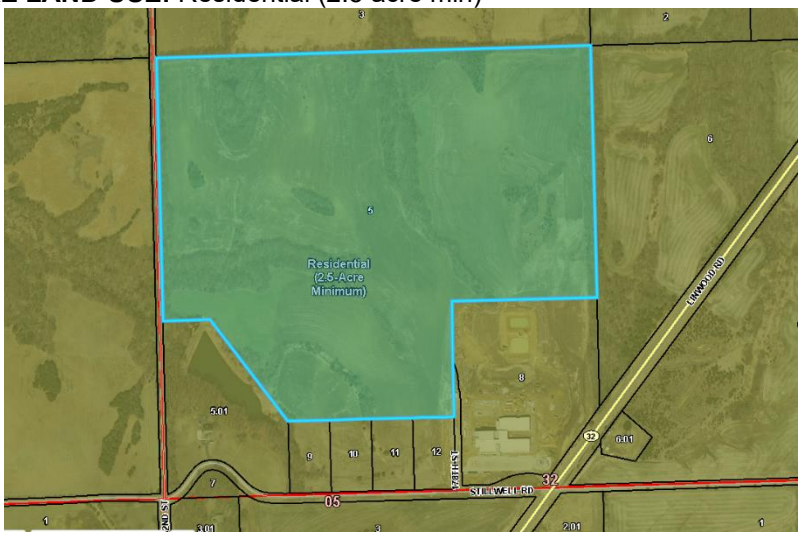
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-24-088 Cheyenne Crossing 2nd Plat — October 9, 2024

REQUEST: ***Consent Agenda***
☒ Preliminary Plat ☐ Final Plat

STAFF REPRESENTATIVE:
Amy Allison
Deputy Director

SUBJECT PROPERTY: 00000 178th Street
FUTURE LAND USE: Residential (2.5 acre min)



APPLICANT/APPLICANT AGENT:
Joe Herring
Herring Surveying
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:
Cheyenne Crossing Land
Development LLC
18701 Hemphill Road
Linwood KS 66052

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
Residential (2.5 acre min)

LEGAL DESCRIPTION:
A tract of land in the Southwest Quarter of Section 32, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: n/a

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:
1. Approve Case No. DEV-24-088, Preliminary Plat for Cheyenne Crossing 2nd Plat with or without conditions; or
2. Deny Case No. DEV-24-088, Preliminary Plat for Cheyenne Crossing 2nd Plat for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 34 ACRES

PARCEL ID NO:
189-32-0-00-00-005.00

BUILDINGS:
N/A

PROJECT SUMMARY:
Request for preliminary plat approval to subdivide property located at 00000 178th Street (189-32-0-00-00-005.00) as Lots 5 through 17 of Cheyenne Crossing 2nd Plat.

ACCESS/STREET:
178th Street - Local, Paved ± 22'

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: FD# 2

WATER: RWD 7

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:
9/27/2024

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

STANDARDS TO BE CONSIDERED:			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		**Met**	**Not Met**
35-40	**Preliminary Plat Content**	X	
40-20	**Final Plat Content**	n/a	
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**	X	
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 34 acres into 13 lots as Phase II of the Cheyenne Crossing 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 sanitary sewers are not located within 660' of the subdivision (see condition 3). All lots are compliant with the RR-2.5 zoning district.

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. A copy of the deed an title report shall be submitted with the final plat.
6. The developer must comply with the following memorandums:
   Memo – RWD 7, dated June 24, 2024
   Memo – Fire District 2, dated June 24, 2024
   Memo – Mitch Pleak, Olsson, dated July 11, August 13 & September 16, 2024

ATTACHMENTS:

A: Application & Narrative
B: Zoning Map
C: Road Map
D: Memorandums

CR 9764 250
" 9764 400
" 9763 400
1050

PRELIMINARY PLAT APPLICATION

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

Office Use Only

Township: _____ Planning Commission Meeting Date: _____
Case No. _____ Date Received/Paid: JUN 21 2024
Zoning District _____ Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: Herring Surveying Company	NAME: Cheyenne Crossing Land Development, LLC
MAILING ADDRESS: 315 North 5th Street	MAILING ADDRESS 18701 Hemphill Road
CITY/ST/ZIP: Leavenworth, KS 66048	CITY/ST/ZIP Linwood, KS 66052
PHONE: 913-651-3858	PHONE: N/A
EMAIL : herringsurveying@outlook.com	EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: CHEYENNE CROSSING 2ND PLAT

Address of Property: 00000 178th STREET

PID: 189-32-0-00-00-005 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: 34 AC	Number of Lots: 13	Minimum Lot Size: 2.51 AC
Maximum Lot Size: 3.15 Ac	Proposed Zoning: RR-2.5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 7	Proposed Sewage: Septic
Fire District: Sherman	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: ☐ Yes ☒ No	Road Classification: *Local – Collector - Arterial – State - Federal*	
	Cross-Access Easement Requested: ☐ Yes ☒ No	
List of all Requested Exceptions: *Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.*	1.	
	2.	
	3.	
	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 6-15-24 Date: 6/15/24

~~Water~~
~~Fire~~
~~AR~~

ATTACHMENT A

AFFIDAVIT
Authorization of Contractors or Individuals to Act as Agents of a Landowner
COUNTY OF LEAVENWORTH
STATE OF KANSAS

We/I JOE F. JENKINS, II and JANET J. JENKINS

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. 5th Street, Leavenworth, KS 66048, 913-651-3858
2)

Signed and entered this 11th day of May, 2021.

JOE F. JENKINS, II JANET J. JENKINS
Print Name, Address, Telephone

Signature

STATE OF ~~KANSAS~~ Florida)
) SS
COUNTY OF ~~LEAVENWORTH~~ Lee)

Be it remember that on this 11th day of May 2021, before me, a notary public in and for said County and State came Joe + Janet Jenkins 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 _____

JULIANNE MACDOUGALL
MY COMMISSION # GG 247284
EXPIRES: August 9, 2022
Bonded Thru Notary Public Underwriters

My Commission Expires: 8/9/2022 (seal)

Leavenworth Rural Water District No. 7

P. O. Box 257 2451 S. 142nd St.
Bonner Springs, KS 66012
Phone: (913) 441-1205 Fax: (913) 422-3393 Toll Free: (888) 449-4028
E-Mail: Jalayne@leavenworthrwd7.com
Website: http://www.lvrwd7.com

Leavenworth County Planning and Zoning
300 Walnut Street
Suite 212
Leavenworth, Kansas 66048

Date:_____

Subdivision: Cheyenne Crossing 2nd Plat

Location:_____

Dear Director of Planning and Zoning & Staff:

Leavenworth County Rural Water District 7's policy and procedures require all new subdivisions to perform a water line extension study by the District's engineer. This is to determine adequate water system upgrades that will be required to serve the subdivision and surrounding area. New subdivisions can greatly impact the District's infrastructure and ability to provide quality water to proposed and current patrons. The District requires 6-inch or larger waterlines with fire hydrants to be installed in subdivisions. The District will not approve any subdivision plat that water is available unless the policies and procedures are followed. These steps are vital as the District must analyze that water is available and the ability to approve future benefit units to lots within a new subdivision. This includes waterline feasibility study, water main extensions, fire hydrants and road crossings. Please review and present this information to the applicant and subdivision developer.

Respectfully,

Board of Directors
Leavenworth RWD7

_____
Subdivision Applicant:

LEAVENWORTH COUNTY FIRE DISTRICT #2
100 MAIN STREET LINWOOD, KS 66052

ATTN: LEAVENWORTH COUNTY PLANNING AND ZONING
HERRING SURVEYING COMPANY
RURAL WATER DISTRICT #7

DATE: 6/24/2024

PROPOSAL: CHEYENNE CROSSING 2nd PLAT

Leavenworth County Fire District #2 recommends that at least two hydrants be located in this proposed subdivision. One hydrant located at the 4-way intersection and one located on the East/West street, as far West as possible. We will await RWD#7 engineers recommendations for any additional information regarding needs.

We have no concerns other than the fire suppression hydrants.

Please feel free to contact me if any clarification is needed.

Thank you

DYLAN RITTER
ASSISTANT FIRE CHIEF
LEAVENWORTH COUNTY FIRE DISTRICT #2
DRITTER@LVCOFD2.COM
(913) 339-8973

CHEYENNE CROSSING 2ND PLAT

Tract of land in the Southwest Quarter of Section 32, Township 11 South, Range 22 East, Leavenworth County, Kansas.

PRELIMINARY PLAT

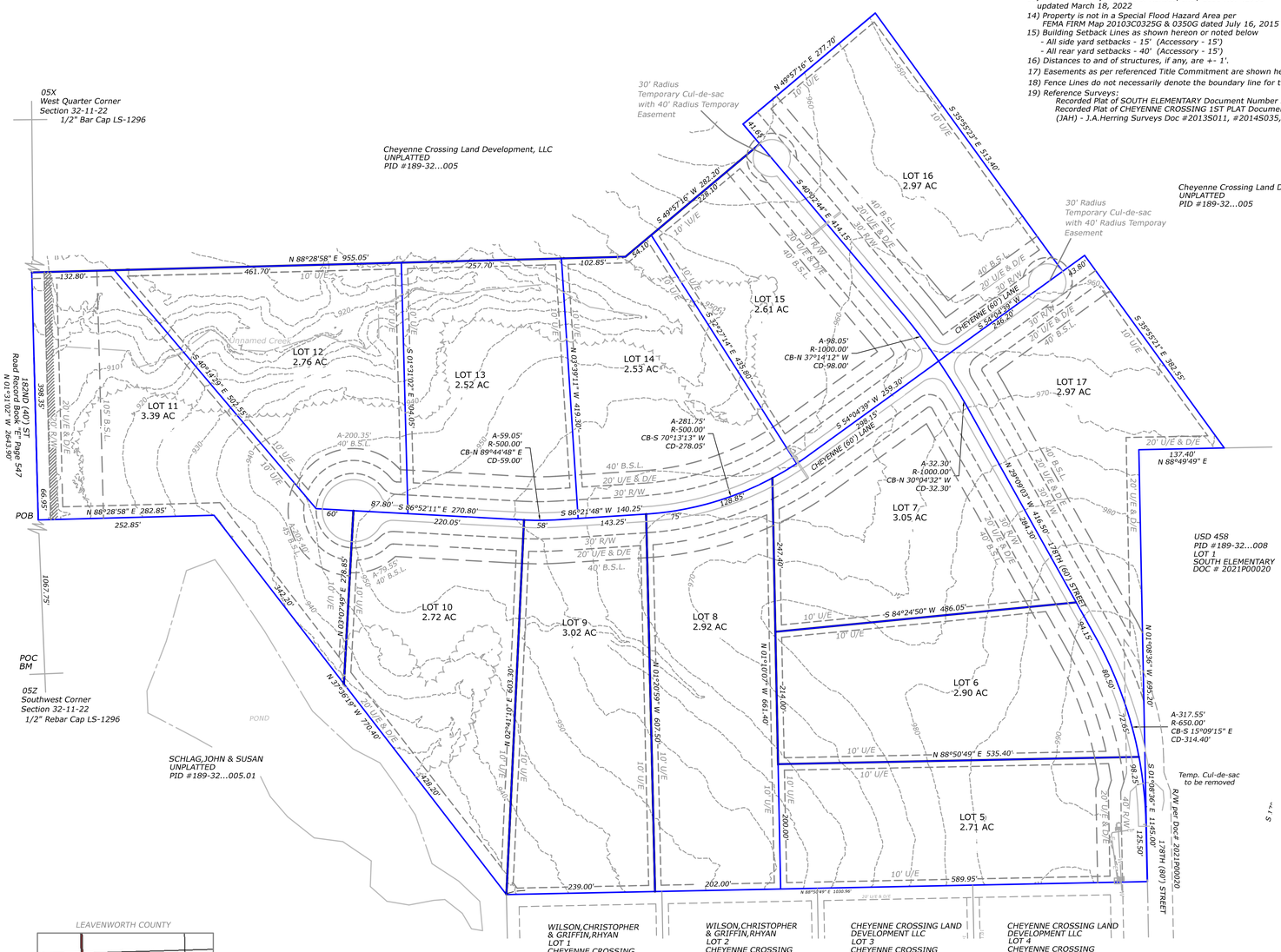
DESCRIPTION:
A tract of land in the Southwest Quarter of Section 32, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 15, 2021, more fully described as follows: Commencing at the Southwest Corner of said Southwest Quarter; thence North 01 degrees 31'02" West for a distance of 1067.75 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 31'02" West for a distance 398.75 feet along the West line of said Southwest Quarter; thence North 88 degrees 28'58" East for a distance of 955.05 feet; thence North 49 degrees 57'16" W for a distance of 282.20 feet; thence North 40 degrees 02'44" West for a distance of 41.65 feet; thence North 49 degrees 57'16" East for a distance of 277.68 feet; thence South 35 degrees 55'21" East for a distance of 513.40 feet; thence North 54 degrees 04'39" East for a distance of 43.81 feet; thence South 35 degrees 55'21" East for a distance 382.53 feet; thence South 88 degrees 49'49" West for a distance of 137.37 feet; thence South 01 degrees 08'36" East for a distance of 1145.00 feet to the South line of said Southwest Quarter; thence South 88 degrees 50'49" West for a distance of 1030.89 feet along said South line; thence North 01 degrees 09'11" West for a distance of 449.86 feet; thence North 37 degrees 36'19" West for a distance of 770.39 feet; thence South 88 degrees 28'58" West for a distance of 282.85 feet to the point of beginning, LESS the South 449.86 feet there.

PREPARED FOR:
Cheyenne Crossing Land Development, LLC
18701 Hemphill Road
Tonganoxie, KS 66086
PID NO. 189-32-0-00-00-005

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) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
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7) Restrictions per recorded Document Number 2024R

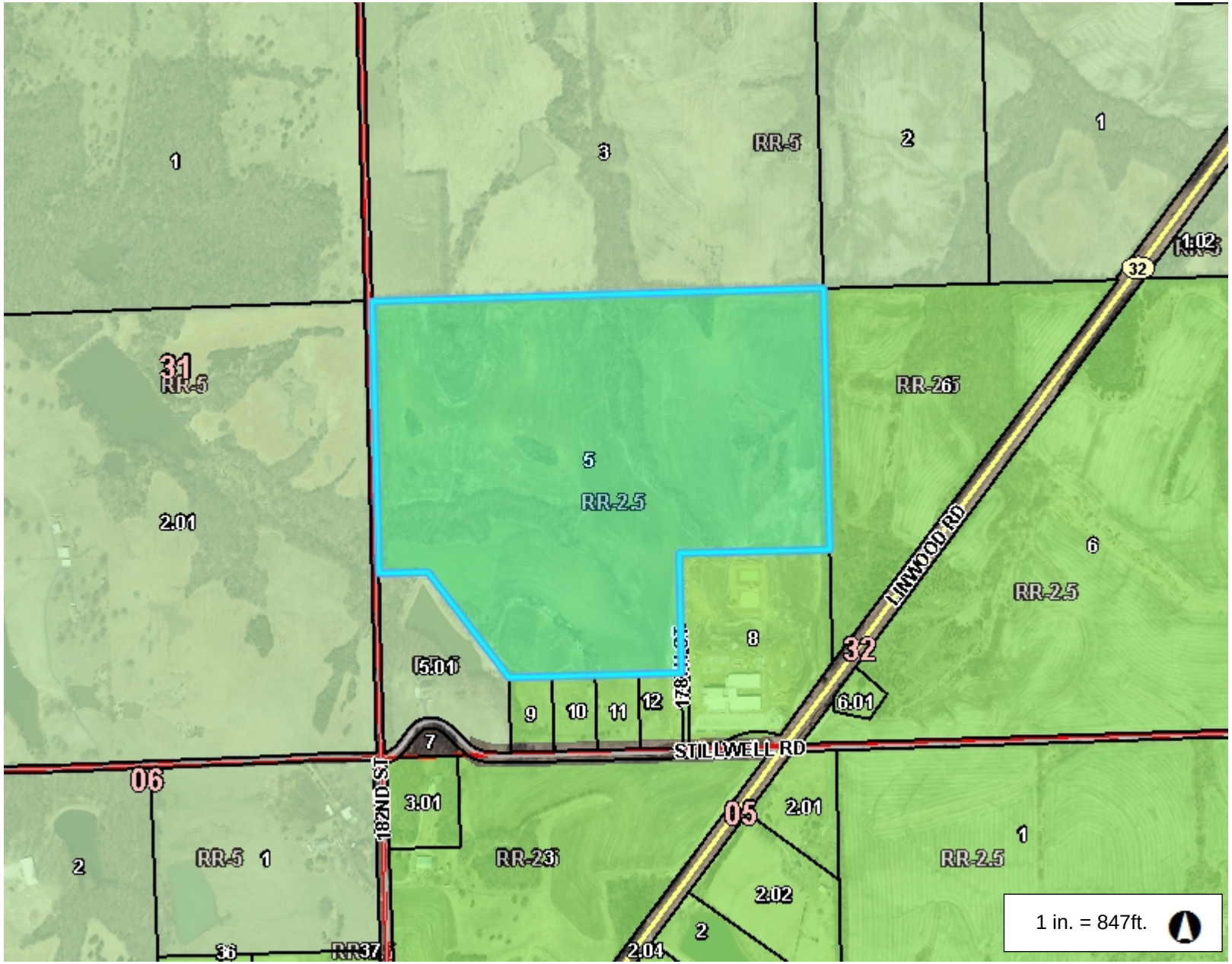
ZONING:
RR- 2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

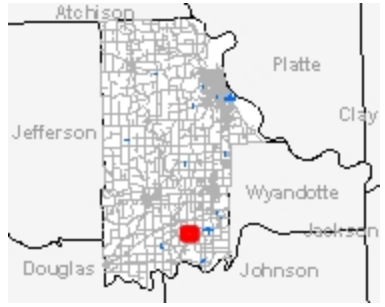
NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Error of Closure Calculations
5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501 South Line - Southwest Quarter
6) Monument Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88 Project Benchmark (BM) - Southwest Corner - 955.24'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Document Number 2013R06106
12) Utility Companies -
- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Lawyer's Title of Kansas, Inc., Case No. 42793 updated March 18, 2022
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G & 0350G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
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18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
Recorded Plat of SOUTH ELEMENTARY Document Number 2021P00020
Recorded Plat of CHEYENNE CROSSING 1ST PLAT Document Number 2022P00019
(JAH) - J.A.Herring Surveys Doc #2013S011, #2014S035, #2015S053, #2020S055


05X
West Quarter Corner
Section 32-11-22
1/2" Bar Cap LS-1296
Cheyenne Crossing Land Development, LLC
UNPLATTED
PID #189-32...005
30' Radius Temporary Cul-de-sac with 40' Radius Temporay Easement
N 49°57'16" E 277.70'
S 35°55'21" E 513.40'
S 40°02'44" E 414.15'
N 88°28'58" E 955.05'
461.70'
132.80'
257.70'
102.85'
84.10'
LOT 16
2.97 AC
LOT 15
2.61 AC
LOT 14
2.53 AC
LOT 13
2.52 AC
LOT 12
2.76 AC
LOT 11
3.39 AC
LOT 17
2.97 AC
LOT 7
3.05 AC
LOT 10
2.72 AC
LOT 9
3.02 AC
LOT 8
2.92 AC
LOT 6
2.90 AC
LOT 5
2.71 AC
CHEYENNE (60') LANE
S 54°04'39" W 259.30'
S 54°04'39" W 498.15'
182ND (40') ST
Road Record Book 547
N 01°31'02" W 2643.96'
N 01°31'02" E 1045.20'
N 01°31'02" E 398.75'
N 01°09'11" W 417.30'
S 82°27'14" E 439.90'
S 01°08'36" E 1145.00'
S 88°50'49" W 1030.89'
N 88°50'49" E 535.40'
S 84°24'50" W 486.05'
N 29°09'03" W 416.50'
198TH (60') STREET
N 01°08'36" W 595.20'
137.40'
N 88°49'49" E
394.15'
80.50'
98.25'
125.50'
589.95'
202.00'
239.00'
POB
N 88°28'58" E 282.85'
252.85'
1067.75'
POC
BM
05Z
Southwest Corner
Section 32-11-22
1/2" Bar Cap LS-1296
N 37°38'19" W 770.40'
438.30'
342.30'
N 03°07'49" E 278.85'
N 02°41'10" E 603.30'
N 01°20'59" W 607.50'
N 01°20'59" W 607.50'
N 01°20'59" W 607.50


LOT 41
2.56 AC
LOT 40
2.52 AC
LOT 30
2.52 AC
LOT 22
2.52 AC
LOT 21
3.40 AC
LOT 39
2.52 AC
LOT 29
2.53 AC
LOT 23
2.59 AC
LOT 20
3.18 AC
LOT 36
2.52 AC
LOT 37
2.51 AC
LOT 38
2.52 AC
LOT 24
2.55 AC
LOT 19
3.26 AC
LOT 28
2.51 AC
LOT 25
2.53 AC
LOT 35
2.65 AC
LOT 34
2.56 AC
LOT 33
2.57 AC
LOT 32
2.58 AC
LOT 31
2.83 AC
LOT 27
2.51 AC
LOT 18
3.22 AC
LOT 17
2.58 AC
LOT 26
2.53 AC
LOT 12
2.53 AC
LOT 14
2.86 AC
LOT 11
2.61 AC
LOT 15
2.97 AC
LOT 16
2.61 AC
LOT 8
2.76 AC
LOT 7
3.39 AC
LOT 9
2.52 AC
LOT 10
2.53 AC
LOT 13
3.15 AC
LOT 3
3.05 AC
LOT 6
2.80 AC
LOT 5
3.02 AC
LOT 4
2.92 AC
LOT 2
2.90 AC
LOT 1
2.71 AC
LATERAL FIELD APPROX. LOCATION
Fence Line N of R/W
20' R/W N of CL
STILLWELL (60') ROAD BOARD ORDER 2013-04
40' R/W S of CL
LOTS IN PHASE 1: 13
LOTS IN PHASE 2: 13
LOTS IN PHASE 3: 15
CHEYENNE CROSSING
PHASE LAYOUT
N
150 75 0 150
SCALE IN FEET

DEV-24-088 Cheyenne Crossing 2nd Plat





Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
  - B-1
  - B-2
  - B-3
  - I-1
  - I-2
  - I-3
  - MXD
  - PC
  - PI
  - PR-1
  - PR-2
  - PR-3

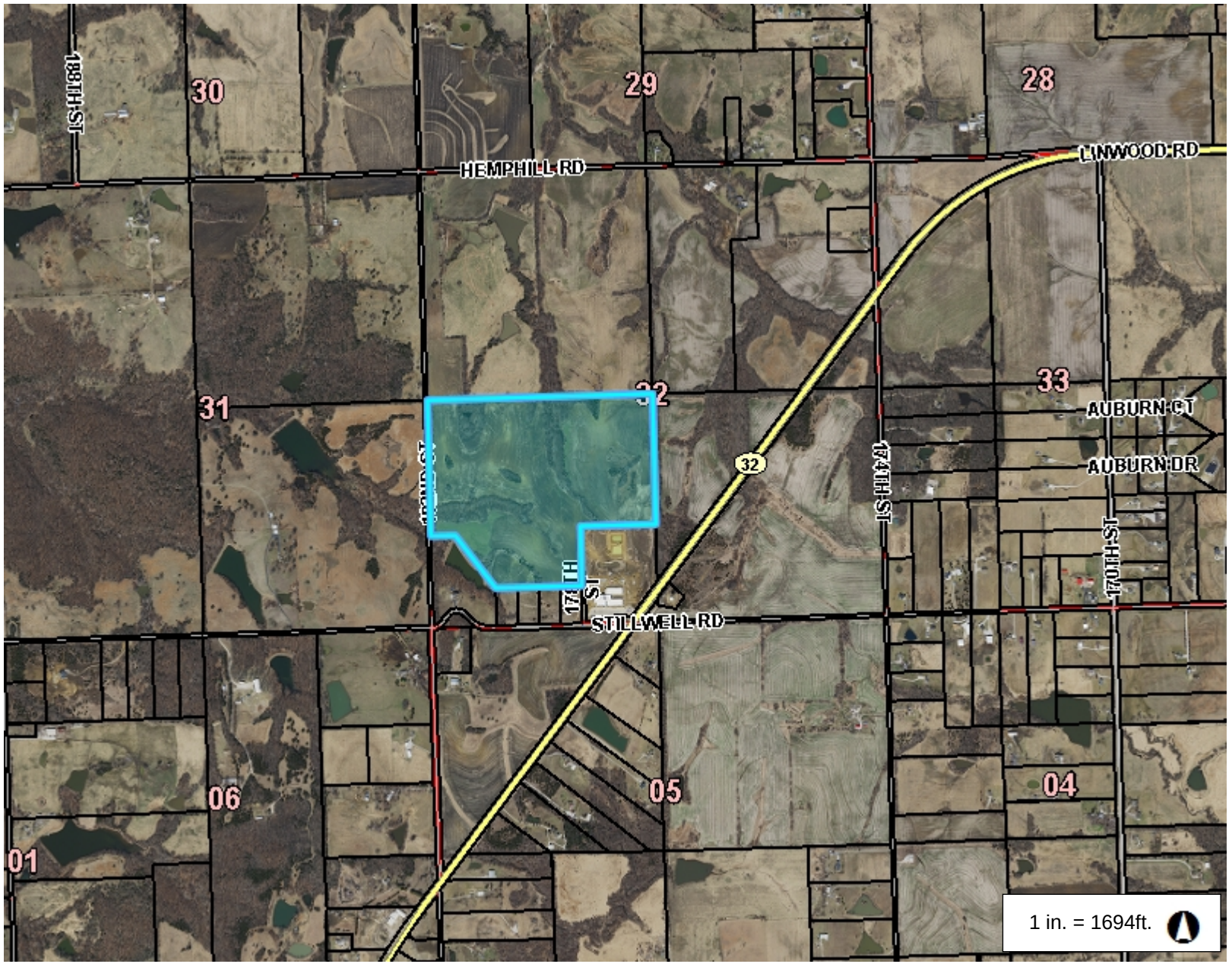
Notes

1,693.5 0 846.73 1,693.5 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DEV-24-088 Cheyenne Crossing 2nd Plat





Legend

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

Notes

3,386.9 0 1,693.47 3,386.9 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Allison, Amy

From: Anderson, Kyle
Sent: Monday, July 1, 2024 10:35 AM
To: Allison, Amy
Subject: RE: RE: DEV-24-088 Preliminary Plat - Cheyenne Crossing 2nd

We have not received any complaints on this property and we are not aware of any septic systems currently installed 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, June 28, 2024 2:40 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-24-088 Preliminary Plat - Cheyenne Crossing 2nd

Good Afternoon,
The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary Plat for a 13-lot subdivision at 00000 Stillwell Road (PID: 189-32-0-00-00-005.00).

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 Thursday, July 11, 2024.

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

Thank you,

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

Allison, Amy

From: Baumchen, Daniel
Sent: Tuesday, July 2, 2024 4:29 PM
To: Allison, Amy; Noll, Bill; McAfee, Joe
Subject: RE: RE: DEV-24-088 Preliminary Plat - Cheyenne Crossing 2nd

I have no comments for Preliminary plat. I only reviewed section corners.

Dan Baumchen, PS
County Surveyor
Leavenworth County Department of Public Works
913-684-0472

From: Allison, Amy
Sent: Friday, June 28, 2024 2:40 PM
To: Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Subject: FW: RE: DEV-24-088 Preliminary Plat - Cheyenne Crossing 2nd

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Thank you,

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

Disclaimer

CHEYENNE CROSSING - PHASE 2

14440 178TH ST, BONNER SPRINGS, KS 66012

SW $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 11S, RANGE 22E IN BONNER SPRINGS, LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PUBLIC STREET & STORM IMPROVEMENT PLAN

TOTAL SITE AREA: 112.11 ACRES

UTILITIES

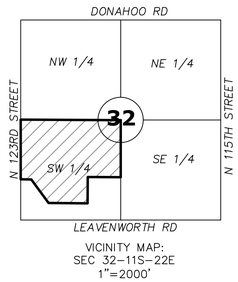
THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF VARIOUS UTILITY COMPANIES AND HAS NOT BEEN VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUCTED AS ACCURATE OR EXACT.

FLOODPLAIN NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 20103C0350G, EFFECTIVE DATE: JULY 16TH, 2015, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

HORIZONTAL CONTROL

KANSAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH ZONE.

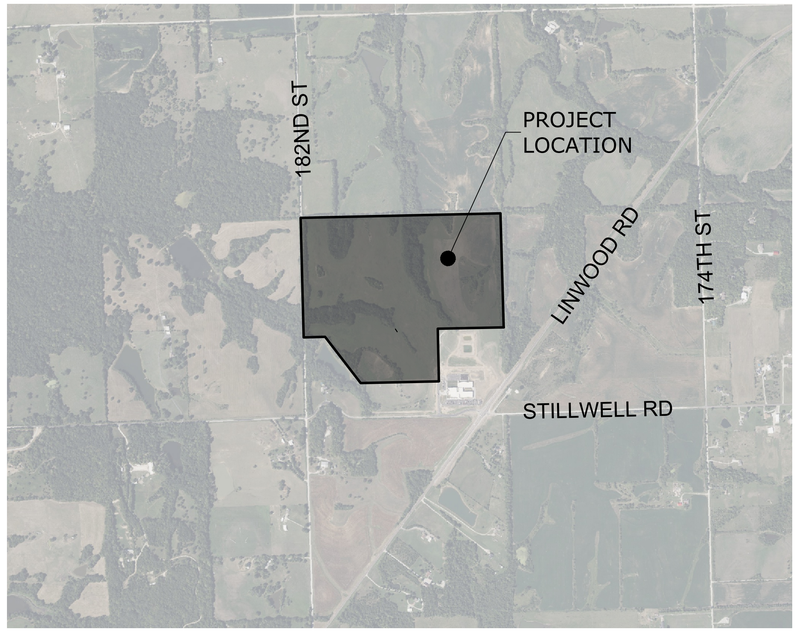


VICINITY MAP:
SEC 32–11S–22E
1"=2000'

DESCRIPTION

A tract of land in the Southwest Quarter of Section 32, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 15, 2021, more fully described as follows: Commencing at the Southwest Corner of said Southwest Quarter; thence North 01 degrees 31'02" West for a distance of 1067.75 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 31'02" West for a distance 398.75 feet along the West line of said Southwest Quarter; thence North 88 degrees 28'58" East for a distance of 955.05 feet; thence North 49 degrees 57'16" W for a distance of 282.20 feet; thence North 40 degrees 02'44" West for a distance of 41.65 feet; thence North 49 degrees 57'16" East for a distance of 277.68 feet; thence South 35 degrees 55'21' East for a distance of 513.40 feet; thence North 54 degrees 04'39" East for a distance of 43.81 feet; thence South 35 degrees 55'21" East for a distance 382.53 feet; thence South 88 degrees 49'49" West for a distance of 137.37 feet; thence South 01 degrees 08'36" East for a distance of 1145.00 feet to the South line of said Southwest Quarter; thence South 88 degrees 50'49" West for a distance of 1030.89 feet along said South line; thence North 01 degrees 09'11" West for a distance of 449.86 feet; thence North 37 degrees 36'19" West for a distance of 770.39 feet; thence South 88 degrees 28'58" West for a distance of 282.85 feet to the point of beginning, LESS the South 449.86 feet there.





VICINITY MAP
N.T.S.

INDEX OF SHEETS

C-001	COVER
C-200	OVERALL LAYOUT
C-201	178TH ST PLAN AND PROFILE
C-202	ROAD 1 PLAN AND PROFILE
C-300	OVERALL GRADING PLAN
C-400	OVERALL UTILITY LAYOUT
C-401	STORM A PLAN & PROFILE

07-11-2024
Combined PW Review for Preliminary Plat - Only. Note: Preliminary Street & Storm Plans are no longer required at Preliminary Plat submittal stage. Review of this document is only to be considered informational. No further submittals until Final Plat review begins.

UTILITY CONTACTS

FREESTATE ELECTRIC COOPERATIVE
800-794-1989

RURAL WATER DISTRICT #7
913-441-1205

EVERGY
800-383-1183

ATMOS ENERGY
866-322-8667

KANSAS GAS SERVICE
800-794-4780

AT&T
800-288-2020

SPECTRUM
833-267-6094

OWNER/DEVELOPER

JOE JANKINS
CHEYENNE CROSSING LAND DEVELOPMENT, LLC

Kansas 811
Know what's below.
Call 811 before you dig.

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit A, Bolivar KS 66007
KS ENG COA # 3315
KS SURV COA # 363
MO ENG COA # 2024038668
MO SURV COA # 2002014231

TIMOTHY A. ELLIOTT, PE

NO.	BY	QD	DATE	REVISION

FOR PERMIT

PREPARED FOR:
JOE JENKINS
CHEYENNE CROSSING LAND DEVELOPMENT, LLC

PROJECT #: 24-159
ISSUE DATE: 06/24/2024

COVER SHEET

C-001

6/21/2024 3:27 PM ALEX
CAD FILE : C:\Users\alex\AppData\Local\Temp\AcPublish_19724\Unsaved Drawing1.dwg

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
913-702-5073
14500 Parallel Road, Unit R, Basehor KS 66007
ANDREA@ALCONSULT-LLC.COM

14500 Parallel Rd. Unit R
Basehor, KS 66007

08-13-2024
PW Combined
Comments
(See Figure 2)

DRAINAGE STUDY

For:

Cheyenne Crossing Ph. 2-4

178th St.
Bonner Springs, Ks 66012

Prepared for:

Cheyenne Crossing Land Development, LLC
Joe Jenkins
18701 Hemphill Road
Linwood, Ks 66052



Prepared by:

ATLAS LAND CONSULTING, LLC
14500 Parallel Rd Unit R
Basehor, Ks 66007
913-702-5073

June 24th, 2024

Revision	Date	By	Description
1	24.07.22	TAE	Temp turnarounds added
2			
3			

CHEYENNE CROSSING 2ND PLAT

Tract of land in the Southwest Quarter of Section 32,
Township 11 South, Range 22 East, Leavenworth County, Kansas.

PRELIMINARY PLAT

DESCRIPTION:
A tract of land in the Southwest Quarter of Section 32, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 15, 2021, more fully described as follows: Commencing at the Southwest Corner of said Southwest Quarter; thence North 01 degrees 31'02" West for a distance of 1067.75 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 31'02" West for a distance 398.75 feet along the West line of said Southwest Quarter; thence North 88 degrees 28'58" East for a distance of 955.05 feet; thence North 49 degrees 57'16" W for a distance of 282.20 feet; thence North 40 degrees 02'44" West for a distance of 41.65 feet; thence North 49 degrees 57'16" East for a distance of 277.68 feet; thence South 35 degrees 55'21' East for a distance of 513.40 feet; thence North 54 degrees 04'39" East for a distance of 43.81 feet; thence South 35 degrees 55'21" East for a distance 382.53 feet; thence South 88 degrees 49'49" West for a distance of 137.37 feet; thence South 01 degrees 08'36" East for a distance of 1145.00 feet to the South line of said Southwest Quarter; thence South 88 degrees 50'49" West for a distance of 1030.89 feet along said South line; thence North 01 degrees 09'11" West for a distance of 449.86 feet; thence North 37 degrees 36'19" West for a distance of 770.39 feet; thence South 88 degrees 28'58" West for a distance of 282.85 feet to the point of beginning, LESS the South 449.86 feet there.

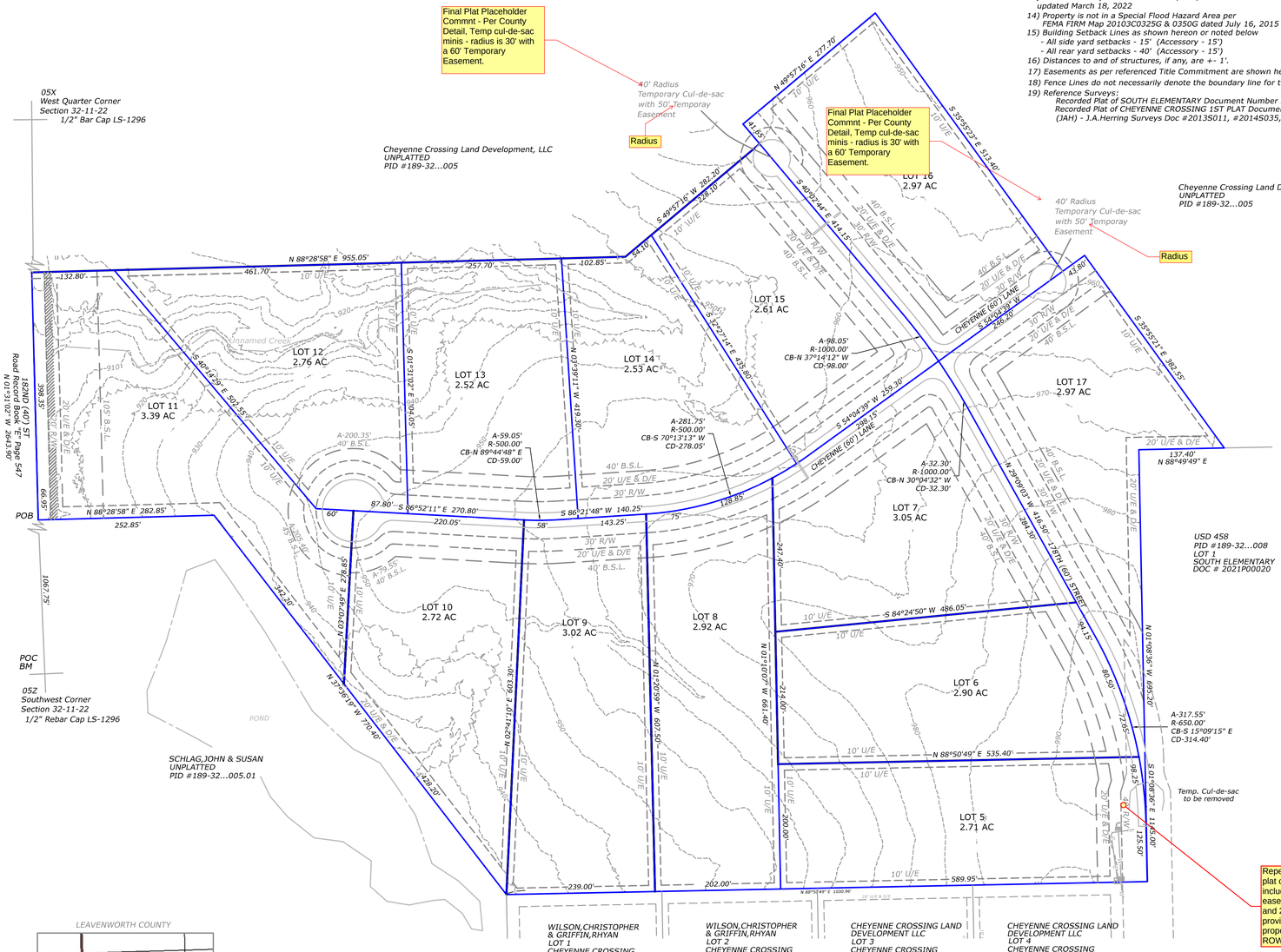
PREPARED FOR:
Cheyenne Crossing Land Development, LLC
18701 Hemphill Road
Tonganoxie, KS 66086
PID NO. 189-32-0-00-00-005

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) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) The temporary cul-de-sac shall be removed at the time the road is extended and the temporary easement shall become null and void.
7) Restrictions per recorded Document Number 2024R

ZONING:
RR- 2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
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7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88 Project Benchmark (BM) - Southwest Corner - 955.24'
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- Water - RWD 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Lawyer's Title of Kansas, Inc., Case No. 42793 updated March 18, 2022
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G & 0350G dated July 16, 2015
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Recorded Plat of CHEYENNE CROSSING 1ST PLAT Document Number 2022P00019
(JAH) - J.A.Herring Surveys Doc #2013S011, #2014S035, #2015S053, #2020S055

09-16-2024 Combined PW Comments





NORTH

Scale 1" = 100'

Job No. K-24-749
June 22, 2024 Rev. 8-21-24

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.682.9368
Email — survey@teamcash.com

100 0 100 200 300
1" = 100'

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of April through June 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Allison, Amy

From: McAfee, Joe
Sent: Wednesday, October 2, 2024 1:56 PM
To: Allison, Amy; Baumchen, Daniel
Cc: Noll, Bill; Mitch Pleak; PZ
Subject: RE: DEV-24-088 Cheyenne Crossing 2nd Review Comments

Amy,
As Joe Herring mentions in his email, further review of the preliminary plat is not necessary since outstanding comments are final plat in nature and will be addressed on the final plat.

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, September 19, 2024 2:52 PM
To: Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Subject: FW: DEV-24-088 Cheyenne Crossing 2nd Review Comments

---

From: Joe Herring <herringsurveying@outlook.com>
Sent: Wednesday, September 18, 2024 3:47 PM
To: Allison, Amy <AAllison@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: Re: DEV-24-088 Cheyenne Crossing 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.

See attached revised Preliminary Plat -

- Will provide deed upon approval and prior to the final plat
- Water should have replied
- Evergy has previously stated but hopefully the will reply soon - All utilities are aware and supportive of the project

Phase Plan revisions are attached also with Phases labeled.
Current concept is not to take the road out the steep slope to the gravel road but to connect in 2 locations to the north property.
Assume that the Phase Plan is a Concept plan.

Joe / PW -
Percentages shown and radius adjusted. Easement for the road per previous plat is noted. Title Company could not find any additional information - I have a call into Schlagel.
Know that you stated this was good in your opinion to move forward so I do not expect a review if that is the case.
We will continue to research that easement, if you have a copy please provide.

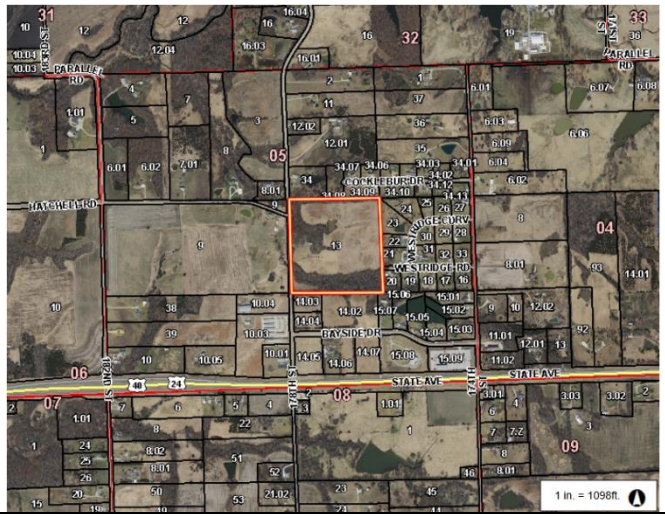
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-24-107 & 108 Creekstone Ridge — October 9, 2024

REQUEST: ***Consent Agenda***
☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:
JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 19150 178th Street



APPLICANT/APPLICANT AGENT:
JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:
PCDI
19150 178th St.
Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
Mixed Use

LEGAL DESCRIPTION:
A tract of land in the NW ¼ of the N ½ of the N ½ of the SE ¼ of Section 5, Township 11, Range 22, being 10 acres more or less and less any part thereof or used for road purposes in Leavenworth County, KS & All the W ½ of the N ½ of the SE ¼ of Section 5, Township 11, Range 22 except tract of 10 acres previously deeded to Judith S. Goodrich, containing 30 acres more or less and less any part taken or used for road purposes in Leavenworth County KS.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:
1. Recommend approval of Case No. DEV-24-107 & 108, Preliminary & Final Plat for Creekstone Ridge, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-107 & 108, Preliminary & Final Plat for Creekstone Ridge to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 38.90 ACRES

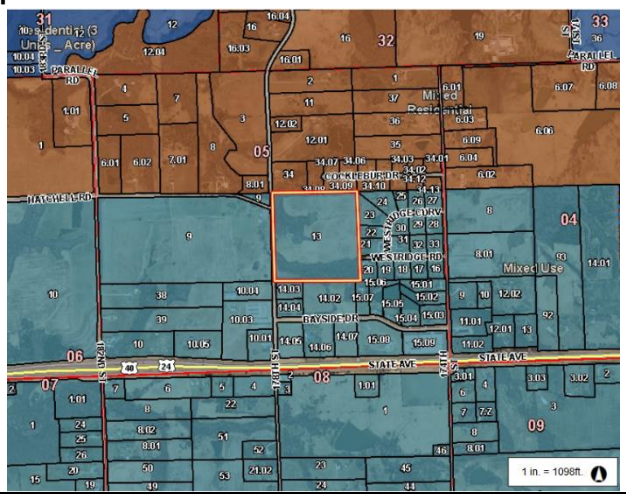
PARCEL ID NO:
183-05-0-00-00-013

BUILDINGS:
Existing House

PROJECT SUMMARY:
Request for a final plat approval to subdivide property located at 19150 178th Street (183-05-0-00-00-013) as Lots 01 through 05 of Creekstone Ridge.

ACCESS/STREET:
178th Street - Local, paved ± 23'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Stranger

WATER: Suburban

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:
10/1/2024

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

STANDARDS TO BE CONSIDERED: *Type content in each if necessary (delete this afterwards)*			
Leavenworth 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**	X	
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 38.90 acre parcel into five (5) 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 sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1-5 will be approximately 2.5 acres in size. Lot 5 will be approximately 30 acres in size. All lots meet the requirements for the RR-2.5 zoning district.

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. The developer must comply with the following memorandums:
   Memo – Suburban Water, dated August 15, 2024
   Memo (Preliminary & Final) – Mitch Pleak, dated October 2, 2024
   Memo (Final Plat) – Dan Baumchen, dated October 3, 2024

ATTACHMENTS:

A: Application & Narrative
B: Zoning Map
C: Road Map (A minimum of 1/4 mile)
D: Memorandums

FINAL &
~~PRELIMINARY~~ PLAT APPLICATION

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

Office Use Only

Township: _____ Planning Commission Meeting Date: _____
Case No. _____ Date Received/Paid: _____
Zoning District _____ Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: Herring Surveying Company	NAME: SPAULDING,JUDITH; HAMLIN,LISA; JOHN,BRIAN SAINT
MAILING ADDRESS: 315 North 5th Street	MAILING ADDRESS 19150 178th Street
CITY/ST/ZIP: Leavenworth, KS 66048	CITY/ST/ZIP Tonganoxie, KS 66086
PHONE: 913-651-3858	PHONE: N/A
EMAIL : herringsurveying@outlook.com	EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: Creekstone Ridge

Address of Property: 19150 178th Street

PID: 183-05-0-00-00-013 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: 40 AC	Number of Lots: 5	Minimum Lot Size: 2.57 AC
Maximum Lot Size: 29.8 AC	Proposed Zoning: RR-2.5	Density: N/A
Open Space Acreage: N/A	Water District: Suburban	Proposed Sewage: Septic
Fire District: Stranger	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: ☐ Yes ☒ No	Road Classification: *Local – Collector - Arterial – State - Federal*	
	Cross-Access Easement Requested: ☐ Yes ☒ No	
List of all Requested Exceptions: *Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.*	1.	
	2.	
	3.	
	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 August 8, 2024 Date: 8-8-24

ATTACHMENT A

OWNER AUTHORIZATION

I/WE Lisa Hamlin and Brian Saint John, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 5th day of JUNE, 2024, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

   See Exhibit A attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Precision Contracting & Development, Inc. (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 19150 178th St, Tonganoxie, KS 66086 (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.

4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 5th day of June, 2024,
by Alexis George

My Commission Expires: May 8, 2027

Notary Public

ALEXIS GEORGE NOTARY PUBLIC COMM. EXP. MAY 08, 2027 ALABAMA STATE AT LARGE

OWNER AUTHORIZATION

I/WE Lisa Hamlin and Brian Saint John, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 5th day of JUNE, 2024, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

   See Exhibit A attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Herring Surveying (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 19150 178th St, Tonganoxie, KS 66086 (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.

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IN WITNESS THEREOF, I, the Undersigned, have set ~~my~~ hand and seal below.

Owner

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 5th day of June, 2024,
by Alexis George.

My Commission Expires: May 8, 2027

Notary Public

ALEXIS GEORGE COMM. EXP. NOTARY PUBLIC MAY 08 2027 ALABAMA STATE AT LARGE

COMMITMENT FOR TITLE INSURANCE

ISSUED BY:

WESTCOR LAND TITLE INSURANCE COMPANY

BY ITS AGENT:

SUPERIOR TITLE & ESCROW OF KANSAS CITY, LLC
4550 W. 109TH STREET, #150, OVERLAND PARK, KANSAS 66211
PH: 913-948-7780 – FAX: 913-948-7785

SCHEDULE A

1. Effective Date: **June 3, 2024 at 8:00am**

   Property Address: **19150 178th Street, Tonganoxie, KS 66086**

2. Policy or Policies to be issued:

   a. ALTA Owner's Policy of Title Insurance (6-17-06)

   Proposed Insured: **Precision Contracting & Development, Inc.** Amount **$691,911.00**

   b. ALTA Loan Policy of Title Insurance (6-17-06)

   Proposed Insured: **First Security Bank** Amount **$**

3. The estate or interest in the Land described or referred to in this Commitment is:

   FEE SIMPLE

4. Title to the estate or interest in the Land is at the Effective Date vested in:

   Judith Spaulding, a single person and Brian Saint John and Lisa Hamlin, husband and wife

5. The Land referred to in this Commitment is described as follows:

   See Exhibit "A" attached hereto and by this reference made a part hereof

NOTE: This Commitment is of no force and effect unless Commitment cover, Schedules A, B-Section 1 and B-Section 2 are attached.

Exhibit "A"

The land referred to herein is described as follows:

Tract 1: A tract of land in the Northwest ¼ of the North ½ of the North ½ of the Southeast ¼ of Section 5, Township 11, Range 22, being 10 acres more or less, and less any part thereof taken or used for road purposes in Leavenworth County, Kansas

Tract 2: All the West ½ of the North ½ of the Southeast ¼ of Section 5, Township 11, Range 22, except tract of 10 acres previously deeded to Judith S. Goodrich, containing 30 acres more or less, and less any part thereof taken or used for road purposes, in Leavenworth County, Kansas

FOR INFORMATIONAL PURPOSES ONLY:

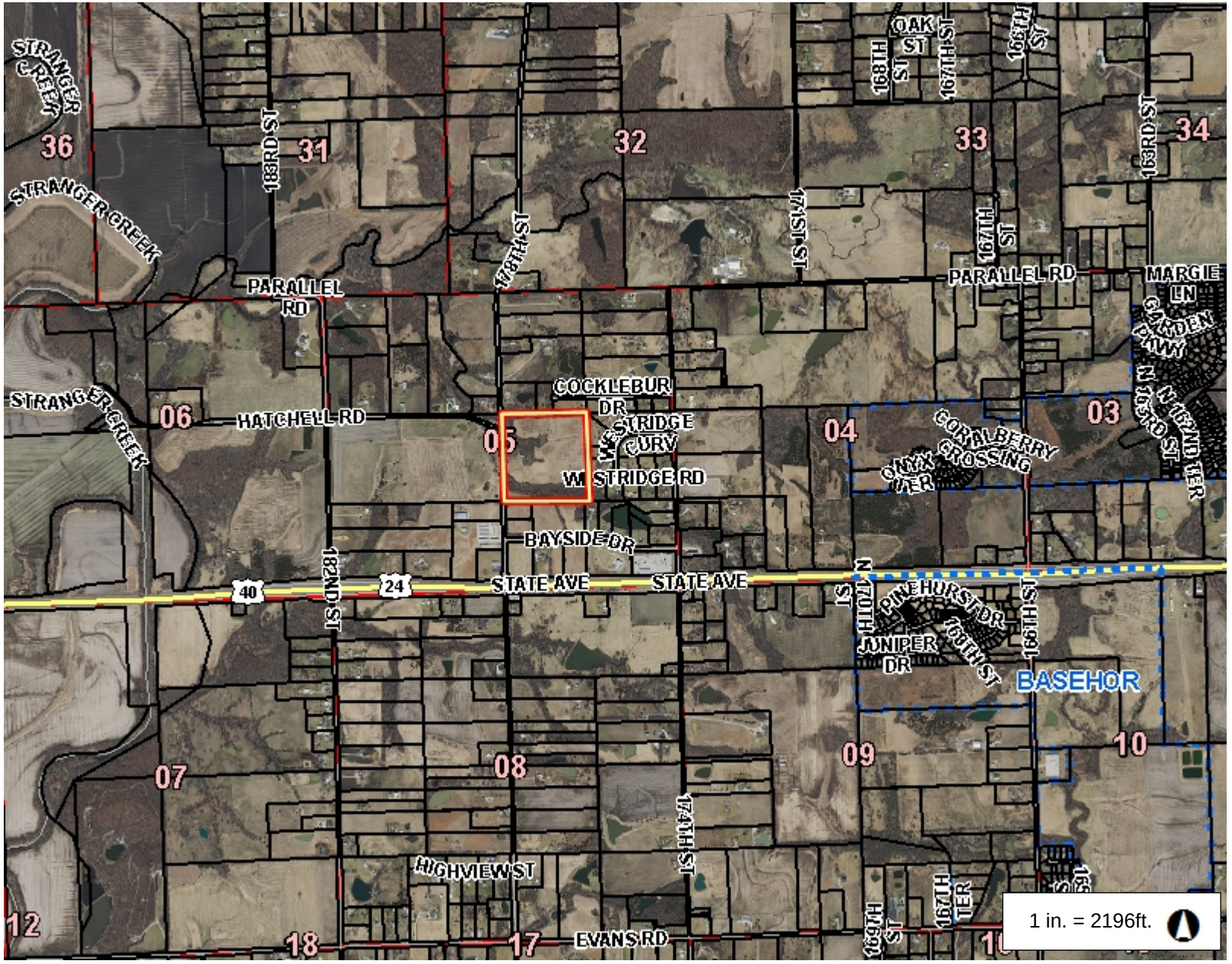
PARCEL NO.: 052-183-05-0-00-00-013.00-0

2023 REAL ESTATE TAXES OF $**2,741.68** ARE **PAID**.

2024 ASSESSED VALUATION: $**26,283.25**

NOTE: This Commitment is of no force and effect unless Commitment cover, Schedules A, B-Section 1 and B-Section 2 are attached.

Leavenworth County, KS





Legend

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

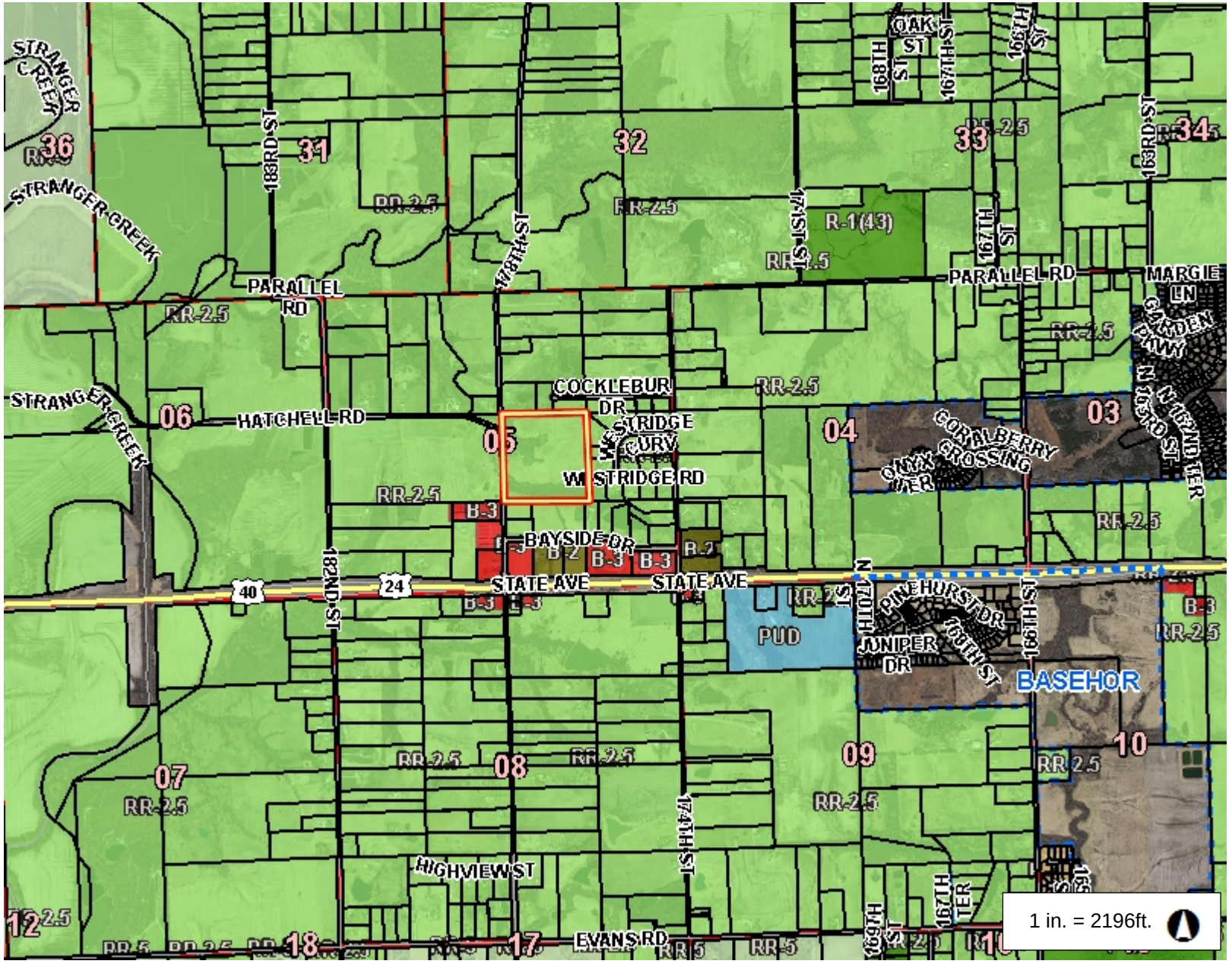
Notes

4,392.5 0 2,196.24 4,392.5 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Leavenworth County, KS





Legend

- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
  - B-1
  - B-2
  - B-3
  - I-1
  - I-2
  - I-3
  - MXD
  - PC
  - PI
  - PR-1
  - PR-2
  - PR-3
  - PUD

1 in. = 2196ft.

Notes

4,392.5 0 2,196.24 4,392.5 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
913-702-5073
14500 Parallel Road, Unit R, Basehor KS 66007
ANDREA@ALCONSULT-LLC.COM

14500 Parallel Rd. Unit R
Basehor, KS 66007

10-2-24
PW Combined
Review
No Further
Comment

DRAINAGE STUDY

For:

Creekstone Ridge

19150 178TH ST.
Tonganoxie, KS 66086

Prepared for:

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



Prepared by:

ATLAS LAND CONSULTING, LLC
14500 Parallel Rd Unit R
Basehor, Ks 66007
913-662-5050

July 29th, 2024

Revision	Date	By	Description
1	09.03.24	TAE	County comments
2			
3			

CREEKSTONE RIDGE

A Minor Subdivision in the Southeast Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
PRECISION CONTRACTING & DEVELOPMENT INC
15395 BRIAR RD #STE A
BASEHOR, KS 66007
PID NO. 185-16-0-00-00-063

RECORD DESCRIPTION:
Tract 1: A tract of land in the Northwest ¼ of the North ½ of the North ½ of the Southeast ¼ of Section 5, Township 11, Range 22, being 10 acres more or less, and less any part thereof taken or used for road purposes in Leavenworth County, Kansas
Tract 2: All the West ½ of the North ½ of the Southeast ¼ of Section 5, Township 11, Range 22, except tract of 10 acres previously deeded to Judith S. Goodrich, containing 30 acres more or less, and less any part thereof taken or used for road purposes, in Leavenworth County, Kansas

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

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 ORCHARD MEADOW, have set our hands this _____ day of _____, 2024.

_____
Gerald St. Peter, President
PRECISION CONTRACTING & DEVELOPMENT INC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2024, before me, a notary public in and for said County and State came Gerald St. Peter, President Precision Contracting & Development Inc., to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

*NOTARY PUBLIC*_____

*My Commission Expires:*_____ *(seal)*

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of CREEKSTONE RIDGE this _____ day of _____, 2024.

_____ _____
Secretary *Chairperson*
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 CREEKSTONE RIDGE this _____ day of _____, 2024.

_____ _____
Chairperson *County Clerk*
Jeff Culbertson *Attest: Janet Klasinski*

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2024 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

NORTH

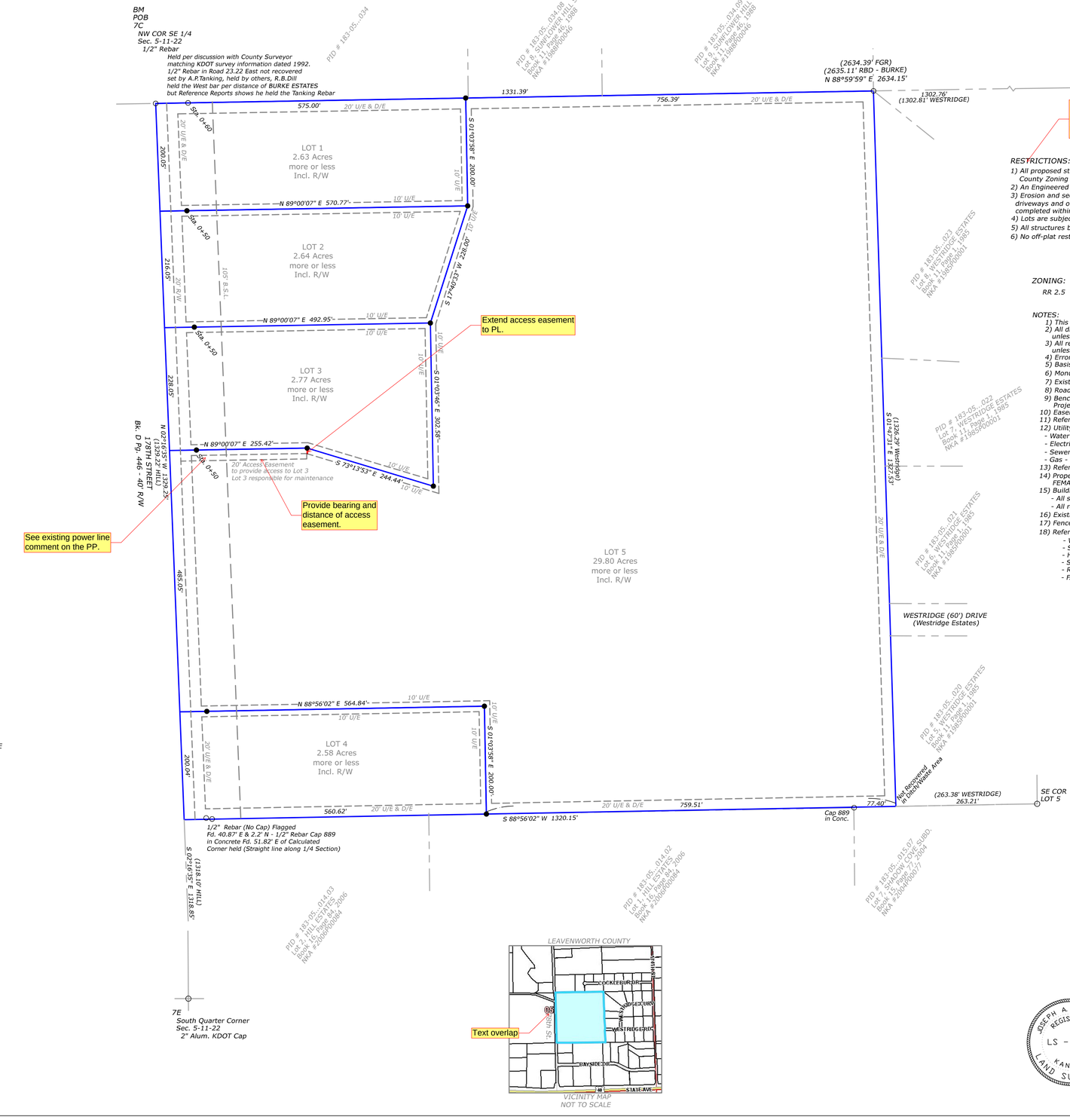
Scale 1" = 100'

Job # K-24-1811
July 31, 2024 Rev. 9-19-24

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5081
Email - survey@leamcash.com

100 0 100 200 300
1" = 100'

10-2-24 PW Combined Comments



LEGEND:
- ● - 1/2" Rebar Set with Cap No.1296
- ○ - 1/2" Rebar Found, unless otherwise noted.
- □ - Concrete Base around Point
- △ - PK Nail Found in Place
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- BM - Benchmark
- 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
- POB - Point of Beginning
- POC - Point of Commencing
- ~~~ - Tree/Brush Line

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of June throught August 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

CREEKSTONE RIDGE

A Minor Subdivision in the Southeast Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
PRECISION CONTRACTING & DEVELOPMENT INC
15395 BRIAR RD #STE A
BASEHOR, KS 66007
PID NO. 182-05-0-00-00-013

RECORD DESCRIPTION:
Tract 1: A tract of land in the Northeast ¼ of the North ½ of the North ½ of the Southeast ¼ of Section 5, Township 11, Range 22, being 10 acres more or less, and less any part thereof taken or used for road purposes in Leavenworth County, Kansas
Tract 2: All the West ½ of the North ½ of the Southeast ¼ of Section 5, Township 11, Range 22, except tract of 10 acres previously deeded to Judith S. Goodrich, containing 30 acres more or less, and less any part thereof taken or used for road purposes, in Leavenworth County, Kansas

SURVEYOR'S DESCRIPTION:
The Northwest Quarter of the Southeast Quarter of Section 5, Township 11, Range 22 East of the 6th P.M., as written by Joseph A. Herring PS-1296 on October 2, 2024, Leavenworth County, Kansas.
Together with and subject to covenants, easements, and restrictions of record.

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: CREEKSTONE RIDGE.

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 ORCHARD MEADOW, have set our hands this _____ day of _____, 2024.

_____
Gerald St. Peter, President
PRECISION CONTRACTING & DEVELOPMENT INC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2024, before me, a notary public in and for said County and State came Gerald St. Peter, President Precision Contracting & Development Inc., to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

*NOTARY PUBLIC*_____

*My Commission Expires:*_____ *(seal)*

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of CREEKSTONE RIDGE this _____ day of _____, 2024.

_____ _____
Secretary *Chairperson*
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 Peak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of CREEKSTONE RIDGE this _____ day of _____, 2024.

_____ _____
Chairperson *County Clerk*
Jeff Culbertson *Attest: Janet Klasinski*

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2024 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

Provide LSRR 1

BM
POB
TC
NW COR SE ¼
Sec. 5-T-L
1/2" Rebar
Held per discussion with County Surveyor matching KDOT survey information dated 1992. 1/2" Rebar in Road 23.22 East not recovered set by A.R.Tanking, held by others, R.B.Dil held the West bar per distance of BURKE ESTATES but Reference Reports shown he held the Tanking Rebar

(2634.39' FGR)
(2635.11' RBD - BURKE)
N 89°59'59" E 2634.15'

SC
NE COR SE ¼
Sec. 5-11-22
1/2" Rebar

(303.78' (1302.81' WESTRIDGE)

1331.39'

796.39'

30' U/E & D/E

575.00'

LOT 1
2.63 Acres
more or less
Incl. R/W

LOT 2
2.64 Acres
more or less
Incl. R/W

LOT 3
2.77 Acres
more or less
Incl. R/W

LOT 4
2.58 Acres
more or less
Incl. R/W

LOT 5
29.80 Acres
more or less
Incl. R/W

N 89°00'07" E 570.77'
N 89°00'07" E 492.95'
N 89°00'07" E 255.42'
N 89°56'02" E 564.84'
S 89°56'02" W 1320.15'
S 0°03'58" E 1318.62'
N 0°03'58" W 1318.62'
S 0°03'58" E 1318.62'

S 0°03'58" E 330.00'
S 0°03'58" E 330.00'
S 0°03'58" E 330.00'
S 0°03'58" E 330.00'
S 0°03'58" E 330.00'

N 71°13'53" E 294.64'
Ay U/E & Access Easement

WESTRIDGE (60') DRIVE
(Westridge Estates)

759.51'

77.80'

(363.38' WEST(RIDGE)
263.21'

SE COR
LOT 5

Cap 889
in Conc.

Creekstone Ridge 2

Provide LSSR 3

1/2" Rebar (No Cap) Flagged
Rt. 40.87' E & 2.2' N - 1/2" Rebar Cap 889
in Concrete Rt. 51.82' E of Circumfer
Corner held (Straight line along 1/4 Section)

7'E
South Quarter Corner
Sec. 5-11-22
2" Alum. KDOT Cap

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) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) 20' Access Easement (also denoted as a U/E) is to provide access to Lot 3. Maintenance of access easement is the responsibility of Lot 3. Upon the development of Lot 5, said easements may be vacated and access to said Lot 3 will be provided by a dedicated roadway, any utilities will be relocated.
7) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Tract 1 = 10.00 Acres, 1364807, 40.42 Acres, more or less, Incl. R/W
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture & Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NW COR SE 1/4 Section 5 - Elev - 856'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2020R10536
12) Utility Companies -
- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference WESTCOR LAND TITLE INSURANCE COMPANY File #24050121 dated 6/3/24.
14) Property is not in a Special Flood Hazard Area, per FIRM Map 20103C0035G dated July 16, 2015.
15) Building Setback Lines are shown hereon and as noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, not shown hereon.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
- WESTRIDGE ESTATES - Book 11, Page 1, 1985 - NKA #1985P00001
- SUNFLOWER HILL SUBDIVISION - Book 11, Page 46, 1988 - NKA #1988P00046
- HILL ESTATES - Book 16, Page 84, 2006 - NKA #2006P00084
- SHADOW COVE SUBDIVISION - Book 15, Page 77, 2004 - NKA #2004P00077
- R.B.Dil (RBD) - BURKE ESTATES - Doc #2008P00017
- F.G.Rogers (FGR) - Surveys dated 1982

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

LEAVENWORTH COUNTY
PROJECT SITE
VICINITY MAP
NOT TO SCALE

Scale 1" = 100'

Job # K-24-1811
July 31, 2024 Rev. 10-2-24

TERRING SURVEYING COMPANY
Joseph A. Herring, Inc. dba
913 North 7th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5581
Email - jherring@embarqmail.com

100 0 100 200 300
1" = 100'

JOSEPH A. HERRING
NO. 1296
STATE OF KANSAS
LS - 1296
LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of June throught August 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296
~~~

CREEKSTONE RIDGE

A Minor Subdivision in the Southeast Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
PRECISION CONTRACTING & DEVELOPMENT INC
15395 BRIAR RD #STE A
BASEHOR, KS 66007
PID NO. 183-05-0-00-00-013

RECORD DESCRIPTION:
Tract 1: A tract of land in the Northwest ¼ of the North ½ of the North ½ of the Southeast ¼ of Section 5, Township 11, Range 22, being 10 acres more or less, and less any part thereof taken or used for road purposes in Leavenworth County, Kansas
Tract 2: All the West ½ of the North ½ of the Southeast ¼ of Section 5, Township 11, Range 22, except tract of 10 acres previously deeded to Judith S. Goodrich, containing 30 acres more or less, and less any part thereof taken or used for road purposes, in Leavenworth County, Kansas

SURVEYOR'S DESCRIPTION:
The Northwest Quarter of the Southeast Quarter of Section 5, Township 11, Range 22 East of the 6th P.M., as written by Joseph A. Herring PS-1296 on October 2, 2024, Leavenworth County, Kansas.
Together with and subject to covenants, easements, and restrictions of record.

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: CREEKSTONE RIDGE.

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 ORCHARD MEADOW, have set our hands this _____ day of _____, 2024.

_____
Gerald St. Peter, President
PRECISION CONTRACTING & DEVELOPMENT INC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2024, before me, a notary public in and for said County and State came Gerald St. Peter, President Precision Contracting & Development Inc., to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

*NOTARY PUBLIC*_____

*My Commission Expires:*_____ *(seal)*

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of CREEKSTONE RIDGE this _____ day of _____, 2024.

_____ _____
Secretary *Chairperson*
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 CREEKSTONE RIDGE this _____ day of _____, 2024.

_____ _____
Chairperson *County Clerk*
Jeff Culbertson *Attest: Janet Klasinski*

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2024 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Mashburn

Scale 1" = 100'

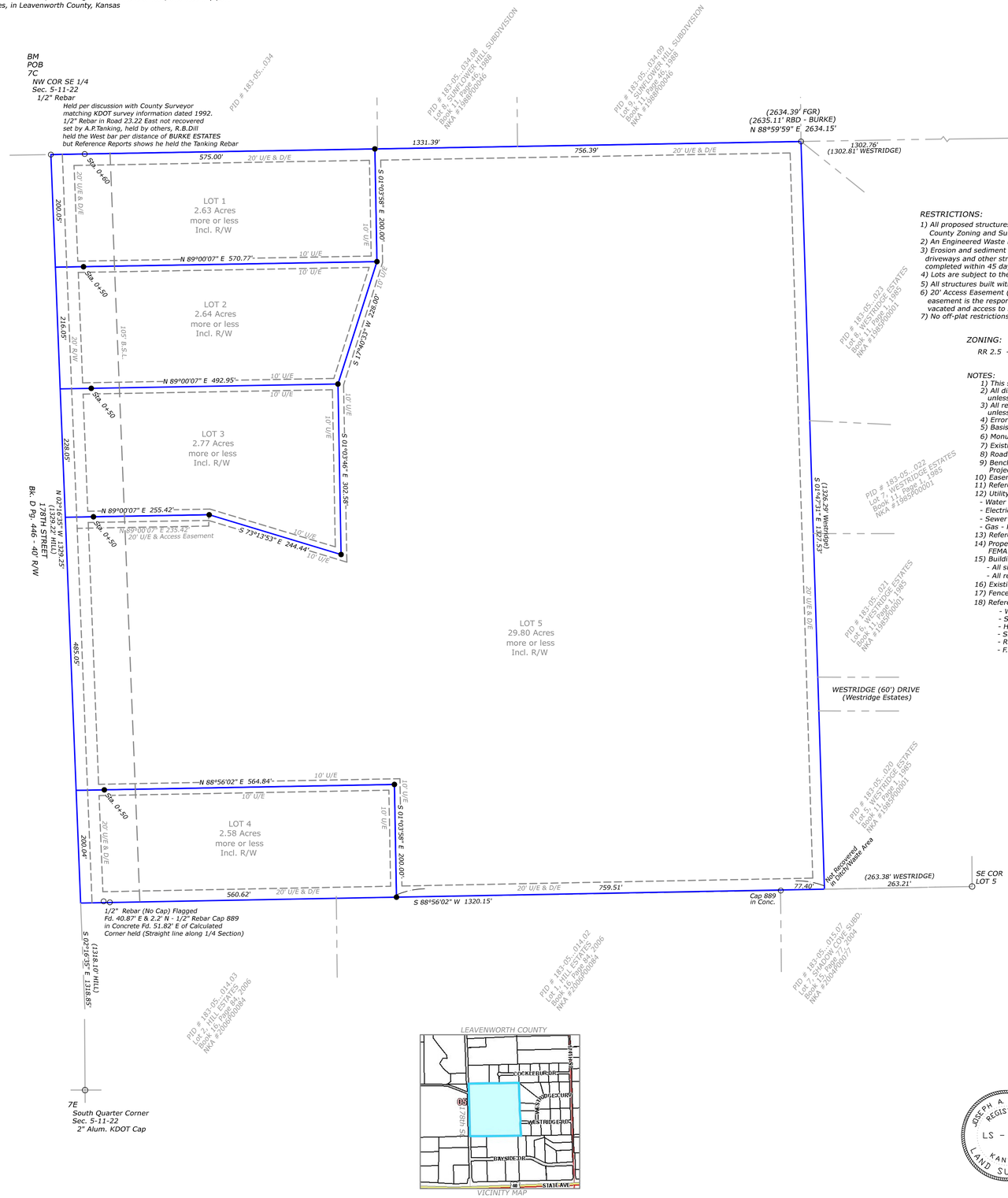
I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

_____
Daniel Baumchen, PS#1363
County Surveyor

Job # K-24-1811
July 31, 2024 Rev. 10-2-24

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email – survey@leamcash.com

100 0 100 200 300
1" = 100'



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
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6) 20' Access Easement (also denoted as a U/E) is to provide access to Lot 3. Maintenance of access easement is the responsibility of Lot 3. Upon the development of Lot 5, said easements may be vacated and access to said Lot 3 will be provided by a dedicated roadway, any utilities will be relocated.
7) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 264887, 40.42 Acres, more or less, Incl. R/W
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Agriculture & Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88 Project Benchmark (BM) - NW COR SE 1/4 Section 5 - Elev - 856'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2020R10536
12) Utility Companies -
- Water - Suburban
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference WESTCOR LAND TITLE INSURANCE COMPANY File #24050121 dated 6/3/24.
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
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- F.G.Rogers (FGR) - Surveys dated 1982

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● - 1/2" Rebar Set with Cap No.1296
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~~~ - Tree/Brush Line

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of June throught August 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296
~~~

CREEKSTONE RIDGE

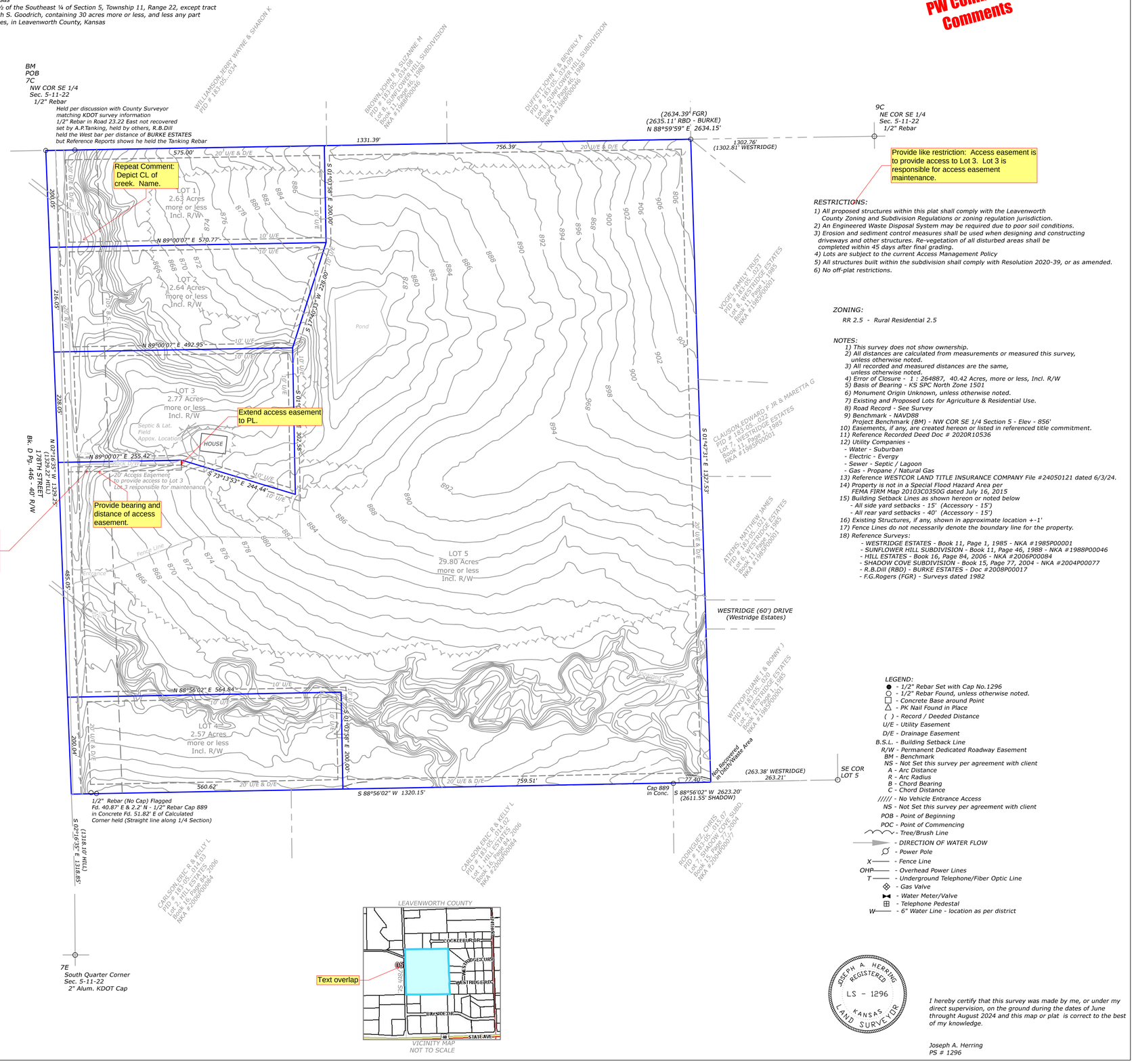
A Minor Subdivision in the Southeast Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
PRECISION CONTRACTING & DEVELOPMENT INC
15395 BRIAR RD #STE A
BASEHOR, KS 66007
PID NO. 185-16-0-00-00-063

RECORD DESCRIPTION:
Tract 1: A tract of land in the Northwest ¼ of the North ½ of the North ½ of the Southeast ¼ of Section 5, Township 11, Range 22, being 10 acres more or less, and less any part thereof taken or used for road purposes in Leavenworth County, Kansas
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10-2-24 PW Combined Comments



RESTRICTIONS:
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5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) No off-plat restrictions.

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16) Existing Structures, if any, shown in approximate location +-1'
17) Fence Lines do not necessarily denote the boundary line for the property.
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- SUNFLOWER HILL SUBDIVISION - Book 11, Page 46, 1988 - NKA #1988P00046
- HILL ESTATES - Book 16, Page 84, 2006 - NKA #2006P00084
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POB - Point of Beginning
POC - Point of Commencing
~~~ - Tree/Brush Line
→ - DIRECTION OF WATER FLOW
- 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

NORTH

Scale 1" = 100'

100 0 100 200 300
1" = 100'

Job # K-24-1811
July 31, 2024 Rev. 9-19-24

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@leamcash.com

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

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Joseph A. Herring
PS # 1296
~~~

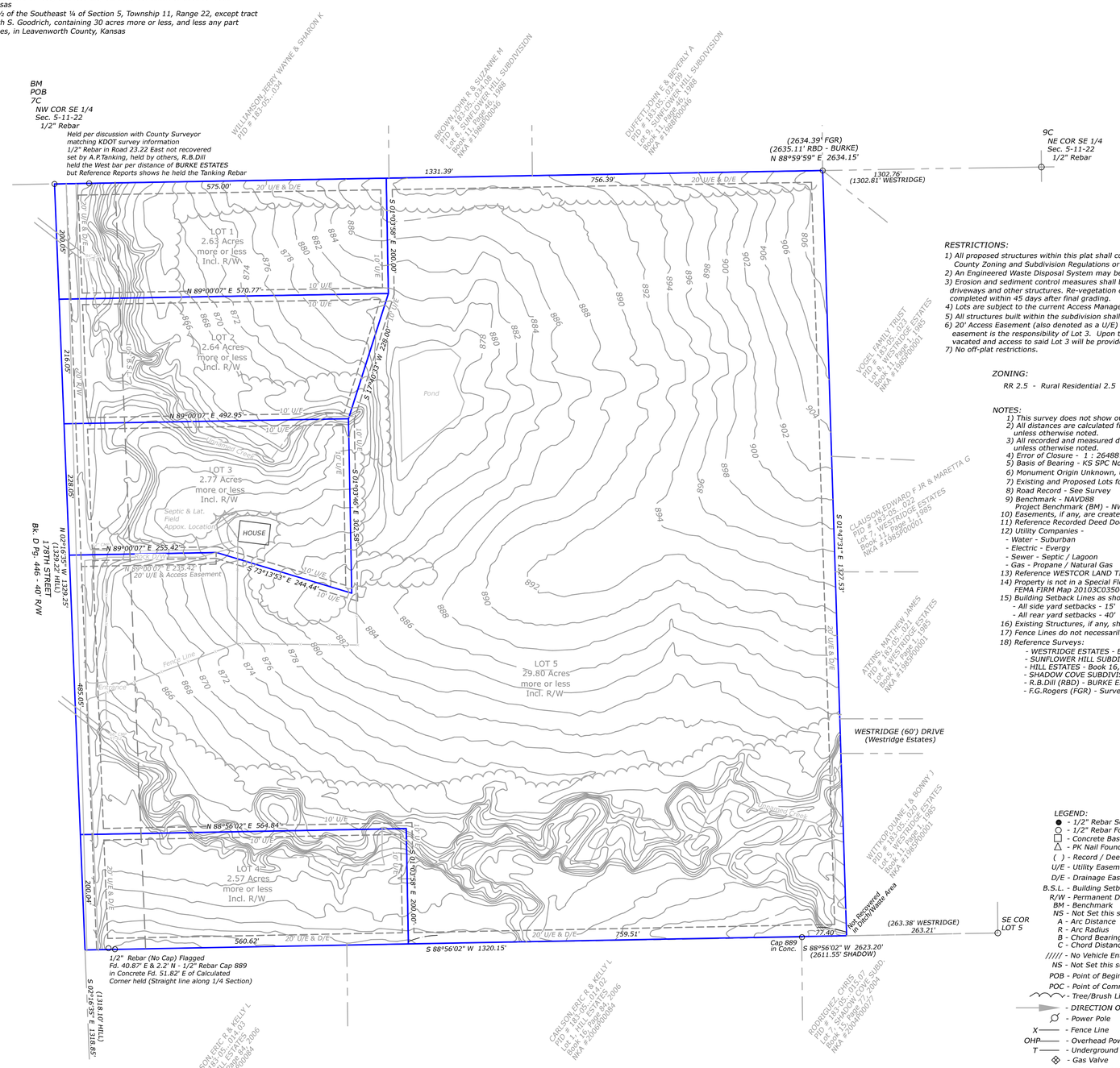
CREEKSTONE RIDGE

A Minor Subdivision in the Southeast Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

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PREPARED FOR:
PRECISION CONTRACTING & DEVELOPMENT INC
15395 BRIAR RD #STE A
BASEHOR, KS 66007
PID NO. 183-05-0-00-00-013

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BM
POB
7C
NW COR SE 1/4
Sec. 5-11-22
1/2" Rebar
Held per discussion with County Surveyor matching KDOT survey information 1/2" Rebar in Road 23.22 East not recovered set by A.P.Tanking, held by others, R.B.Dill held the West bar per distance of BURKE ESTATES but Reference Reports shows he held the Tanking Rebar
WILLIAMSON JERRY WAYNE & SHARON K PID # 183-05-...-034
BROWN JOHN P & SUZANNE M PID # 183-05-...-031 Lot 8, SUNFLOWER HILL SUBDIVISION Book 11 Page 46, 1988 NKA #1988P00046
DUFFETT JOHN E & BEVERLY A PID # 183-05-...-029 Lot 9, SUNFLOWER HILL SUBDIVISION Book 11 Page 46, 1988 NKA #1988P00046
(2634.39' FGR)
(2635.11' RBD - BURKE)
N 88°59'59" E 2634.15'
(302.76' (1302.81' WESTRIDGE)
9C
NE COR SE 1/4
Sec. 5-11-22
1/2" Rebar
1331.39'
756.39'
575.00'
20' U/E & D/E
LOT 1
2.63 Acres
more or less
Incl. R/W
LOT 2
2.64 Acres
more or less
Incl. R/W
LOT 3
2.77 Acres
more or less
Incl. R/W
LOT 4
2.57 Acres
more or less
Incl. R/W
LOT 5
29.80 Acres
more or less
Incl. R/W
Pond
HOUSE
Septic & Lat. Field Appox. Location
Fence Line
Farm Fence
Farm Fence
Farm Fence

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Thursday, August 22, 2024 12:01 PM
To: Schweitzer, Joshua
Subject: RE: DEV-24-107 & 108 Preliminary & Final Plat Creekstone Ridge - Herring

We have not received any complaints on this property. Please show the septic system currently installed on Lot 3 to verify it meets 10' setback from property lines.

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: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Friday, August 16, 2024 9:57 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-107 & 108 Preliminary & Final Plat Creekstone Ridge - Herring

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for a 5-lot subdivision at 19150 178th St. (183-05-0-00-00-013)

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 August 30, 2024.

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

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048

Schweitzer, Joshua

From: Mark B <stfdchief1760@gmail.com>
Sent: Wednesday, August 14, 2024 2:05 PM
To: Johnson, Melissa
Cc: Jordan Mesmer; Design Group Shawnee; PZ; Joe Herring
Subject: Re: Creekstone Ridge Preliminary and Final Plat
Attachments: image001.png

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

Stranger Township Fire Department has no issues with the request.

Mark Billquist

On Wed, Aug 14, 2024, 1:51 PM Johnson, Melissa <MJohnson@leavenworthcounty.gov> wrote:

> I really appreciate your response and I am sorry about my error.
>
> Thank you,
>
> Melissa Johnson
>
> Planner I
>
> Leavenworth County
>
> Planning & Zoning Department
>
> Leavenworth County Courthouse
>
> 300 Walnut St, Suite 212
>
> Leavenworth County, Kansas 66048
>
> (913) 684-0465
>
> 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*

SuburbanWater
QUALITY WATER SERVICE

August 15th 2024

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

RE: Creekstone Ridge

Suburban Water, Inc. (SWC) has received the proposed plat for Creekstone Ridge, Leavenworth County, KS. Suburban has completed an initial review of the proposed development. SWC has existing infrastructure located in proximity. SWC will provide water service to the proposed development. System improvements necessary to provide service to the proposed development will be provided by SWC to the developer upon approval of the preliminary and final plat approval by LVCO.

Sincerely,

Travis J Miles
President

1216 N 155th Street
PO BOX 588
Basehor, Kansas 66007

Phone : 913 –724–1800
Fax : 913–724–1505
Web : suburbanwaterinc.com

Schweitzer, Joshua

From: Matt Roecker <Matt.Roecker@evergy.com>
Sent: Friday, August 9, 2024 1:20 PM
To: PZ
Cc: Joe Herring
Subject: Creekstone Ridge

Follow Up Flag: FollowUp
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.

Internal Use Only

Hello,

This letter is to inform, that evergy will supply power to the new subdivision Creekstone Ridge off 178th and north of State Ave.

Thanks

Matt Roecker
Evergy
TD Designer IV
matt.roecker@evergy.com
913-667-5116

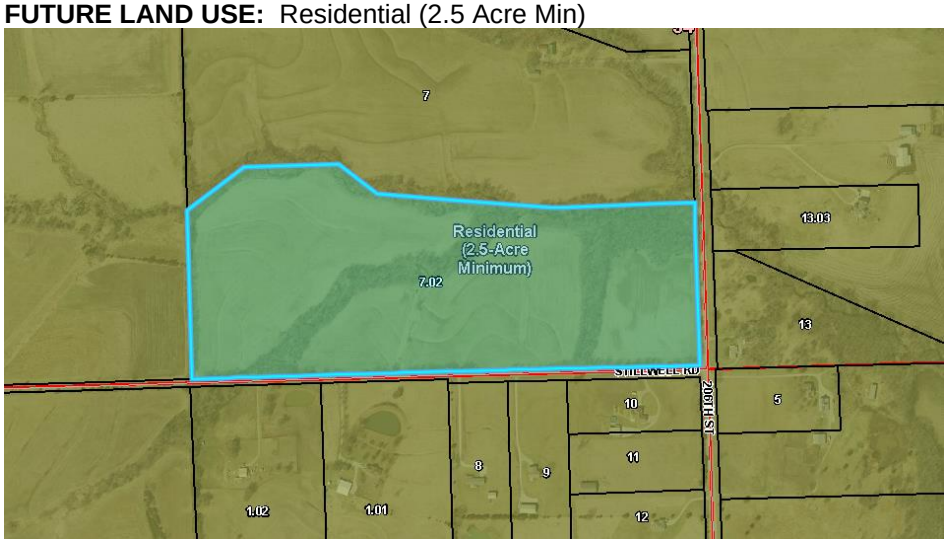
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-24-113 E&R Rolling Meadows South — October 9, 2024

REQUEST: ***Consent Agenda***
☐ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:
Joshua Schweitzer
Development Planner

SUBJECT PROPERTY: 00000 Stillwell Road
FUTURE LAND USE: Residential (2.5 Acre Min)



APPLICANT/APPLICANT AGENT:
JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:
David & Carrie Barth
17113 W 84th Street
Lenexa, KS 66219

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:
Residential (2.5 Acre Min)

LEGAL DESCRIPTION:
A tract of land in the Southeast Quarter of Section 34, Township 11 South, Range 21 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: Zone A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:
1. Recommend approval of Case No. DEV-24-113, Final Plat for E&R Rolling Meadows South, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-113, Final Plat for E&R Rolling Meadows South, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 54.9 ACRES

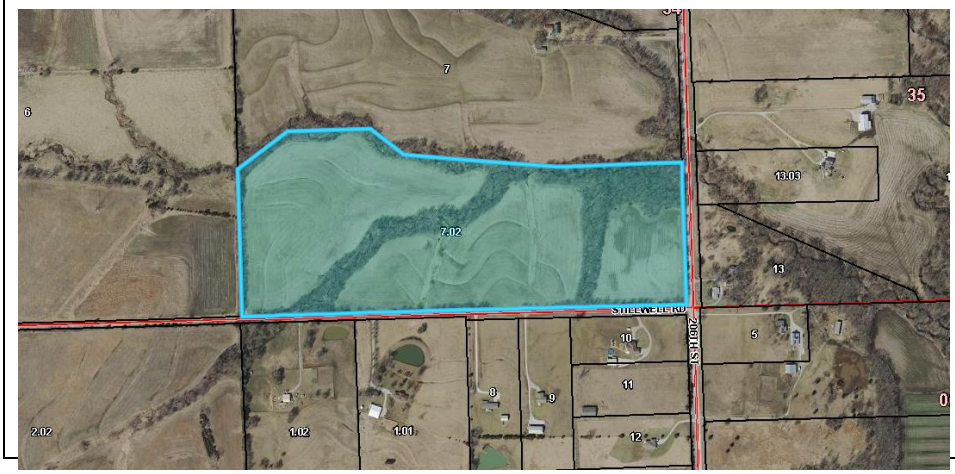
PARCEL ID NO:
198-34-0-00-00-007.02

BUILDINGS:
N/A

PROJECT SUMMARY:
Request for a final plat approval to subdivide property located at 00000 Stillwell Road (198-34-0-00-00-007.02) as Lots 01 through 09 of E&R Rolling Meadows South.

ACCESS/STREET:
206th Street – County Arterial, Paved ± 30'
Stillwell Road – County Local, Gravel ± 24'

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Fire District #2

WATER: RWD #10

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:
10/01/2024

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

STANDARDS TO BE CONSIDERED:			
Leavenworth 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**	N/A	
43	**Cross Access Easements**	N/A	
50-20	**Utility Requirements**	X	
50-30	**Other Requirements**	X	
50-40	**Minimum Design Standards**	X	
	Art. 50, Sec. 40.3.i. Lot-Width to Lot-Depth Exception has been granted for Lot 2		
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 approximate 54-acre parcel into 9 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 sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots vary in size from 5.23 acres to 7.5 acres. Lot 2 has been granted a lot-width to lot-depth exception. The remaining lots meet the requirements for the RR-5 zoning district. Lot 9 will be required to access from Stillwell Road with the access easement benefitting Lot 8 only. All remaining lots shall access from Stillwell Road. A portion of Lots 6, 7 & 8 are located in the floodplain but enough developable area is included in the lots to make them buildable. RWD 10 has capacity to support water meters on Lots 5-9, the remaining lots will need a line extension. Lots 1-4 are all 5 acres or greater and will be entitled to well permits.

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 – Lot-Depth to Lot- Width for Lot 2 has been approved.
6. Amend Restriction #8 to state "Lot 9 must be addressed and access/egress from Stillwell Road. The Access Easement and entrance in the northeast corner of Lot 9 shall serve only Lot 8. Lot 8 Owner shall be responsible for maintenance of the entrance."
7. The developer must comply with the following memorandums:
   Memo – Steven Heath, Evergy, dated June 13, 2024
   Memo – Steve Conley, RWD 10, dated June 13, 2024

ATTACHMENTS:

A: Application & Narrative
B: Zoning Map
C: Location Map
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

Township: _____ Planning Commission Meeting Date: _____
Case No. _____ Date Received/Paid: _____
Zoning District _____ Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION	**OWNER INFORMATION**
NAME: Herring Surveying Company	NAME: Barth, David M & Carrie J
MAILING ADDRESS: 315 North 5th Street	MAILING ADDRESS 17113 W 84th Street
CITY/ST/ZIP: Leavenworth, KS 66048	CITY/ST/ZIP Lenexa, KS 66219
PHONE: 913-651-3858	PHONE: N/A
EMAIL : herringsurveying@outlook.com	EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: E&R ROLLING MEADOWS SOUTH

Address of Property: 00000 Stillwell Road

PID: 198-34-0-00-00-007.02 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: 53 AC	Number of Lots: 9	Minimum Lot Size: 5.2 AC
Maximum Lot Size: 7.5 AC	Proposed Zoning: RR 5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 10	Proposed Sewage: Septic
Fire District: District 2	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: ☐ Yes ☒ No	Road Classification: *Local – Collector - Arterial – State - Federal*	
	Cross-Access Easement Requested: ☐ Yes ☐ No	

Is any part of the site designated as Floodplain? ☒ Yes ☐ No if yes, what is the panel number: 20103C0325G

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 8-17-24 Date: 8-17-24

ATTACHMENT A

AFFIDAVIT
Authorization of Contractors or Individuals to Act as Agents of a Landowner
COUNTY OF LEAVENWORTH
STATE OF KANSAS

We/I David Barth and Carrie Barth

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - 15031 206th Street Linwood, KS 66052, 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. 5th Street, Leavenworth, KS 66048, 913-651-3858
2)

Signed and entered this 5th day of March, 2024

David Barth 17113 W. 84th St. Lenexa, KS 66219
Print Name, Address, Telephone
913-553-7012

Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this _____ day of _____ 20__, before me, a notary public in and for said County and State came _____ 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)

AFFIDAVIT
Authorization of Contractors or Individuals to Act as Agents of a Landowner
COUNTY OF LEAVENWORTH
STATE OF KANSAS

We/I Carrie Barth and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - 15031 206th St., Linwood, KS 66052, 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. 5th Street, Leavenworth, KS 66048, 913-651-3858
2)

Signed and entered this 5th day of March, 2024

Carrie Barth - 17113 W. 84th St., Lenexa, KS 66219
Print Name, Address, Telephone 913-787-1632

Carrie Barth
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this _____ day of _____ 20__, before me, a notary public in and for said County and State came _____ 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)

Continental TITLE COMPANY

SCHEDULE A

CTC File No.: 24464121

INFORMATIONAL REPORT

1. Effective Date: May 31, 2024 at 8:00 A.M. UPDATE 1

2. Fee Simple interest in the Land described in this Report is owned, at the Report Date, by:

   David M. Barth and Carrie J. Barth

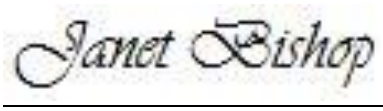
3. The land referred to in this Commitment is described as follows:

   TRACT 1:
   Tract of land in the Southeast Quarter of Section 34, 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, 2024, and more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 01 degrees 55'20" West of a distance of 1627.78 feet along the East line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence South 88 degrees 04'40" West for a distance of 322.71 feet; thence North 70 degrees 00'18" West for a distance of 1082.94 feet; thence North 89 degrees 18'57" West for a distance of 1322.63 feet to the West line of said Southeast Quarter; thence North 01 degrees 57'24" West for a distance of 565.98 feet along said West line to the Northwest corner of said Southeast Quarter; thence North 88 degrees 20'27" East for a distance of 2649.01 feet along the North line of said Southeast Quarter to the Northeast corner of said Southeast quarter; thence South 01 degrees 55'20" East for a distance of 1018.19 feet along the East line of said Southeast Quarter to the point of beginning. Together with and subject to covenants, easements, and restrictions of record.

   TRACT 2:
   Tract of land in the Southeast Quarter of Section 34, 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, 2024 and more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 01 degrees 55'20" West for a distance of 838.19 feet along the East line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence South 88 degrees 04'40" West for a distance of 753.39 feet; thence North 85 degrees 25'16" West for a distance of 910.40 feet; thence North 52 degrees 43'29" West for a distance of 250.31 feet; thence South 88 degrees 22'01" West for a distance of 492.11 feet; thence South 53 degrees 00'48" East for a distance of 371.26 to the West line of said Southeast Quarter; thence North 01 degrees 57'24" West for a distance of 1203.49 feet along said West line; thence South 89 degrees 18'57" East for a distance of 1322.63 feet; thence South 70 degrees 01'18" East for a distance of 1082.94 feet; thence North 88 degrees 04'40" East for a distance of 322.71 feet to the East line of said Southeast Quarter; thence South 01 degrees 55'20" East for a distance of 789.59 feet along the East line of said Southeast Quarter to the point of beginning. Together with and subject to covenants, easements and restrictions of records.

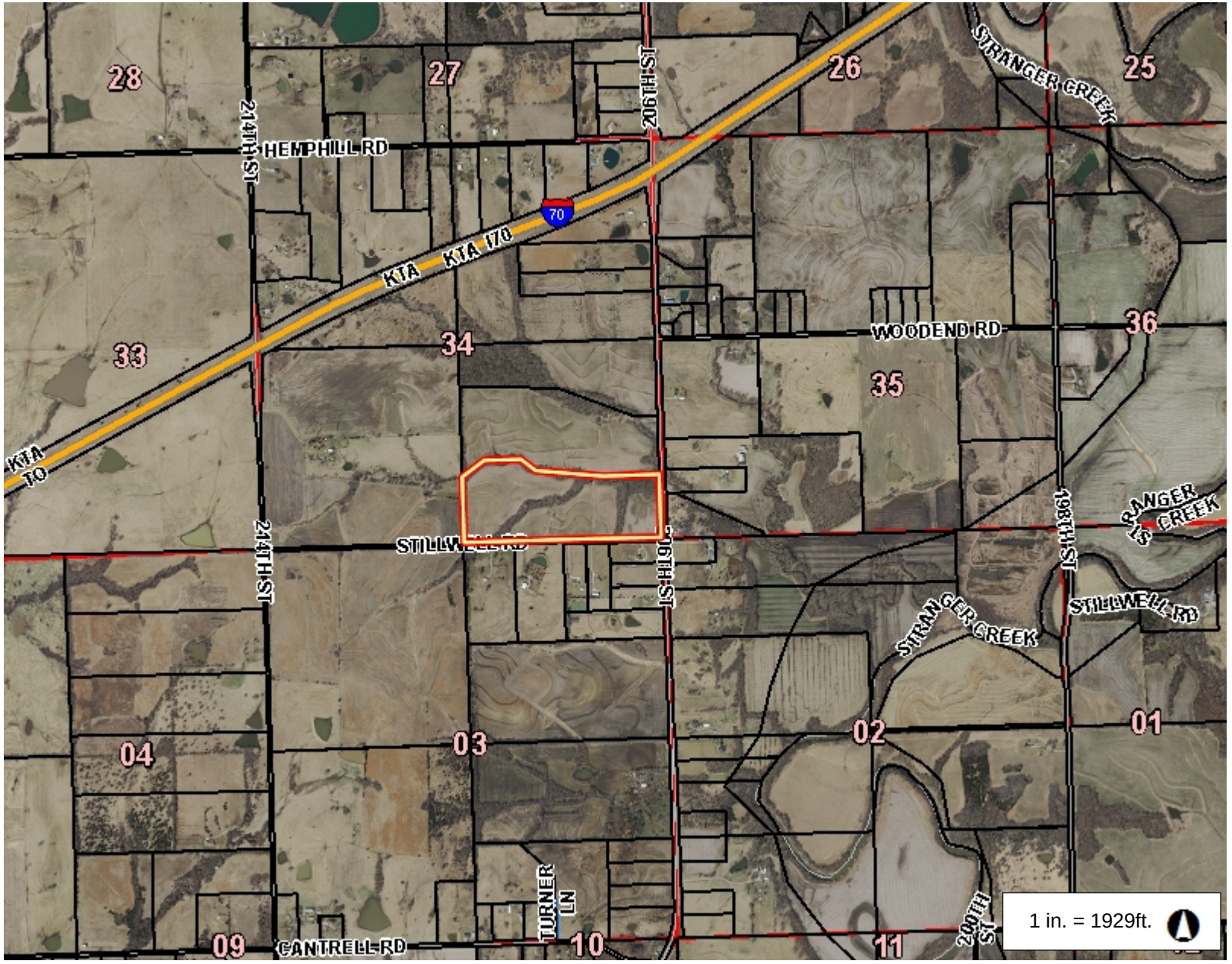
   TRACT 3:
   Tract of land in the Southeast Quarter of Section 34, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2024 and more fully described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence South 88 degrees 23'14" West for a distance of 2647.42 feet along the South line of said Southeast Quarter to the Southwest corner of said Southeast quarter; thence North 01 degrees 57'24 West for a distance of 874.37 feet along the West line of said Southeast Quarter; thence North 53 degrees 00'48" East for a distance of 371.26 feet; thence North 88 degrees 22'01" East for a distance of 492.11 feet; thence South 52 degrees 43'29" East for a distance of 250.31 feet; thence South 85 degrees 25'16" East for a distance of 910.40 feet; thence North 88 degrees 04'40" East for a distance of 753.39 feet to the East line of said Southeast

Quarter; thence South 01 degrees 55'20" East for a distance of 838.19 feet along said East line to the point of beginning. Together with and subject to covenants, easements and restrictions of record.

By:  _____

Title Officer: Janet Bishop

Leavenworth County, KS





Legend

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

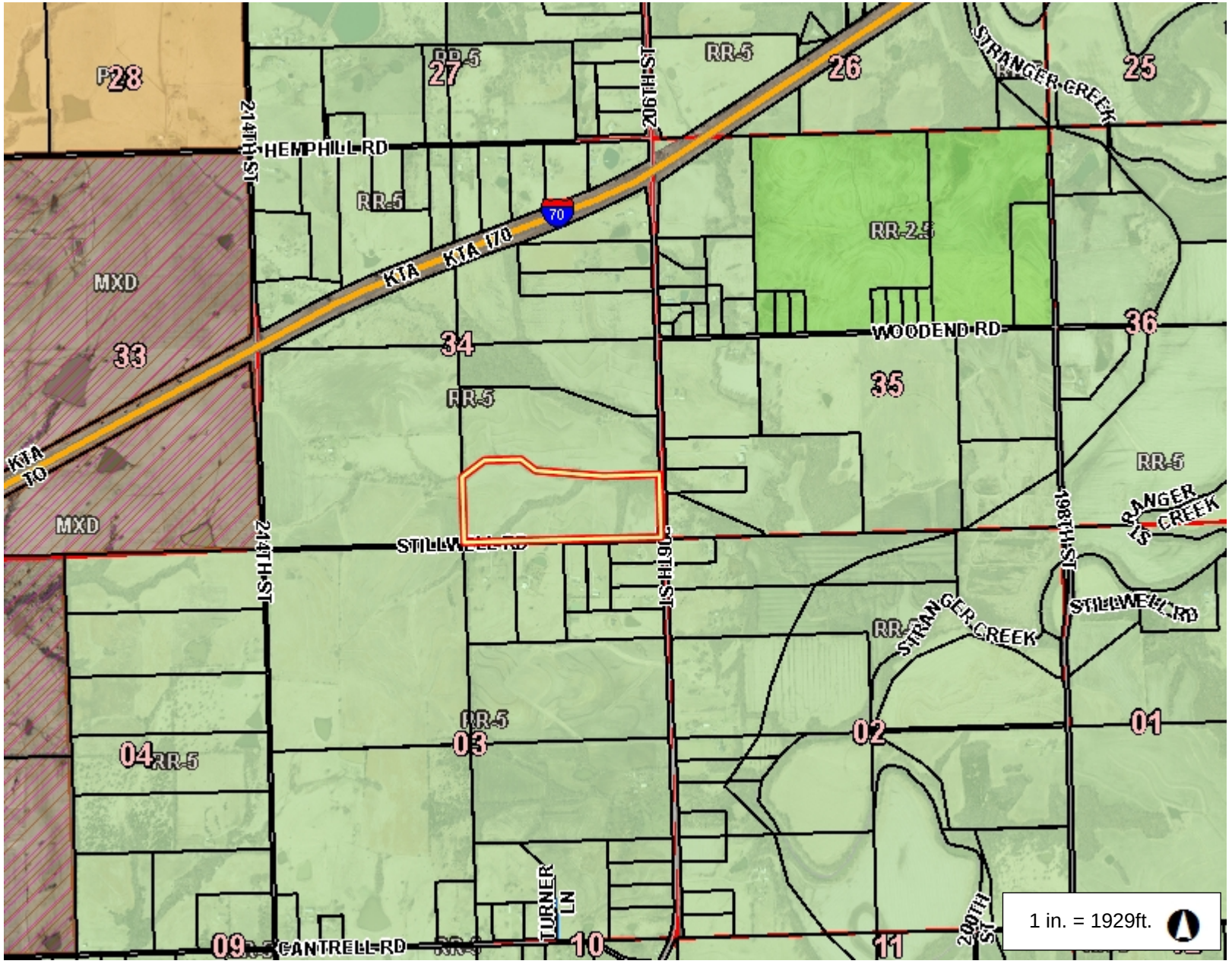
Notes

3,857.8 0 1,928.90 3,857.8 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Leavenworth County, KS





Legend

- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
  - B-1
  - B-2
  - B-3
  - I-1
  - I-2
  - I-3
  - MXD
  - PC
  - PI
  - PR-1
  - PR-2
  - PR-3
  - PUD

Notes

3,857.8 0 1,928.90 3,857.8 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

E & R ROLLING MEADOWS SOUTH

A Subdivision of land in the Southeast Quarter of Section 34, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
David M. Barth and Carrie J. Barth
17113 W 84TH ST
LENEXA, KS 66219
PID NO. 198-34-0-00-00-007.02

RECORD DESCRIPTION:
Tract of land in the Southeast Quarter of Section 34, 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, 2024, and more fully described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence South 88 degrees 23'14" West for a distance of 2647.42 along the South line of said Southeast Quarter to the Southwest corner of said Southeast Quarter; thence North 01 degrees 57'24" West for a distance of 874.37 feet along the West line of said Southeast Quarter; thence North 53 degrees 00'49" East for a distance of 371.26 feet; thence North 88 degrees 22'01" East for a distance of 492.11 feet; thence South 52 degrees 43'29" East for a distance of 250.31 feet; thence South 85 degrees 25'16" East for a distance of 910.40 feet; thence North 88 degrees 04'40" East for a distance of 753.39 feet to the East line of said Southeast Quarter; thence South 01 degrees 55'20" East for a distance of 838.19 feet along said East line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 56.45 acres, more or less, including road right of way.
Error of Closure: 1 - 635109

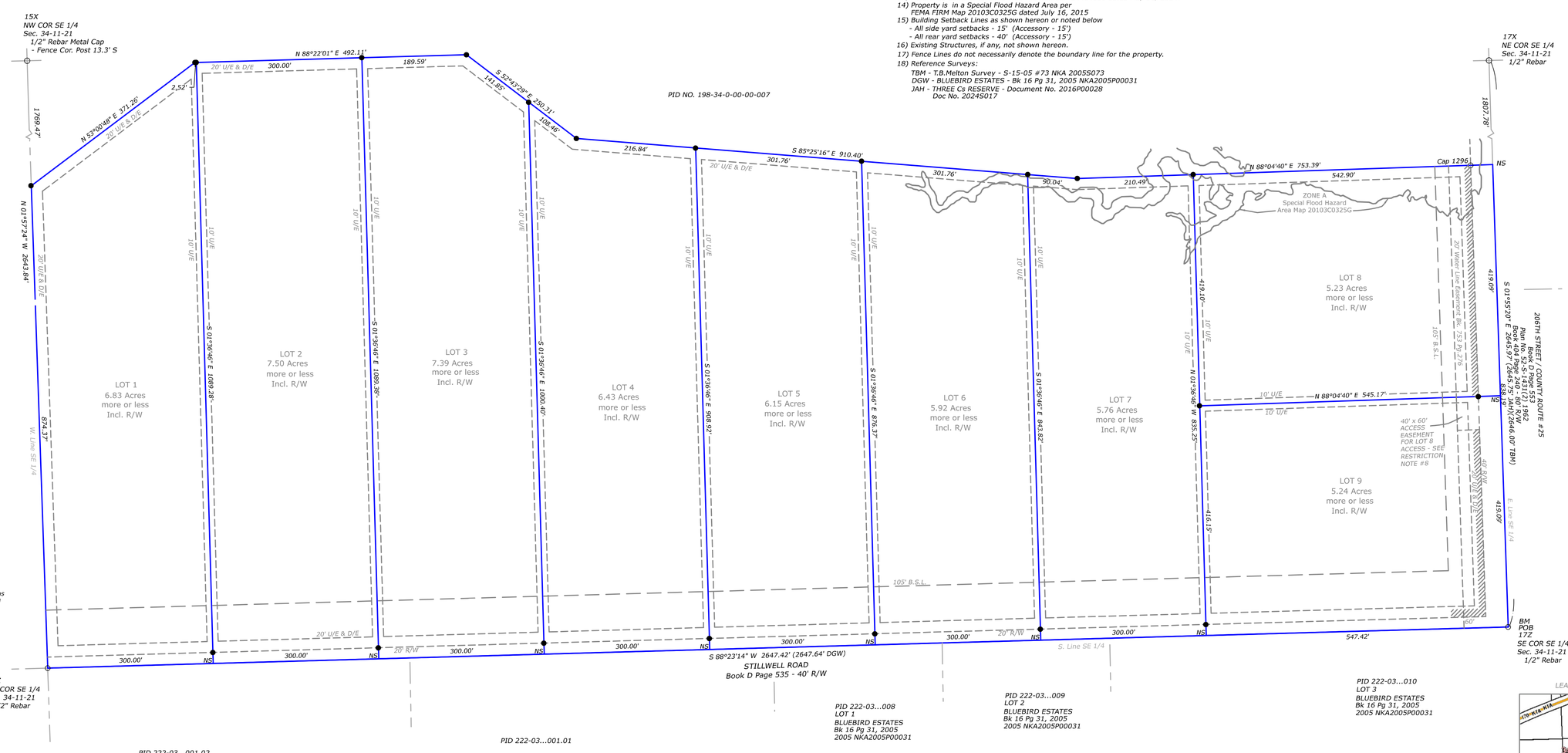
RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be 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) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) Any building to be constructed on Lots 6, 7, or 8 in or near the Special Flood Hazard shall provide elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
7) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 2
8) Lot 9 access is limited to Stillwell Road.
9) Lot 8 Owner shall be responsible for maintenance ofaccess easement area.
10) No off-plat restrictions.

ZONING:
RR-5 - 5 Acre Rural Residential

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Record Description
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing Use - Agriculture; Proposed Lots for Agriculture and Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SE Cor - 1/2" Rebar - 827.5'
10) Easements as per referenced Title Commitment are shown hereon, if any.
- RWD 10 Easement Book 753 Page 276 falls as shown hereon.
- Oil and Gas Lease to Pioneer Petroleum, Inc. recorded in Book 551 at Page 1492.
11) Reference Recorded Deed Doc # 2024R03647
12) Utility Companies -
- Water - RWD 10
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Continental Land Title File Number 24464121 dated May 31, 2024.
14) Property is 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) Existing Structures, if any, not shown hereon.
17) Fence Lines do not necessarily denote the boundary line for the property.
18) Reference Surveys:
TBM - T.B.Melton Survey - S-15-05 #73 NKA 2005S073
DGW - BLUEBIRD ESTATES - Bk 16 Pg 31, 2005 NKA2005P00031
JAH - THREE Cs RESERVE - Document No. 2016P00028
Doc No. 20245017

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

09-18-2024
PW No Comments



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

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2024 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

NORTH

Scale 1" = 100'

Job # K-24-1769 South
June 11, 2024 Rev. 9-17-24

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@leamcash.com

100 0 100 200 300
1" = 100'

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: E & R ROLLING MEADOWS SOUTH.

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 E & R ROLLING MEADOWS SOUTH, have set our hands this _____ day of _____, 2024.

David M. Barth

Carrie J. Barth

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2024, before me, a notary public in and for said County and State came David M. Barth and Carrie J. Barth, a married couple, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of E & R ROLLING MEADOWS SOUTH this _____ day of _____, 2024.

Secretary
John Jacobson

Chairperson
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 E & R ROLLING MEADOWS SOUTH this _____ day of _____, 2024.

Chairperson
Jeff Culbertson

County Clerk
Attest: Janet Klasinski

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

JOSEPH A. HERRING
REGISTERED
LS - 1296
KANSAS
LAND SURVEYOR

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 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Thursday, August 22, 2024 11:43 AM
To: Schweitzer, Joshua
Subject: RE: DEV-24-113 Final Plat E & R Rolling Meadows South - Herring

We have not received any complaints on this property and we are not aware of any septic systems currently installed 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: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Wednesday, August 21, 2024 10:58 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Noll, Bill <BNoll@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-113 Final Plat E & R Rolling Meadows South - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Final Plat of an 9-lot subdivision at 00000 Stillwell Rd (198-34-0-00-00-007.02).

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 September 5, 2024.

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

v / r

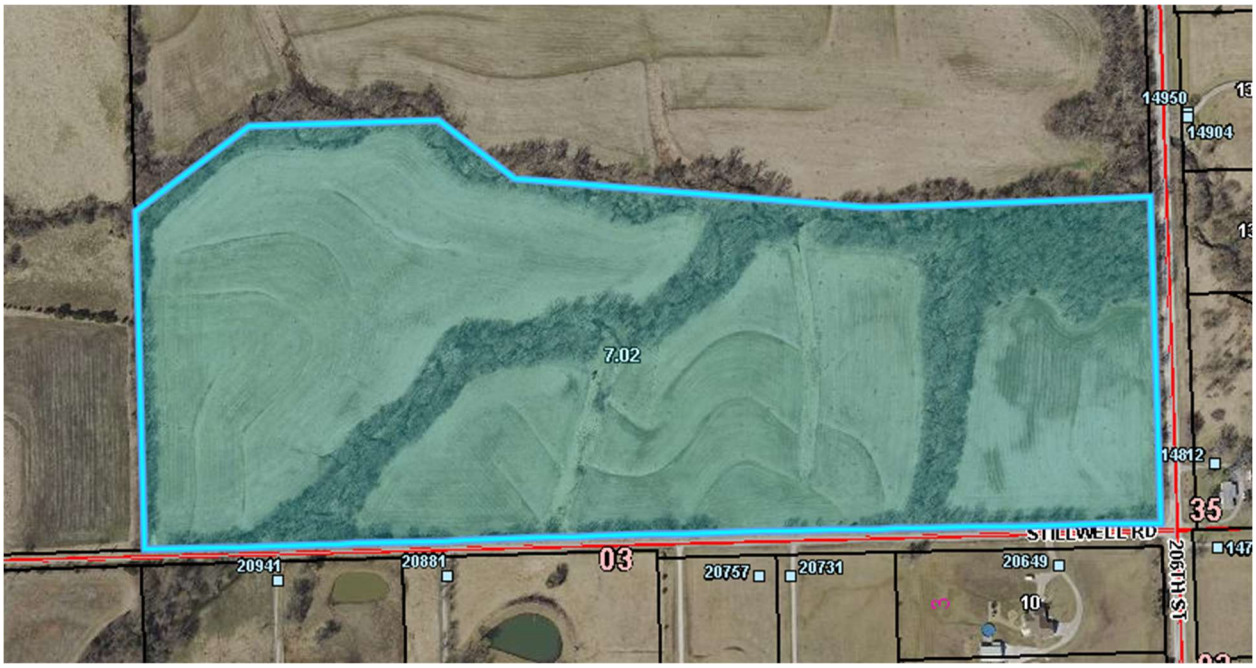
Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212

June 13, 2024

To Whom It May Concern:

This letter is to Inform you that Evergy will provide electrical power to the area pictured below per request of Joe Herring.

Without knowing required load this letter does not guarantee we currently have capacity and additional build may be needed.



E & R Rolling Meadows South Plat

Steven Heath

Evergy

TD Designer I

steven.heath@evergy.com

O 785-865-4857

Internal Use Only

Allison, Amy

From: Joe Herring <herringsurveying@outlook.com>
Sent: Friday, June 21, 2024 3:56 PM
To: PZ
Subject: Fw: E & R Rolling Meadows NORTH - Fire Response

Follow Up Flag: Follow up
Flag Status: Completed

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 below

Thank you - Joe Herring

_____

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

From: Dylan Ritter <dritter@lvcofd2.com>
Sent: Friday, June 21, 2024 2:33 PM
To: Joe Herring <herringsurveying@outlook.com>
Subject: Re: E & R Rolling Meadows NORTH

Fire District #2 has no comments or concerns.

Thank you

On Thu, Jun 13, 2024 at 7:14 AM Joe Herring <herringsurveying@outlook.com> wrote:

> Here is the second plat for this area.
> Please provide the standard service letter for Leavenworth 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
Sent: Tuesday, June 11, 2024 2:05 PM

June 13, 2024

Herring Surveying Company
315 North 5th Street
Leavenworth, KS 66048

Re: Preliminary and Final Plat for a 9-lot subdivision at 206th and Stillwell (E&R Rolling Meadows South)

Dear Joe Herring:

This letter is in response to your request for comments for the preliminary and final plat for a 9-lot subdivision at 206th and Stillwell.

Rural Water District 10 has an existing main on the south side of Stillwell Road, and can provide water using this line to service Lot 5, Lot 6, Lot 7, Lot 8, and Lot 9.

Lot 1, Lot 2, Lot 3, and Lot 4 would require a line extension.

If you have any additional questions or concerns, please do not hesitate to contact us.

Regards,

Steve Conley
RWD10 | Water District Manager

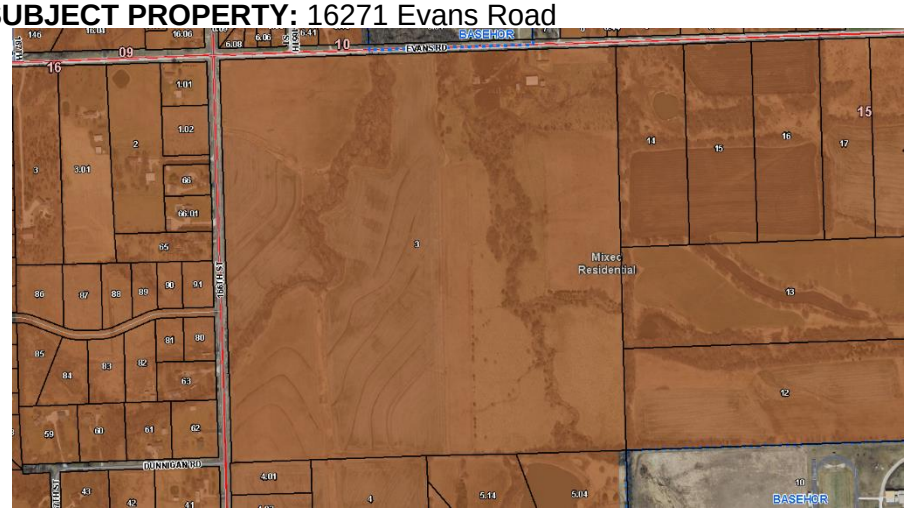
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-24-048 Tallgrass Estates — October 9, 2024

REQUEST: ***Regular Agenda***
☒ Preliminary Plat ☐ Final Plat

STAFF REPRESENTATIVE:
AMY ALLISON
DEPUTY DIRECTOR

SUBJECT PROPERTY: 16271 Evans Road



APPLICANT/APPLICANT AGENT:
Mike Reilly
Reilly Development
PO Box 9
Leavenworth KS 66048

PROPERTY OWNER:
See above

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: R-1(43)

FUTURE LAND USE DESIGNATION: Mixed Residential

LEGAL DESCRIPTION:
The Northwest Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: Zone A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Approve Case No. DEV-24-048, Preliminary Plat for Tallgrass Estates, with or without conditions; or
2. Deny Case No. DEV-24-048, Preliminary Plat for Tallgrass Estates for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:
154 ACRES

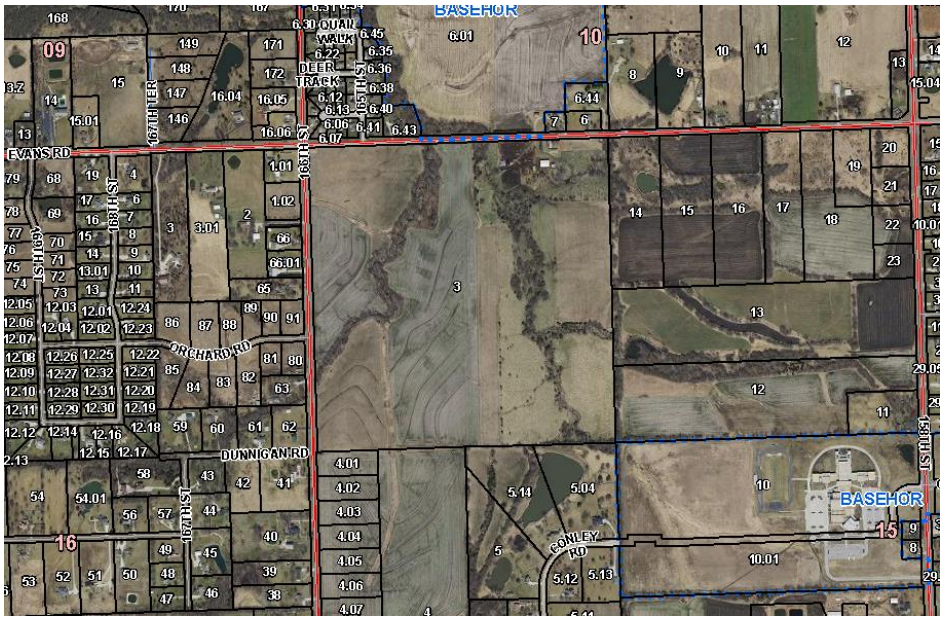
PARCEL ID NO:
185-15-0-00-00-003.00

BUILDINGS:
A single-family residence and accessory structures

PROJECT SUMMARY:
Request for preliminary plat approval to subdivide property located at 16271 Evans Road as Lots 1 through 88 of Tallgrass Estates

ACCESS/STREET:
Evans Road - Collector, Paved ± 24'; 166th St - Collector, Paved ± 24'

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: Fairmount FD

WATER: Suburban Water

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:
9/26/2024

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

STANDARDS TO BE CONSIDERED: *Type content in each if necessary (delete this afterwards)*			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		**Met**	**Not Met**
35-40	**Preliminary Plat Content**	X	
40-20	**Final Plat Content**	n/a	
41-6	**Access Management**	X	
41-6.B.a-c.	**Entrance Spacing**	n/a	
41-6.C.	**Public Road Access Management Standards**	X	
43	**Cross Access Easements**	n/a	
50-20	**Utility Requirements**	X	
50-30	**Other Requirements**	X	
50-40	**Minimum Design Standards**		X
	An exception will be needed for street connectivity and compliance with the zoning district standards.		
50-50	**Sensitive Land Development**	n/a	
50-60.	**Dedication of Reservation of Public Sites and Open Spaces**	x	

STAFF COMMENTS:

The applicant is proposing to divide a 150+ acre parcel into 88 lots. The parcel is zoned R-1 (43). All lots meet the minimum standards of the R-1(43) except Lot 74 which will require an exception, see below. An exception has been requested. 163rd and 164th Street both extend beyond the 1200 feet street connection requirement, requiring an exception. The applicant has provided a connection to the unplatted tract of land to the south from Dunnigan Road. The preliminary plat excludes the existing homesite of this parcel from its boundaries. Staff recommends placing a condition that requires the applicant to split off that site prior to the acceptance of the final plat for any phase in accordance with the Zoning & Subdivision Regulations.

The Subdivision is classified as a Class A with all lots lying within the Urban Growth Area of the City of Basehor. During the rezoning of this parcel, the City of Basehor indicated that this parcel is located within the Hog Creek Watershed and the development of this site would impact future plans for the extension of sanitary sewer for the City. At the time of the rezoning, the closest sewer connection point was located a mile north of the property. When notified of the plat, the City indicated that they had no additional comments. Confirmation of the closest sanitary sewer connection is still one mile to the north. The subdivision has been designed to leave the natural location for the extension of sanitary sewer undeveloped so once a line has been extended south, it would be possible for sanitary sewer connection to be extended through this subdivision. This parcel is also within 660' of Sewer District 5, which our office has been notified that said sewer district is currently at capacity. Based on the information provided, staff is in support of the waiver to sanitary sewer as it would take considerable off-site investment by the developer to connect to the City's public sewer.

Fairmount Fire District did provide comment on the application. In addition to the request to provide fire hydrants, the Fire District has requested that any temporary turnaround be designed to meet the standards established in Appendix D of the 2006 IFS (Table D103.4) in order to support fire apparatus. Staff recommends placing a condition that all temporary turnarounds be compliant with that standard.

EXCEPTIONS:
The applicant has requested an exception from Article 50, Section 40.1.a. – Street Connection. 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 40.1.a. – Street Connection in conformance with the Zoning & Subdivision Regulations for the Tallgrass Estates subdivision, as submitted by the application, based on a finding that all three criteria for an exception has been met.

The applicant has requested an exception from Article 50, Section 40.3.a. – Lots Compliant with the Zoning Width Standards. 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.a. – Lot Compliant with Zoning District Standards in conformance with the Zoning & Subdivision Regulations for the Tallgrass Estates 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. All temporary turnarounds for every phase of this subdivision shall comply with Table 103.4 of Appendix D of the 2006 IFS.

6. The original homesite of the parcel must be split off in compliance with the Leavenworth County Zoning & Subdivision Regulations prior to the acceptance of the Final Plat.
7. The developer must comply with the following memorandums:
    a. Email – Kyle Anderson, Code Enforcement, dated May 24, 2024
    b. Memo – Travis Miles, Suburban Water, dated October 4, 2024
    c. Email – Mike Lingenfelser, Fairmount FD, dated May 23, 2024
    d. Memo – Mitch Pleak, Olsson, dated September 26, 2024 (Phase Plan, Preliminary Plat, & ROW Tables)

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: _____ Planning Commission Meeting Date: _____
Case No. _____ Date Received/Paid: _____
Zoning District _____ Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: Mike Reilly	NAME: Reilly Development
MAILING ADDRESS: PO Box 9	MAILING ADDRESS Same
CITY/ST/ZIP: Leavenworth, KS 66048	CITY/ST/ZIP Same
PHONE: (913)-682-1234	PHONE: Same
EMAIL : mreilly@reilly.realestate	EMAIL Same

GENERAL INFORMATION

Proposed Subdivision Name: Tallgrass Estates

Address of Property: 16271 Evans Road, Basehor, KS 66007

PID: 1851500000003000 Urban Growth Management Area: Basehor

SUBDIVISION INFORMATION		
Gross Acreage: 159.35 Ac	Number of Lots: 89	Minimum Lot Size: 1.00 Ac
Maximum Lot Size: 5.00 Ac	Proposed Zoning: R-1(43)	Density: 0.56 Lots/ac
Open Space Acreage: 34.67 Ac	Water District: Suburban Water	Proposed Sewage: Septic
Fire District: Fairmont Glenwood TWP	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: ☒ Yes ☐ No	Road Classification: (*Local*) - *Collector - Arterial – State - Federal*	
	Cross-Access Easement Requested: ☐ Yes ☒ No	
List of all Requested Exceptions: *Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.*	1. Increase the allowed cul-de-sac length from 700' - due to Flood Zone A	
	2.	
	3.	
	4.	
	5.	

Is any part of the site designated as Floodplain? ☒ Yes ☐ No if yes, what is the panel number: 20103C0327G

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: 5-17-24

ATTACHMENT A

OWNER AUTHORIZATION

I/WE Michael Reilly, Reilly Development, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 17th day of May, 2024, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

   See Attachment "A" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Michael Reilly _____ (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, _____ 16271 Evans Road _____ (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.

4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner _____ Owner _____

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledged before me on this 17th day of May, 2024,
by Michael Reilly.

My Commission Expires: 8/15/2026

Bobbie Jones
Notary Public

NOTARY PUBLIC - STATE OF KANSAS
BOBBIE JONES
MY APPT. EXPIRES 8/15/2026

ATTACHMENT B

OWNER AUTHORIZATION

I/WE Daniel C Murphy Trust and Blanche T Murphy Trust, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 25th day of September, 2023 make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

   See Attachment "A" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Mike Reilly w/ Reilly Development LLC (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 16271 Evans Road (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of the applicant in the application process.

3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.

4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Daniel C Murphy

Owner Daniel C Murphy, Jr Trustee

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 25th day of September, 2023 by Desiree Thornton.

My Commission Expires: 2/15/26

NOTARY PUBLIC - State of Kansas
DESIREE THORNTON
My Appt. Expires February 15, 2026

Desiree Thornton

Notary Public

ATTACHMENT B

SuburbanWater
QUALITY WATER SERVICE

October 4th, 2024

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

RE: Tallgrass Estates

Suburban Water, Inc. (SWC) has received the proposed preliminary plat for Tallgrass Estates, Leavenworth County, KS. Suburban has completed an initial review of the proposed development. SWC has existing infrastructure located along 166th Street and Evans Road. SWC will provide water service to the proposed development. System improvements necessary to provide service to the proposed development will be provided by SWC to the developer upon approval of the preliminary and final plat approval by LVCO.

Sincerely,

Travis J Miles

Travis J Miles
President

1216 N 155th Street
PO BOX 588
Basehor, Kansas 66007

Phone : 913 –724–1800
Fax : 913–724–1505
Web : suburbanwaterinc.com

Allison, Amy

From: Matt Roecker <Matt.Roecker@evergy.com>
Sent: Friday, October 4, 2024 3:03 PM
To: Allison, Amy
Subject: RE: RE: DEV-24-048 Preliminary Plat - Tallgrass Estates

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

Internal Use Only

Thanks Amy!

Yes, Evergy will be able to serve this subdivision.

Thanks again

Matt Roecker
Evergy
TD Designer IV
matt.roecker@evergy.com
913-667-5116

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, October 4, 2024 11:31 AM
To: Matt Roecker <Matt.Roecker@evergy.com>
Subject: RE: RE: DEV-24-048 Preliminary Plat - Tallgrass Estates

This Message Is From an External Sender
This message came from outside your organization.
Report Suspicious

Attached is their phasing plan.

From: Allison, Amy
Sent: Thursday, October 3, 2024 10:46 AM
To: 'Matt Roecker' <Matt.Roecker@evergy.com>
Subject: FW: RE: DEV-24-048 Preliminary Plat - Tallgrass Estates

Good Afternoon Matt,

We have email from your that this development can be servied by Evergy but it has been some time. I just wanted to double check before we send this to the Planning Commission that nothing has changed.

Thanks,

Amy Allison, AICP
Deputy Director
Planning & Zoning

REILLY HOMES
A Better Building Experience

Date: September 6th, 2024

To: Leavenworth County Planning & Zoning

From: Mike Reilly, Reilly Development

Re: Tallgrass Estates P&Z Comments/questions/answers

The following are answers relating to the planning and zoning comments on our plat submittal for Tallgrass Estates.

1. Comment: *Lot 75 are shown that exceeds 150' but the requirements is that the road frontage be equal to or greater than 150'. If road frontage does not meet, submit an exception request explaining that the minimum width is met at BSL.*

Response:

We are requesting an exception of this requirement at the road frontage. The required 150' minimum frontage is accomplished however by moving the front building setback from 30' to 60' which are doing for this lot. So, this requirement will be met at the building line. Lot 75 is approximately 290' deep...so there is no issue setting this build line back to 60' minimum and it will provide for a better use of the lot and visual from the street by offsetting the house layout. We believe this request reasonable and satisfies the spirit of the requirement. The proposed 60' building setback will not have a detrimental effect on any adjacent property...in fact I believe it will help from a visual standpoint by staggering the setbacks.

2. Comment: *Provide narrative for Lot-width to lot depth exception of Lot 18 and 38.*

Response:

We have changed the configuration of Lot 38 and it is now 208 feet wide by 210 feet deep so no exception is requested. Lot 18 has been removed from the plat so no exception is being requested.

3. Comment: *If no phasing plan is proposed, the entire subdivision will need to be platted during the Final Platting process and all roads must be built and accepted before a building permit can be pulled on any lot.*

   Response:

   A Phasing Plan has been submitted showing four phases.

4. Comment: *Include restrictions on sewer, building codes, access management, off-plat restrictions, seeding after improvements.*

   Response:

   All lots in Tallgrass Estates will be bound by a Homeowners Association to include Covenants and Restrictions. The HOA and Covenant and Restrictions documents will dictate items to include restrictions on sewer/septic, building codes, access management, seeding/sod improvements and a host of other issues. The HOA documents will be drafted by our attorney and will be recorded prior to any lot sales to ensure full community involvement.

5. Comment: *Provide exception narrative for block length on164th and 165th Street.*

   Response:

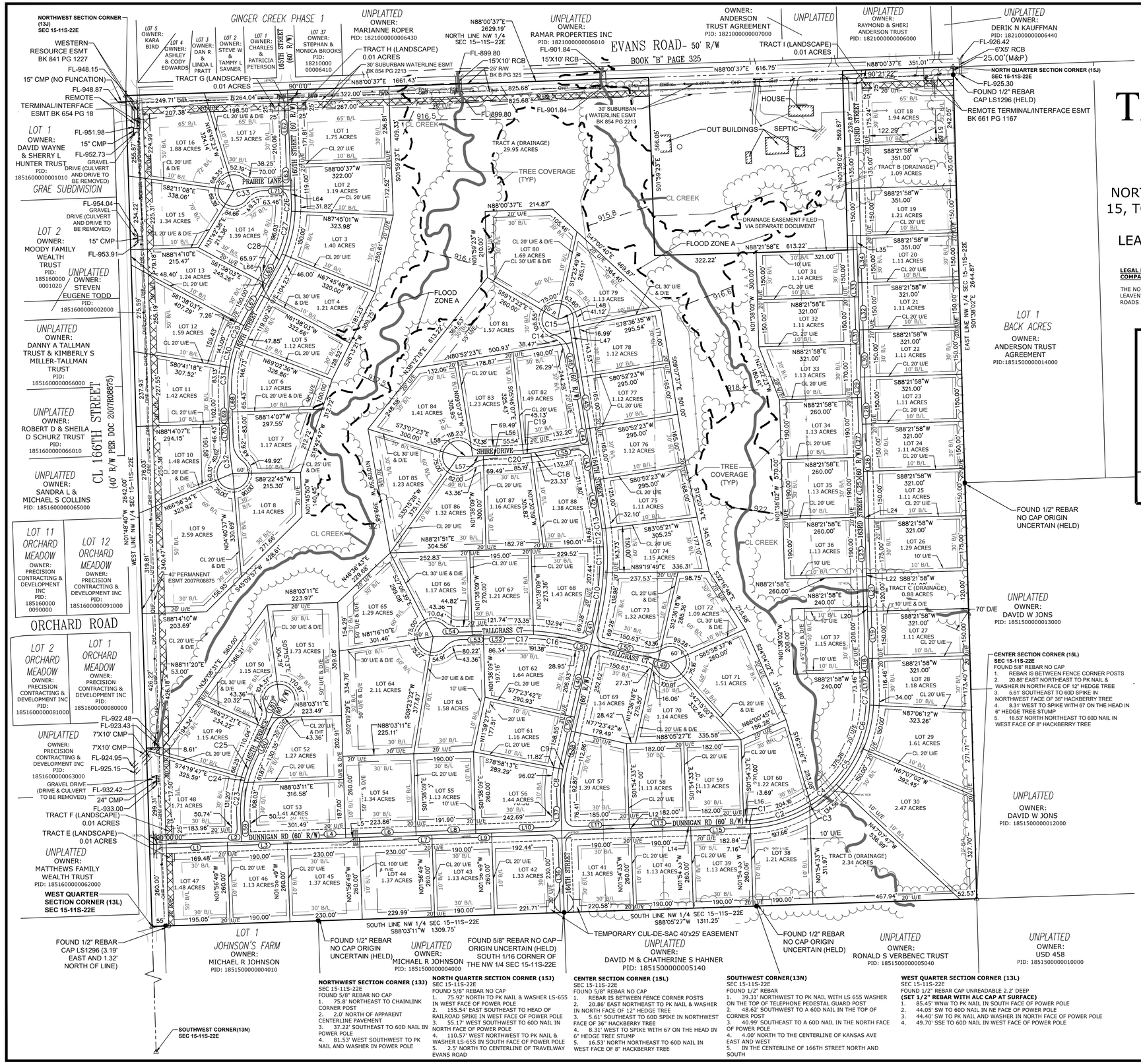
   We are requesting an exception for the lengths of the cul-de-sacs for 164th Street and 165th Street. After attending the Planning Commission rezoning meeting for Tallgrass Estates, it became abundantly clear to us that the surrounding neighborhoods want to maintain the charm and natural character of the area as much as possible. The other main concern of the neighbors was the amount of run-off water that they are currently dealing with during large rains or wet seasons.

   Tallgrass Estates is topographically lower than these surrounding neighborhoods...so while we are not impacting those neighborhoods...we are going to have to deal with all of the "up-stream" water issues on our site...since it is flowing our direction.

As a result, we designed these two cul-de-sacs to help address these issues. These two cul-de-sacs were designed intentionally not to connect through the community to maintain the stream and run-off corridors that are currently in place...and to keep these areas as natural as possible. If we had connected these streets...it would require clearing of a large part of those natural water-way areas...that are mostly wooded today...and installing box culverts instead of utilizing the area as natural as possible. While doing this would have allowed us to add additional lots, we felt it a better solution to keep the natural landscape as much as possible and utilize these areas as presented. Using cul-de-sacs for these two streets also allows us to keep all lots completely out of the floodplain in this area.

For 164th Street...if we had to connect that cul-de-sac...it would have to go east...crossing Tract A...a major natural waterway full of trees. We feel like this would destroy the natural beauty and character of the neighborhood. While the cul-de-sac is longer than typically permitted, the value certainly outweighs the alternative while not adversely affecting any surrounding property.

For 165th Street...if we had to connect that cul-de-sac...it would have to south...crossing Tract A along 166th Street...a major natural waterway full of trees. Again, we feel like this would destroy the natural beauty and character of the neighborhood...especially along 166th Street. While the cul-de-sac is longer than typically permitted, the value certainly outweighs the alternative while not adversely affecting any surrounding property.



KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014064
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

PRELIMINARY PLAT 2 OF 3

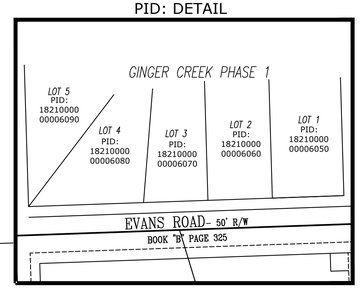
TALLGRASS ESTATES

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

LEGAL DESCRIPTION PER TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY FILE NO. L24-29689

THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST, LEAVENWORTH COUNTY, KANSAS, EXCEPT ANY PART TAKEN OR USED FOR STREETS, ROADS AND/OR PUBLIC RIGHTS OF WAY.

PID: DETAIL



LEGEND

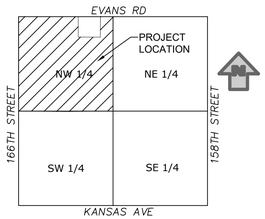
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- *B/L* BUILDING LINE
- *U/E* UTILITY EASEMENT
- *(M)* MEASURED
- *(D)* DEEDED
- *(P)* PLATTED
- *(C)* CALCULATED
- ☒ NO ACCESS

UTILITY INFORMATION:
WATER - SUBURBAN WATER - 913-724-1800
ELECTRIC - EVERGY -800-383-1183
GAS - PROPANE SERVICE
PHONE - BASEHOR DISTRICT (AT&T)

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983 / VERTICAL NAVD 88 - BENCHMARK LVCO HCP 311
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY - TICKET NO. 24020169
4. REFERENCED SURVEY
   -JOHNSON FARM FINAL PLAT DOC 2023P00006
   -CERTIFICATE OF SURVEY COMPLETED BY HERRING SURVEYING COMPANY DOC 20225018
   -B.A.C.K ACRES FINAL PLAT DOC 2023P00001
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0270G ON JULY 16TH, 2015, AREA ZONE X "AREA OF MINIMAL FLOOD HAZARD" & ZONE A "WITHOUT BASE FLOOD ELEVATION"
6. CLOSURE PRECISION: 1 PART IN 58347245.000
7. CURRENT ZONING - R-1 / PROPOSED ZONING - R-1(43)
8. CURRENT LAND USE - AGRICULTURAL USE - A / PROPOSED USE - RESIDENTIAL
9. BENCHMARK - NGS MONUMENT WY 39 - ELV 936.68 (LOCATED AT THE CENTER INTERSECTION OF KANSAS AVENUE ON 142ND STREET IN WYANDOTTE COUNTY KANSAS)
10. ACCESSORY BUILDINGS ON LOTS LESS THAN 2.51 ACRES SHALL BE LIMITED TO 2.5% OF THE LOT SQUARE FOOTAGE.
11. LOTS ARE SUBJECT TO CURRENT ACCESS POLICY RESOLUTION.
12. TITLE REPORT VIA MCCAFFREE-SHORT TITLE COMPANY, INC. FILE NO: L24-29689 DATED MARC 11, 2024 AT 8:00AM.
13. ANY BUILDING TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD SHALL PROVIDER AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ALONG WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL PERMIT. LOTS 4-7, 18,81,82 & 85 WILL REQUIRED ELEVATION CERTIFICATES.
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16. ALL LOTS ABUTTING 166TH STREET AND EVANS ROAD ARE RESTRICTED WITH NO ACCESS TO THESE ROADS. ALL EXISTING ENTRANCES ALONG 166TH STREET AND EVANS ROAD TO BE REMOVED.
17. LOTS WITH MINIMUM LOW OPENINGS (MLO) TABLE - DETERMINED BY KANSAS DEPARTMENT OF WATER RESOURCES VIA EMAIL

VICINITY MAP



SECTION 15-11S-22E
1"=2000 FEET

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ANDREA N WEISHAUBT, PLS 1730 *DATE*

JOB NO:24-069

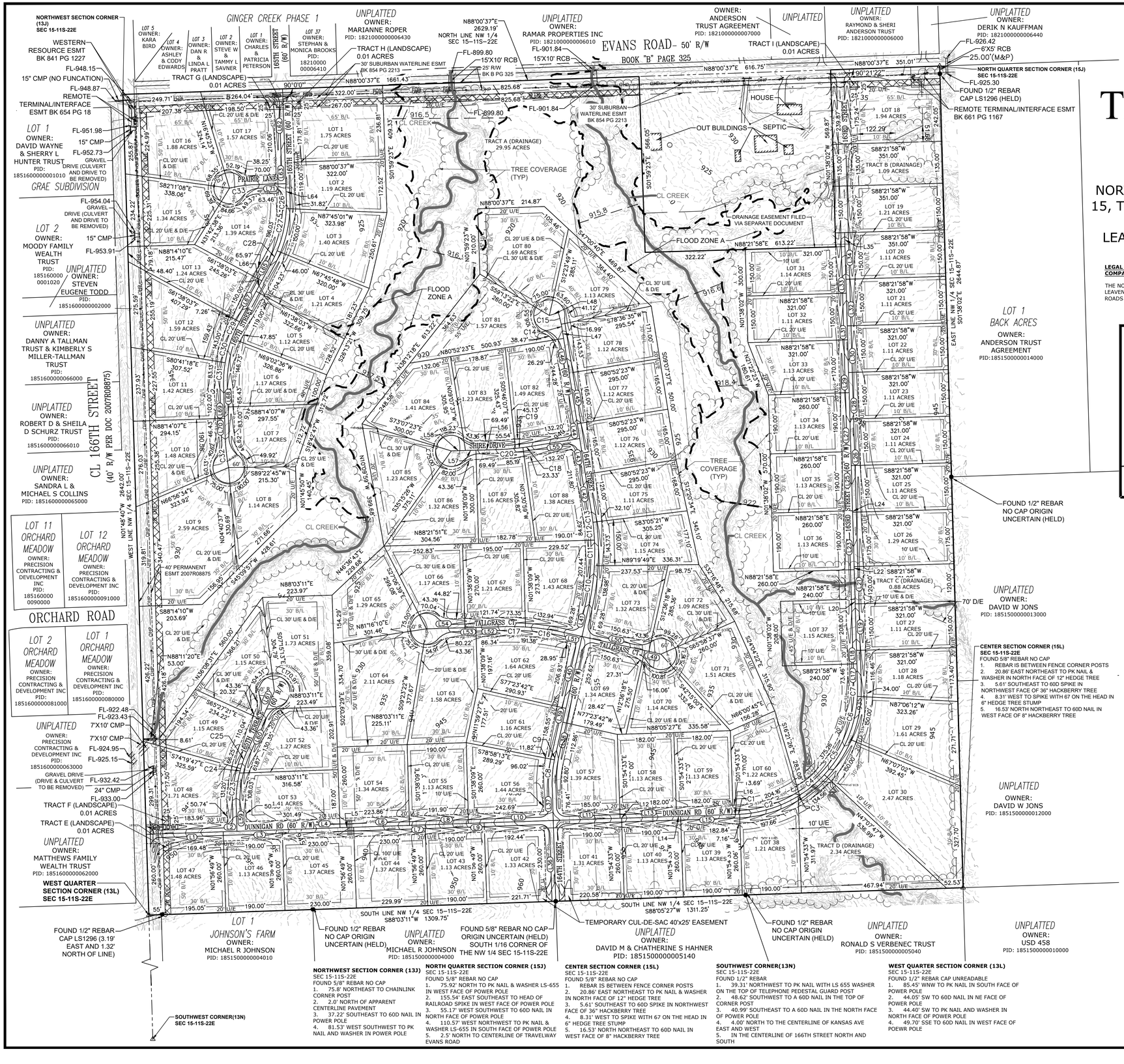
SCALE

150 75 0 150
SCALE IN FEET

SEC-TWN-RNG
15-11S-22E

PREPARED FOR
REILLY DEVELOPMENT
ADDRESS: 16271 EVANS RD
BASEHOR, KS 66007

DATE
SEPTEMBER 9, 2024



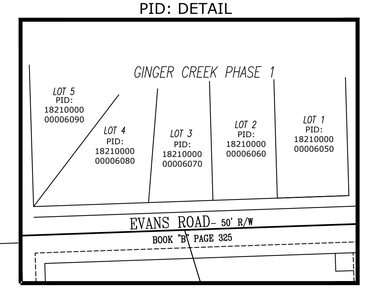
TALLGRASS ESTATES

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

LEGAL DESCRIPTION PER TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY FILE NO. L24-29689

THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST, LEAVENWORTH COUNTY, KANSAS, EXCEPT ANY PART TAKEN OR USED FOR STREETS, ROADS AND/OR PUBLIC RIGHTS OF WAY.

PID: DETAIL

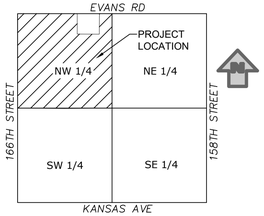


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JOB NO:24-069

SCALE

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SCALE IN FEET

SEC-TWN-RNG
15-11S-22E

PREPARED FOR
REILLY DEVELOPMENT
ADDRESS: 16271 EVANS RD
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DATE
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14500 Parallel Road, Unit R, Basehor KS 66007
KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

PRELIMINARY PLAT 1 OF 3

TALLGRASS ESTATES

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

LINE AND CURVE DATA TABLE

Parcel Line and Curve Table			
Line #/Curve #	Length/Arc Length	Bearing	Radius
C1	7.16'	-	400.00'
C2	199.01'	-	400.00'
C3	5.31'	-	400.00'
C4	104.22'	-	400.00'
C5	139.53'	-	400.00'
C6	139.54'	-	400.00'
C7	31.62'	-	2492.38'
C8	89.32'	-	400.00'
C9	11.00'	-	400.00'
C10	132.03'	-	800.00'
C11	82.86'	-	800.00'
C12	57.60'	-	800.00'
C13	30.94'	-	800.00'
C14	15.80'	-	400.00'
C15	38.25'	-	400.00'
C16	125.48'	-	800.00'
C17	73.36'	-	800.00'
C18	22.49'	-	800.00'
C19	24.40'	-	800.00'
C20	57.71'	-	800.00'

Parcel Line and Curve Table			
Line #/Curve #	Length/Arc Length	Bearing	Radius
C23	107.70'	-	400.00'
C24	14.37'	-	400.00'
C25	61.60'	-	400.00'
C26	29.60'	-	400.00'
C27	139.53'	-	400.00'
C28	42.79'	-	400.00'
C29	58.99'	-	406.16'
C30	81.30'	-	400.00'
C31	77.33'	-	400.00'
C32	112.34'	-	800.00'
C33	82.00'	-	400.00'
L1	247.43'	N88°03'11"E	
L2	44.48'	N88°03'11"E	
L3	145.52'	N88°03'11"E	
L4	186.07'	N88°03'11"E	
L5	43.93'	N88°03'11"E	
L6	179.76'	N88°03'11"E	
L7	50.23'	N88°03'11"E	
L8	139.77'	N88°03'11"E	
L9	50.23'	N88°03'11"E	

Parcel Line and Curve Table			
Line #/Curve #	Length/Arc Length	Bearing	Radius
L10	222.54'	N88°03'11"E	
L11	215.08'	N88°05'27"E	
L12	4.85'	N88°05'27"E	
L13	177.15'	N88°05'27"E	
L14	12.85'	N88°05'27"E	
L15	169.15'	N88°05'27"E	
L16	13.69'	N88°05'27"E	
L17	73.27'	N01°38'02"W	
L18	43.00'	N01°38'02"W	
L19	150.00'	N01°38'02"W	
L20	15.00'	N01°38'02"W	
L21	95.00'	N01°38'02"W	
L22	10.00'	N01°38'02"W	
L23	175.00'	N01°38'02"W	
L24	5.00'	N01°38'02"W	
L25	145.00'	N01°38'02"W	
L26	45.00'	N01°38'02"W	
L27	105.00'	N01°38'02"W	
L28	85.00'	N01°38'02"W	
L29	65.00'	N01°38'02"W	

Parcel Line and Curve Table			
Line #/Curve #	Length/Arc Length	Bearing	Radius
L30	105.00'	N01°38'02"W	
L31	45.00'	N01°38'02"W	
L32	105.00'	N01°38'02"W	
L33	45.00'	N01°38'02"W	
L34	105.00'	N01°38'02"W	
L35	45.00'	N01°38'02"W	
L36	260.00'	N01°45'53"W	
L37	106.49'	N01°45'53"W	
L38	112.86'	N12°36'18"E	
L39	45.69'	N12°36'18"E	
L40	236.93'	N12°36'18"E	
L41	99.28'	N12°36'18"E	
L42	125.00'	N09°07'37"W	
L43	116.80'	N09°07'37"W	
L44	48.20'	N09°07'37"W	
L45	165.00'	N09°07'37"W	
L46	113.04'	N09°07'37"W	
L47	30.49'	N09°07'37"W	
L48	30.00'	S73°07'50"W	
L49	39.69'	N77°23'42"W	

Parcel Line and Curve Table			
Line #/Curve #	Length/Arc Length	Bearing	Radius
L50	220.31'	N77°23'42"W	
L51	58.95'	N77°23'42"W	
L52	86.34'	S88°21'51"W	
L53	35.40'	S88°21'51"W	
L54	124.19'	S88°21'51"W	
L55	162.20'	S80°52'23"W	
L56	69.49'	S88°21'51"W	
L57	33.77'	S88°21'51"W	
L58	45.60'	S88°21'51"W	
L59	80.65'	N01°45'53"W	
L60	110.04'	N24°32'39"E	
L61	99.69'	N24°32'39"E	
L62	236.81'	N01°59'23"W	
L63	68.25'	N01°59'23"W	
L64	50.75'	N01°59'23"W	
L65	65.97'	N28°21'57"E	
L66	38.26'	N28°21'57"E	
L67	111.74'	N28°21'57"E	
L68	65.43'	N01°45'53"W	
L69	36.57'	N01°45'53"W	

Parcel Line and Curve Table			
Line #/Curve #	Length/Arc Length	Bearing	Radius
L70	46.43'	N01°45'53"W	
L71	100.00'	S88°00'37"W	

LOT AREA TABLE

Parcel Area Table		
LOT #	ACRES WITH ROW	ACRES WITHOUT ROW
LOT 1	1.75 +/-	1.30 +/-
LOT 2	1.19 +/-	1.08 +/-
LOT 3	1.40 +/-	1.30 +/-
LOT 4	1.21 +/-	1.10 +/-
LOT 5	1.12 +/-	1.00 +/-
LOT 6	1.17 +/-	1.02 +/-
LOT 7	1.17 +/-	1.01 +/-
LOT 8	1.14 +/-	1.07 +/-
LOT 9	2.59 +/-	2.13 +/-
LOT 10	1.48 +/-	1.01 +/-
LOT 11	1.42 +/-	1.01 +/-
LOT 12	1.59 +/-	1.16 +/-
LOT 13	1.24 +/-	1.06 +/-
LOT 14	1.39 +/-	1.00 +/-
LOT 15	1.34 +/-	1.01 +/-
LOT 16	1.88 +/-	1.33 +/-
LOT 17	1.57 +/-	1.00 +/-
LOT 18	1.94 +/-	1.33 +/-
LOT 19	1.21 +/-	1.00 +/-
LOT 20	1.11 +/-	1.00 +/-
LOT 21	1.11 +/-	1.00 +/-
LOT 22	1.11 +/-	1.00 +/-
LOT 23	1.11 +/-	1.00 +/-
LOT 24	1.11 +/-	1.00 +/-
LOT 25	1.11 +/-	1.00 +/-

Parcel Area Table		
LOT #	ACRES WITH ROW	ACRES WITHOUT ROW
LOT 26	1.29 +/-	1.17+/-
LOT 27	1.11 +/-	1.00+/-
LOT 28	1.18 +/-	1.08+/-
LOT 29	1.61 +/-	1.51+/-
LOT 30	2.47 +/-	2.37+/-
LOT 31	1.14 +/-	1.00+/-
LOT 32	1.11 +/-	1.00+/-
LOT 33	1.13 +/-	1.00+/-
LOT 34	1.13 +/-	1.00+/-
LOT 35	1.13 +/-	1.02+/-
LOT 36	1.13 +/-	1.00+/-
LOT 37	1.15 +/-	1.00+/-
LOT 38	1.21 +/-	1.07+/-
LOT 39	1.13 +/-	1.00+/-
LOT 40	1.13 +/-	1.00+/-
LOT 41	1.31 +/-	1.00+/-
LOT 42	1.33 +/-	1.01+/-
LOT 43	1.13 +/-	1.01+/-
LOT 44	1.37 +/-	1.21+/-
LOT 45	1.37 +/-	1.21+/-
LOT 46	1.13 +/-	1.00+/-
LOT 47	1.48 +/-	1.01+/-
LOT 48	1.71 +/-	1.06+/-
LOT 49	1.15 +/-	1.01+/-
LOT 50	1.15 +/-	1.01+/-

Parcel Area Table		
LOT #	ACRES WITH ROW	ACRES WITHOUT ROW
LOT 51	1.73 +/-	1.58+/-
LOT 52	1.27 +/-	1.11+/-
LOT 53	1.41 +/-	1.07+/-
LOT 54	1.34 +/-	1.19+/-
LOT 55	1.13 +/-	1.00+/-
LOT 56	1.44 +/-	1.13+/-
LOT 57	1.39 +/-	1.04+/-
LOT 58	1.13 +/-	1.00+/-
LOT 59	1.13 +/-	1.00+/-
LOT 60	1.22 +/-	1.07+/-
LOT 61	1.16 +/-	1.04+/-
LOT 62	1.64 +/-	1.26+/-
LOT 63	1.58 +/-	1.43+/-
LOT 64	2.11 +/-	2.06+/-
LOT 65	1.29 +/-	1.24+/-
LOT 66	1.17 +/-	1.04+/-
LOT 67	1.21 +/-	1.08+/-
LOT 68	1.43 +/-	1.10+/-
LOT 69	1.34 +/-	1.02+/-
LOT 70	1.14 +/-	1.04+/-
LOT 71	1.51 +/-	1.46+/-
LOT 72	1.09 +/-	1.00+/-
LOT 73	1.32 +/-	1.03+/-
LOT 74	1.15 +/-	1.05+/-
LOT 75	1.11 +/-	1.01+/-

Parcel Area Table		
LOT #	ACRES WITH ROW	ACRES WITHOUT ROW
LOT 76	1.12 +/-	1.00+/-
LOT 77	1.12 +/-	1.00+/-
LOT 78	1.12 +/-	1.00+/-
LOT 79	1.13 +/-	1.06+/-
LOT 80	1.69 +/-	1.64+/-
LOT 81	1.57 +/-	1.41+/-
LOT 82	1.49 +/-	1.15+/-
LOT 83	1.23 +/-	1.12+/-
LOT 84	1.41 +/-	1.31+/-
LOT 85	1.23 +/-	1.17+/-
LOT 86	1.32 +/-	1.21+/-
LOT 87	1.16 +/-	1.05+/-
LOT 88	1.38 +/-	1.05+/-
OVERALL	302.54 +/-	-
TRACT A (DRAINAGE)	29.95 +/-	-
TRACT B (DRAINAGE)	1.09 +/-	-
TRACT C (DRAINAGE)	0.88 +/-	-
TRACT D (DRAINAGE)	2.34 +/-	-
TRACE E (LANDSCAPE)	0.01+/-	-
TRACE F (LANDSCAPE)	0.01+/-	-
TRACE G (LANDSCAPE)	0.01+/-	-
TRACE H (LANDSCAPE)	0.01+/-	-
TRACE I (LANDSCAPE)	0.01+/-	-

KS ENG COA: #3315
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PRELIMINARY PLAT 3 OF 3

LEGEND

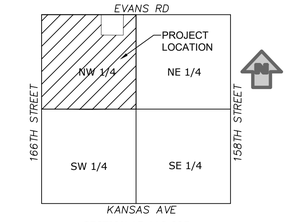
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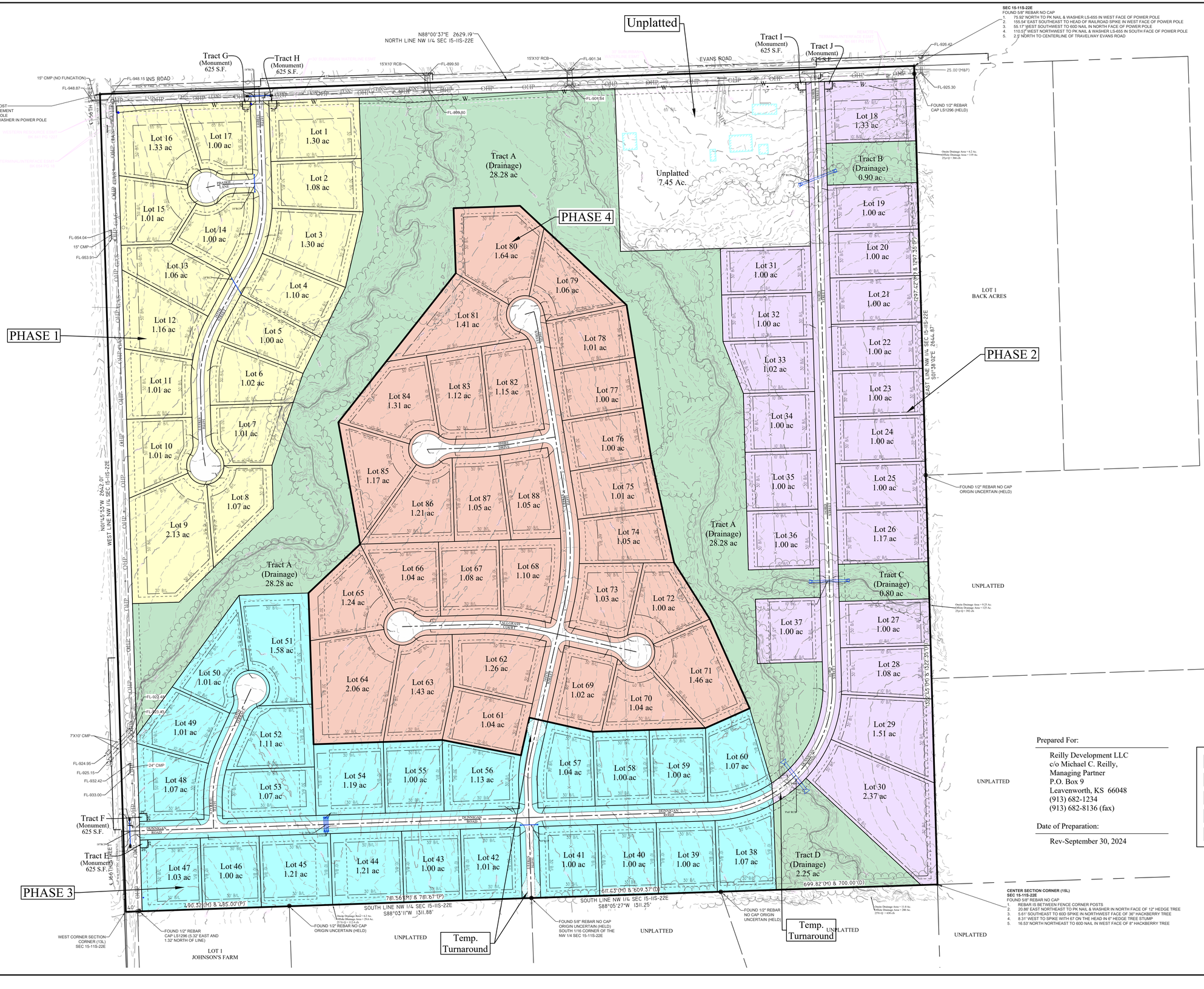
PREPARED FOR

REILLY DEVELOPMENT
ADDRESS: 16271 EVANS RD
BASEHOR, KS 66007

DATE

SEPTEMBER 9, 2024

TALLGRASS ESTATES
Phasing Plan



PROJECT SUMMARY

PHASE	AREA (ac.)	LOTS	# OF DU'S
1	21.86	1-17	17
2	25.79	18-37	20
3	29.21	38-60	23
4	37.12	61-88	28
TRACT A	28.28	N/A	N/A
TRACT B	0.90	N/A	N/A
TRACT C	0.80	N/A	N/A
TRACT D	2.25	N/A	N/A
TOTAL	146.21	1-88	88

Prepared For:

Reilly Development LLC
c/o Michael C. Reilly,
Managing Partner
P.O. Box 9
Leavenworth, KS 66048
(913) 682-1234
(913) 682-8136 (fax)

Date of Preparation:

Rev-September 30, 2024

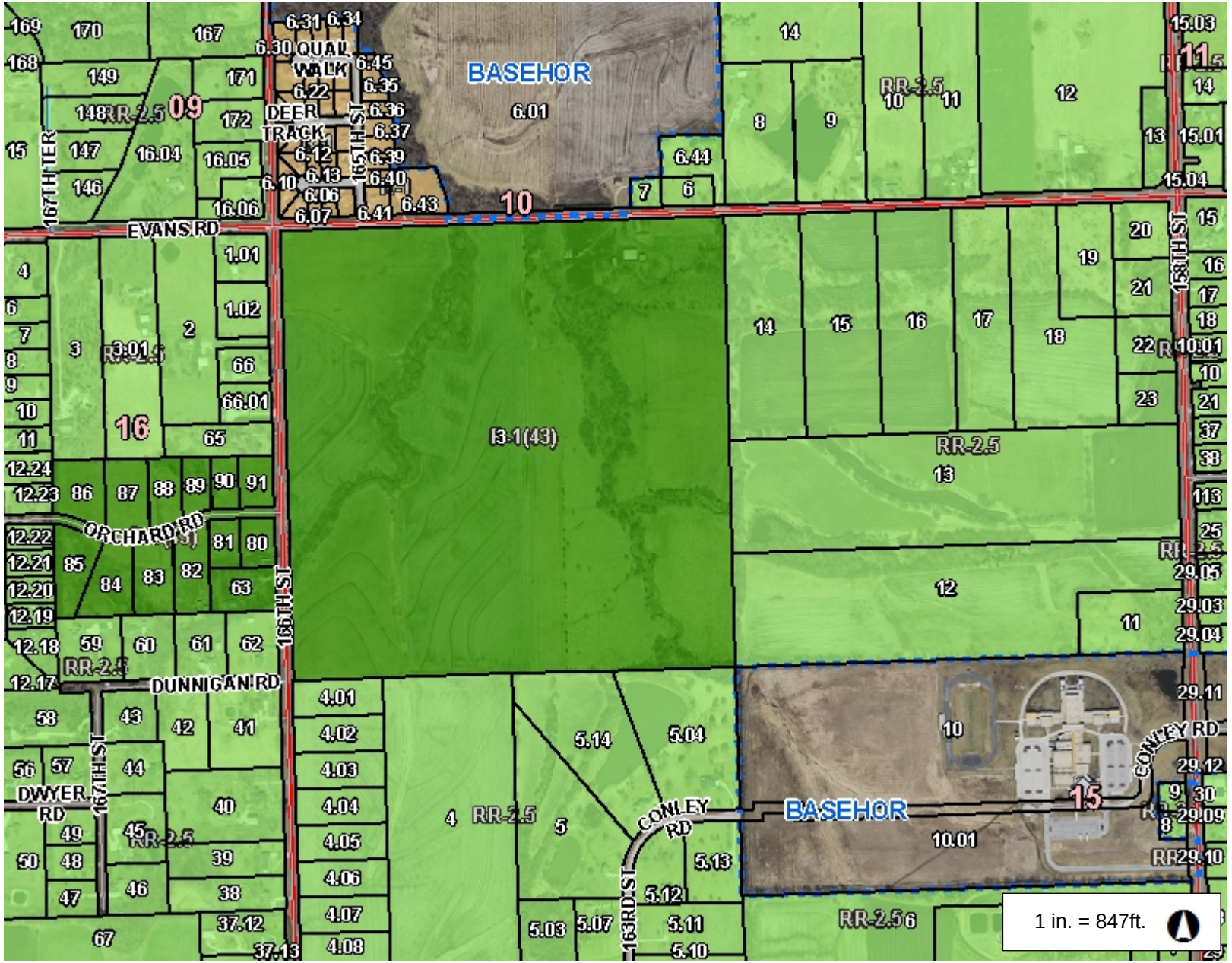
LEGEND

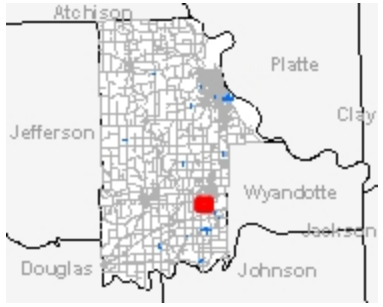
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Drainage Tracts

TALLGRASS ESTATES SUBDIVISION
SEC. 15, T11S, R22E
LEAVENWORTH COUNTY, KANSAS

NAPIER ENGINEERING, LLC
4624 W. 62nd Street
Fairway, Kansas 66205
913.375.0482
brett@napiereng.com

DEV-24-048 Tallgrass Estates





Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
  - B-1
  - B-2
  - B-3
  - I-1
  - I-2
  - I-3
  - MXD
  - PC
  - PI
  - PR-1
  - PR-2
  - PR-3

1 in. = 847ft.

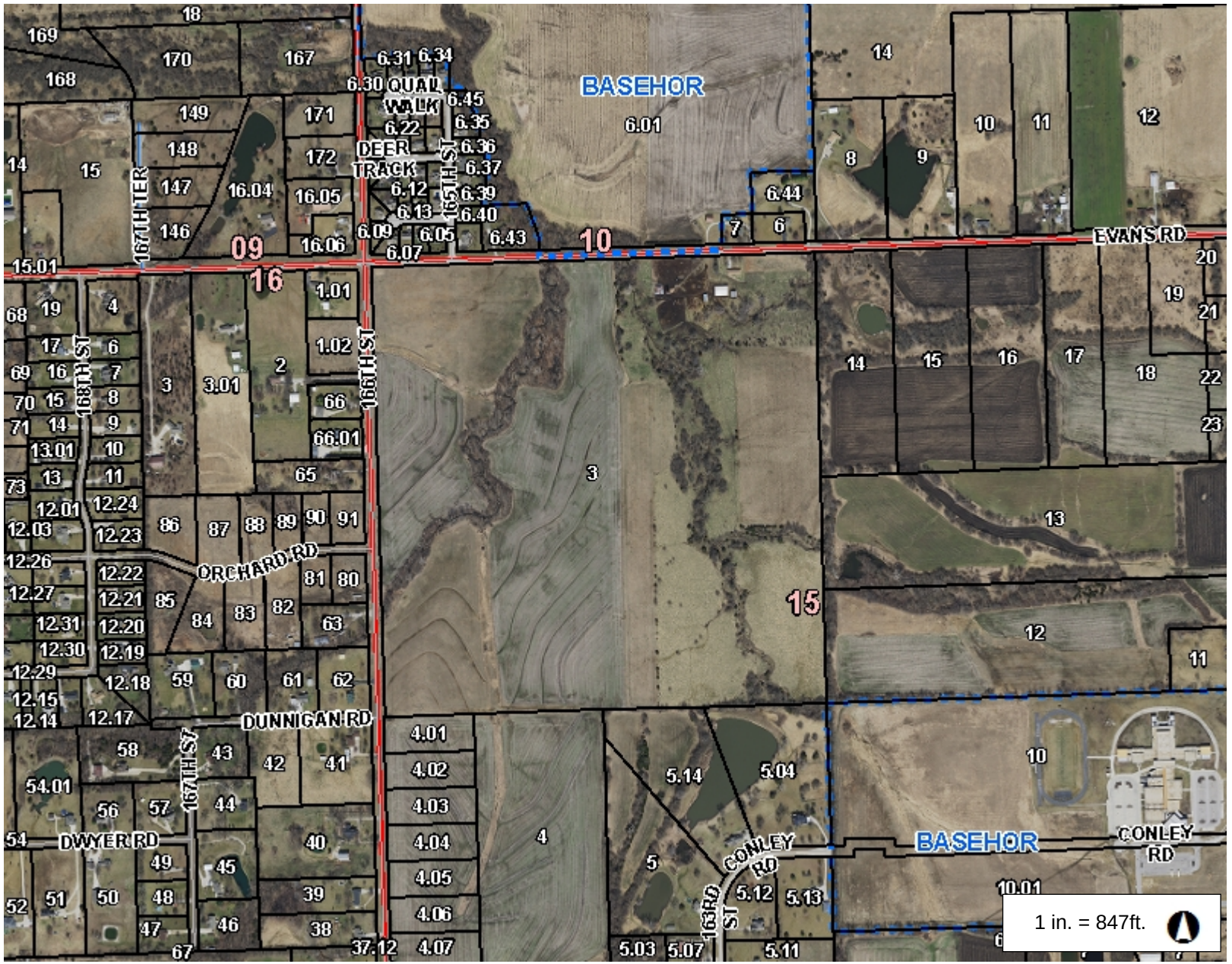
Notes

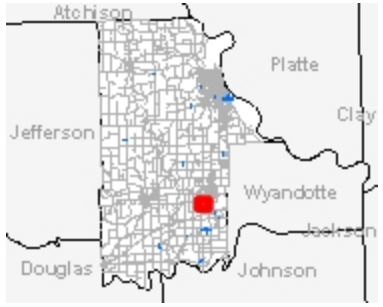
1,693.5 0 846.73 1,693.5 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DEV-24-048 Tallgrass Estates





Legend

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

Notes

1,693.5 0 846.73 1,693.5 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Allison, Amy

From: Mike Lingenfelser <lingenfelserm@fairmountfd.org>
Sent: Thursday, May 23, 2024 6:18 PM
To: Allison, Amy
Subject: Re: DEV-24-048 Preliminary Plat - Tallgrass Estates
Attachments: D103-4.jpg

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
Appendix D of the 2006 IFS section D103.4 states the following: "Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with table D103.4." That table is in the attached photo for reference
Mike

On Thu, May 23, 2024 at 12:00 PM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

> Good Afternoon Mike,
>
> Thank you for sending in your comments. Is the 2006 IFC standard for total diameter or radius?
>
> Thanks!
>
> 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: Mike Lingenfelser <lingenfelserm@fairmountfd.org>
Sent: Thursday, May 23, 2024 10:31 AM
To: Allison, Amy <AAllison@leavenworthcounty.gov>
Subject: Re: DEV-24-048 Preliminary Plat - Tallgrass Estates

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

Amy

The preliminary plat shows 60' radius cul de sacs, the 2006 IFC code 0103.4 requires 96' Cul de sacs.

Hydrants throughout per code

Street Name - "Meadow Lane" - The existing Meadow Lane is located between K32 and Metro avenue. It doesn't make sense to have "Meadow Lane" in this location. It is not consistent with the existing Meadow Lane

Mike Lingenfelser, Fire Chief

Fairmount Township Fire Department

2624 N 155th St

Basehor, Kansas 66007

Work-913-724-4911

Cell 913-306-0258

On Mon, May 20, 2024 at 1:19 PM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

> Good Afternoon,
>
> The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary Plat of an 89-lot subdivision at 16271 Evans Road.

100%

SECTION D101
GENERAL

ope. Fire apparatus access roads shall be in accor- this appendix and all other applicable requirements *rnational Fire Code*.

SECTION D102
REQUIRED ACCESS

ccess and loading. Facilities, buildings or portions gs hereafter constructed shall be accessible to fire nt apparatus by way of an approved fire apparatus ad with an asphalt, concrete or other approved driving apable of supporting the imposed load of fire appara- ing at least 75,000 pounds (34 050 kg).

SECTION D103
MINIMUM SPECIFICATIONS

Access road width with a hydrant. Where a fire is located on a fire apparatus access road, the minimum lth shall be 26 feet (7925 mm). See Figure D103.1.

Grade. Fire apparatus access roads shall not exceed 10 in grade.

eption: Grades steeper than 10 percent as approved by ire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

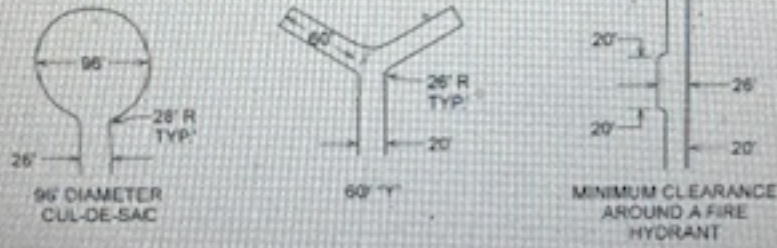
TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

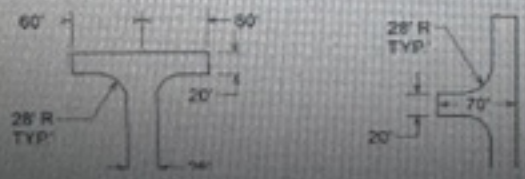
1. The minimum gate width shall be 20 feet (6096 mm).



96' DIAMETER CUL-DE-SAC

60° "Y"

MINIMUM CLEARANCE AROUND A FIRE HYDRANT



Allison, Amy

From: Anderson, Kyle
Sent: Friday, May 24, 2024 11:38 AM
To: Allison, Amy
Subject: FW: RE: DEV-24-048 Preliminary Plat - Tallgrass Estates

We have not received any complaints on this property. It appears the septic system that services the home at 16271 Evans will remain on the same property as the home. Septic systems are allowed on properties 1 acre or larger, but the septic system must be designed by an engineer if the lot is under 2.5 acres.

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: Monday, May 20, 2024 1:19 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Krystal A. Voth <kvoth@cityofbasehor.org>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Trish Peterson' <trish@suburbanwaterinc.com>; 'Mike Lingenfelser' <lingenfelserm@fairmountfd.org>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-24-048 Preliminary Plat - Tallgrass Estates

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary Plat of an 89-lot subdivision at 16271 Evans Road.

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 Friday, May 31, 2024.

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

Thank you,

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

Johnson, Melissa

From: Krystal A. Voth <kvoth@cityofbasehor.org>
Sent: Thursday, October 12, 2023 1:57 PM
To: Johnson, Melissa
Cc: Leslee Rivarola
Subject: RE: DEV-23-137 Rezoning – Murphy Trust; Reilly Development LLC

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Melissa,

Good afternoon and thank you for sending this item to the City of Basehor. Please see the City of Basehor's story map related to the Sanitary Sewer Master Plan. As you can see, this proposed development is located within the Hog Creek watershed and could be serviced via a gravity-fed sanitary sewer line. This property is located within the "Hog Creek Interceptor Phase II" project area as detailed on pages 23 & 24 sections 4.2.4 and 4.2.5 of the City of Basehor 2020 Sanitary Sewer Master plan. This area of unincorporated Leavenworth County, if sewered, opens the potential for significant residential development that can be serviced via gravity-fed sanitary sewer. The City of Basehor has significant interest in this property connecting to the City of Basehor's sanitary sewer system, which is currently approximately one-mile to the north.

Additionally, the extension of sanitary sewer to service this property allows for the potential decommissioning of the lagoons and connection of Leavenworth County Sewer District # 5 to the City of Basehor infrastructure. This concept is contemplated in the Leavenworth County and City of Basehor Funding Agreement for 155th Street Road Improvements.

We respectfully request that Staff, the Planning Commission and the Board of County Commissioners thoughtfully consider the impact of rezoning this property to the RR-1 (one-acre minimum) zoning district and the impact that may have on the future development of the City of Basehor and the ability to extend sanitary sewer to this general development area. Your consideration of this matter is greatly appreciated.

The City of Basehor looks forward to working with Leavenworth County Staff, the Board of County Commission, and Mr. Reilly should the County desire to see this expansion of Basehor's sanitary sewer system to support shared goals.

Respectfully,

Krystal A. Voth, CFM
Planning & Zoning Director
City of Basehor, KS
2620 N 155th Street
913-724-1370
CityofBasehor.org

Allison, Amy

From: Krystal A. Voth <kvoth@cityofbasehor.org>
Sent: Wednesday, May 29, 2024 1:38 PM
To: Allison, Amy
Subject: RE: DEV-24-048 Preliminary Plat - Tallgrass Estates

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

Hi Amy,

Thanks for reaching out. The City provided our comments related to the rezoning request. The City has no comment regarding the preliminary plat.

Best,

Krystal

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Monday, May 20, 2024 1:19 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Krystal A. Voth <kvoth@cityofbasehor.org>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Trish Peterson' <trish@suburbanwaterinc.com>; 'Mike Lingenfelser' <lingenfelserm@fairmountfd.org>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-24-048 Preliminary Plat - Tallgrass Estates

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary Plat of an 89-lot subdivision at 16271 Evans Road.

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 Friday, May 31, 2024.

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

Thank you,

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

Disclaimer

Allison, Amy

From: Alex Van Dyke <avandyke@cityofbasehor.org>
Sent: Thursday, October 3, 2024 1:42 PM
To: Allison, Amy
Subject: Re: RE: DEV-24-048 Preliminary Plat - Tallgrass Estates

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

Hello Amy,
After talking with our Public Works Director, we saw that the nearest sanitary sewer is at Honey Creek over a mile to the North of this development. There has been talks about extending sanitary sewer to Evans Rd by a private developer, but nothing has ever came from it.
If you have any other questions, please let me know!
Best,

Alex Van Dyke
City Planner
City of Basehor
1600 N. 158th Street
Basehor, KS 66007
913-724-1370
avandyke@cityofbasehor.org

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From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, October 3, 2024 10:07 AM
To: Alex Van Dyke <avandyke@cityofbasehor.org>
Subject: FW: RE: DEV-24-048 Preliminary Plat - Tallgrass Estates

---

From: Allison, Amy
Sent: Monday, May 20, 2024 1:19 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Krystal A. Voth <kvoth@cityofbasehor.org>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Trish Peterson' <trish@suburbanwaterinc.com>; 'Mike Lingenfelser'

Allison, Amy

From: Baumchen, Daniel
Sent: Wednesday, September 18, 2024 1:19 PM
To: Allison, Amy; Noll, Bill; Mitch Pleak; McAfee, Joe
Cc: PZ
Subject: RE: DEV-24-048 Tallgrass Estates Prelim Plat - Review Comments

No comments

Dan Baumchen, PS
County Surveyor
Leavenworth County Department of Public Works
913-684-0472

From: Allison, Amy
Sent: Friday, September 13, 2024 2:07 PM
To: Noll, Bill <BNoll@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: FW: DEV-24-048 Tallgrass Estates Prelim Plat - Review Comments

Good Afternoon,

Please see the updated submittals for Tallgrass Estates attached. Please have comments back no later than Friday, September 27th.

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

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From: Austin Thompson <austin@alconsult-llc.com>
Sent: Friday, September 13, 2024 9:37 AM

08-28-24
Combined PW
Review
No Further
Comment

NAPIER
ENGINEERING, LLC
4624 West 62nd Street
Fairway, KS 66205

DRAINAGE REPORT

FOR

TALLGRASS ESTATES SUBDIVISION

LEAVENWORTH COUNTY, KANSAS

Rev. June 6, 2024



EVANS ROAD
Phasing Plan

9-26-24 Combined PW Comments

Remove this tract from the phasing. It is no longer a part of the plat. Revise lot #s per the removal of this tract.

Temporary cul-de-sacs should be shown for each location on the phasing map.

PHASE 1

PHASE 2

PHASE 3

PHASE 4

EVANS ROAD
BOOK "B" PAGE 525 - 50' R/W

℄ 166TH STREET
(60' R/W PER DOC 200706086752)

Tract A (Drainage) 30.72 ac

Tract B (Drainage) 0.90 ac

Tract C (Drainage) 0.80 ac

Tract D (Drainage) 2.25 ac

Tract E (Monument) 625 S.F.

Tract F (Monument) 625 S.F.

Tract G (Monument) 625 S.F.

Tract H (Monument) 625 S.F.

Tract I (Monument) 625 S.F.

Tract J (Monument) 625 S.F.

FLOOD ZONE AE

LOT 1
BACK ACRES

UNPLATTED

LOT 1
JOHNSON'S FARM

SEC 15-11S-22E
FOUND 5/8" REBAR NO CAP
1. 75.92' NORTH TO PK NAIL & WASHER LS-655 IN WEST FACE OF POWER POLE
2. 155.54' EAST SOUTHEAST TO HEAD OF RAILROAD SPIKE IN WEST FACE OF POWER POLE
3. 55.17' WEST SOUTHWEST TO 60D NAIL IN NORTH FACE OF POWER POLE
4. 110.57' WEST NORTHWEST TO PK NAIL & WASHER LS-655 IN SOUTH FACE OF POWER POLE
5. 2.5' NORTH TO CENTERLINE OF TRAVELWAY EVANS ROAD

FOUND 1/2" REBAR CAP LS1296 (HELD)

FOUND 1/2" REBAR NO CAP ORIGIN UNCERTAIN (HELD)

WEST QUARTER SECTION CORNER (15L)
SEC 15-11S-22E
SET 1/2" REBAR CAP ALC KS CLS 363 MO CLS 2022014231

FOUND 1/2" REBAR CAP LS1296 (5.32' EAST AND 1.32' NORTH OF LINE)

FOUND 5/8" REBAR NO CAP ORIGIN UNCERTAIN (HELD) SOUTH 1/16 CORNER OF THE NW 1/4 SEC 15-11S-22E

CENTER SECTION CORNER (15L)
SEC 15-11S-22E
FOUND 5/8" REBAR NO CAP
1. REBAR IS BETWEEN FENCE CORNER POSTS
2. 20.88' EAST NORTHEAST TO PK NAIL & WASHER IN NORTH FACE OF 12" HEDGE TREE
3. 5.61' SOUTHEAST TO 60D SPIKE IN NORTHWEST FACE OF 36" HACKBERRY TREE
4. 8.31' WEST TO SPIKE WITH 67 ON THE HEAD IN 6" HEDGE TREE STUMP
5. 16.53' NORTH NORTHEAST TO 60D NAIL IN WEST FACE OF 8" HACKBERRY TREE

N88°00'37"E 2629.19'
NORTH LINE NW 1/4 SEC 15-11S-22E

S88°05'27"W 1311.25'
SOUTH LINE NW 1/4 SEC 15-11S-22E

S88°03'11"W 1311.88'
SOUTH LINE NW 1/4 SEC 15-11S-22E

N01°45'53"W 2642.01'
WEST LINE NW 1/4 SEC 15-11S-22E

S01°38'02"E 2644.87'
EAST LINE NW 1/4 SEC 15-11S-22E

781.56'(M) & 781.67'(P)
611.43'(M) & 609.37'(D)
490.32'(M) & 485.00'(P)
699.82'(M) & 700.00'(D)
1322.45'(M) & 1322.35'(D)
1297.42'(M) & 1297.35'(D)

PROJECT SUMMARY

PHASE	AREA (AC.)	LOTS	# OF DU'S
1	26.87	1-18	18
2	25.78	19-38	20
3	29.21	39-61	23
4	37.12	62-89	28
TRACT A	30.72	N/A	N/A
TRACT B	0.90	N/A	N/A
TRACT C	0.80	N/A	N/A
TRACT D	2.25	N/A	N/A
TOTAL	153.65	1-89	89

Prepared For:

Reilly Development LLC
c/o Michael C. Reilly,
Managing Partner
P.O. Box 9
Leavenworth, KS 66048
(913) 682-1234
(913) 682-8136 (fax)

Date of Preparation:

May 2, 2024

LEGEND

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Drainage Tracts

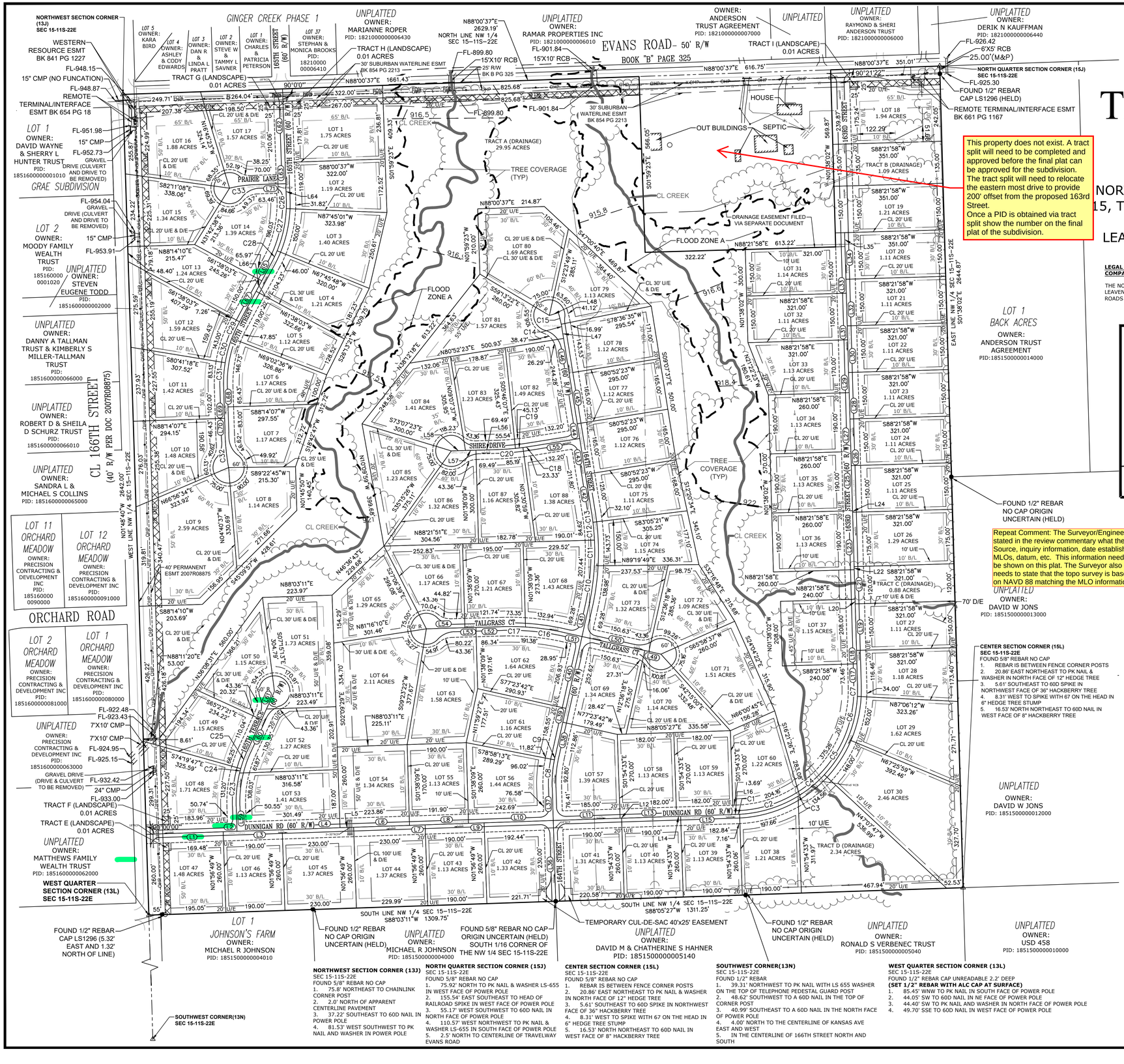
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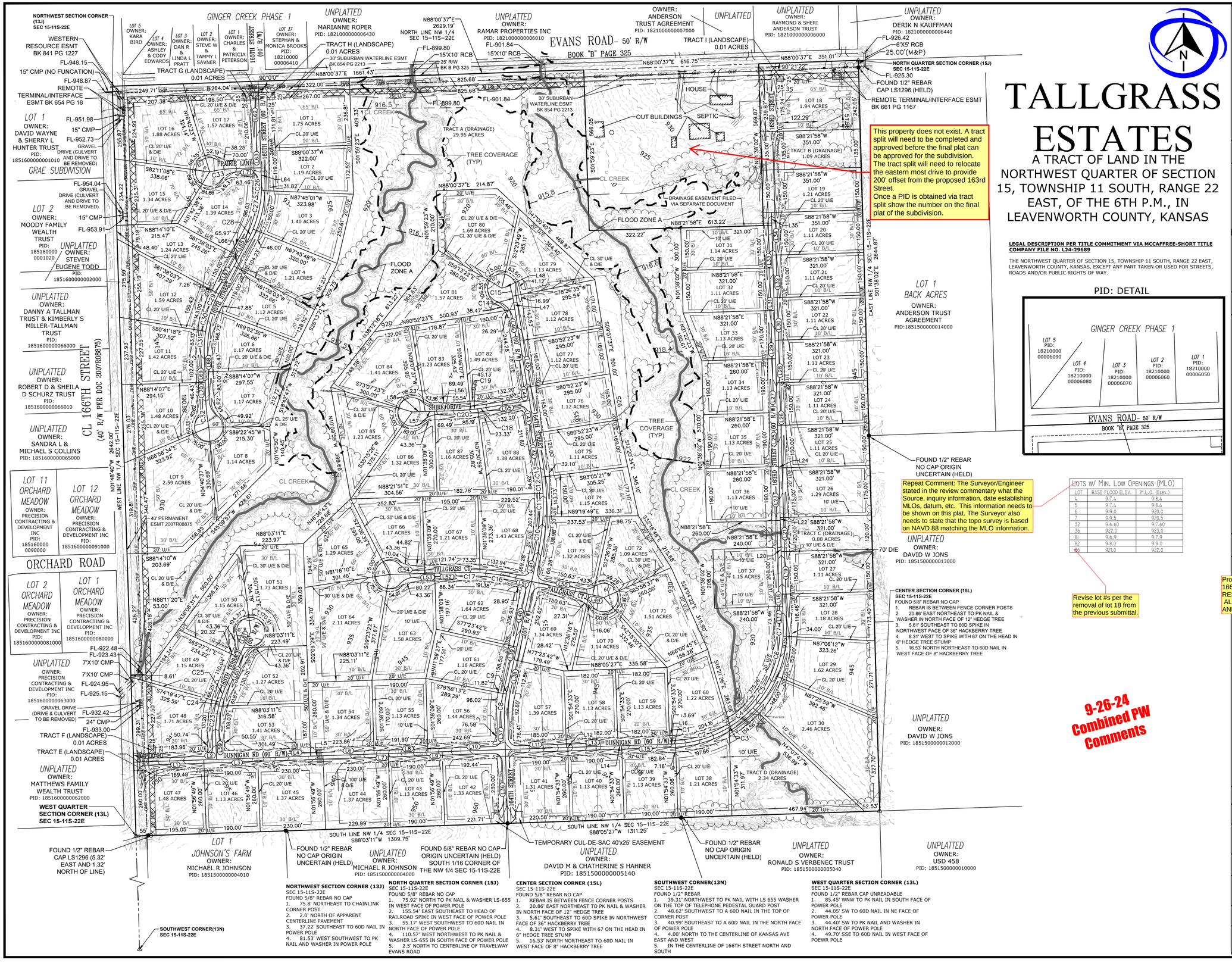
140 0 70 140

1"=140'

EVANS ROAD PROJECT
SEC. 15, T11S, R22E
LEAVENWORTH COUNTY, KANSAS

NAPIER ENGINEERING, LLC
4624 W. 62nd Street
Fairway, Kansas 66205
913.375.0482
brett@napiereng.com


EVANS ROAD- 50' R/W
BOOK "B" PAGE 325
GINGER CREEK PHASE 1
UNPLATTED
OWNER: MARIANNE ROPER
PID: 1821000000006430
TRACT H (LANDSCAPE) 0.01 ACRES
30' SUBURBAN WATERLINE ESMT BK 854 PG 2213
TRACT G (LANDSCAPE) 0.01 ACRES
UNPLATTED
OWNER: RAMAR PROPERTIES INC
PID: 1821000000006010
OWNER: ANDERSON TRUST AGREEMENT
PID: 1821000000007000
TRACT I (LANDSCAPE) 0.01 ACRES
UNPLATTED
OWNER: RAYMOND & SHERI ANDERSON TRUST
PID: 1821000000006000
UNPLATTED
OWNER: DERIK N KAUFFMAN
PID: 1821000000006440
NORTH QUARTER SECTION CORNER (15J) SEC 15-11S-22E
FOUND 1/2" REBAR CAP LS1296 (HELD)
REMOTE TERMINAL/INTERFACE ESMT BK 661 PG 1167
NORTHWEST SECTION CORNER (13J) SEC 15-11S-22E
WESTERN RESOURCE ESMT BK 841 PG 1227
15" CMP (NO FUNCTION)
REMOTE TERMINAL/INTERFACE ESMT BK 654 PG 18
LOT 1 OWNER: DAVID WAYNE & SHERRY L HUNTER TRUST PID: 1851600000001010
GRAE SUBDIVISION
LOT 2 OWNER: MOODY FAMILY WEALTH TRUST PID: 1851600000001020
UNPLATTED OWNER: STEVEN EUGENE TODD PID: 1851600000002000
UNPLATTED OWNER: DANNY A TALLMAN TRUST & KIMBERLY S MILLER-TALLMAN TRUST PID: 1851600000066000
UNPLATTED OWNER: ROBERT D & SHEILA D SCHURZ TRUST PID: 1851600000066010
UNPLATTED OWNER: SANDRA L & MICHAEL S COLLINS PID: 1851600000065000
CL 166TH STREET (40' R/W PER DOC 2007R08875)
LOT 11 ORCHARD MEADOW OWNER: PRECISION CONTRACTING & DEVELOPMENT INC PID: 1851600000
LOT 12 ORCHARD MEADOW OWNER: PRECISION CONTRACTING & DEVELOPMENT INC PID: 1851600000091000
ORCHARD ROAD
LOT 2 ORCHARD MEADOW OWNER: PRECISION CONTRACTING & DEVELOPMENT INC PID: 1851600000081000
LOT 1 ORCHARD MEADOW OWNER: PRECISION CONTRACTING & DEVELOPMENT INC PID: 1851600000080000
UNPLATTED OWNER: PRECISION CONTRACTING & DEVELOPMENT INC PID: 1851600000063000
GRAVEL DRIVE (DRIVE & CULVERT TO BE REMOVED)
TRACT F (LANDSCAPE) 0.01 ACRES
TRACT E (LANDSCAPE) 0.01 ACRES
UNPLATTED OWNER: MATTHEWS FAMILY WEALTH TRUST PID: 1851600000062000
WEST QUARTER SECTION CORNER (13L) SEC 15-11S-22E
FOUND 1/2" REBAR CAP LS1296 (5.32' EAST AND 1.32' NORTH OF LINE)
SOUTHWEST CORNER(13N) SEC 15-11S-22E
LOT 1 JOHNSON'S FARM OWNER: MICHAEL R JOHNSON PID: 1851500000004010
UNPLATTED OWNER: MICHAEL R JOHNSON PID: 1851500000004000
FOUND 1/2" REBAR NO CAP ORIGIN UNCERTAIN (HELD)
FOUND 5/8" REBAR NO CAP ORIGIN UNCERTAIN (HELD) SOUTH 1/16 CORNER OF THE NW 1/4 SEC 15-11S-22E
SOUTH LINE NW 1/4 SEC 15-11S-22E S88°03'11"W 1309.75'
TEMPORARY CUL-DE-SAC 40'x25' EASEMENT
UNPLATTED OWNER: DAVID M & CHATHERINE S HAHNER PID: 1851500000005140
FOUND 1/2" REBAR NO CAP ORIGIN UNCERTAIN (HELD)
UNPLATTED OWNER: RONALD S VERBENEC TRUST PID: 1851500000005040
SOUTH LINE NW 1/4 SEC 15-11S-22E S88°05'27"W 1311.25'
UNPLATTED OWNER: USD 458 PID: 1851500000010000
FOUND 1/2" REBAR NO CAP ORIGIN UNCERTAIN (HELD)
LOT 1 BACK ACRES OWNER: ANDERSON TRUST AGREEMENT PID: 1851500000014000
UNPLATTED OWNER: DAVID W JONS PID: 1851500000013000
UNPLATTED OWNER: DAVID W JONS PID: 1851500000012000
EAST LINE NW 1/4 SEC 15-11S-22E S01°38'02"E 2644.97'
HOUSE
OUT BUILDINGS
SEPTIC
CL CREEK
TRACT A (DRAINAGE) 29.95 ACRES
TREE COVERAGE (TYP)
DRAINAGE EASEMENT FILED VIA SEPARATE DOCUMENT
FLOOD ZONE A
TRACT B (DRAINAGE) 1.09 ACRES
TRACT C (DRAINAGE) 0.88 ACRES
TRACT D (DRAINAGE) 2.34 ACRES
PRAIRIE LANE
SHIRE DRIVE
TALLGRASS CT
DUNNIGAN RD (60' R/W)
165TH STREET (60' R/W)
163RD STREET
164TH STREET
166TH STREET
LOT 1 1.75 ACRES
LOT 2 1.19 ACRES
LOT 3 1.40 ACRES
LOT 4 1.21 ACRES
LOT 5 1.12 ACRES
LOT 6 1.17 ACRES
LOT 7 1.17 ACRES
LOT 8 1.14 ACRES
LOT 9 2.59 ACRES
LOT 10 1.48 ACRES
LOT 11 1.42 ACRES
LOT 12 1.59 ACRES
LOT 13 1.24 ACRES
LOT 14 1.39 ACRES
LOT 15 1.34 ACRES
LOT 16 1.88 ACRES
LOT 17 1.57 ACRES
LOT 18 1.94 ACRES
LOT 19 1.21 ACRES
LOT 20 1.11 ACRES
LOT 21 1.11 ACRES
LOT 22 1.11 ACRES
LOT 23 1.11 ACRES
LOT 24 1.11 ACRES
LOT 25 1.11 ACRES
LOT 26 1.29 ACRES
LOT 27 1.11 ACRES
LOT 28 1.18 ACRES
LOT 29 1.62 ACRES
LOT 30 2.46 ACRES
LOT 31 1.14 ACRES
LOT 32 1.11 ACRES
LOT 33 1.13 ACRES
LOT 34 1.13 ACRES
LOT 35 1.13 ACRES
LOT 36 1.13 ACRES
LOT 37 1.15 ACRES
LOT 38 1.21 ACRES
LOT 39 1.13 ACRES
LOT 40 1.13 ACRES
LOT 41 1.31 ACRES
LOT 42 1.33 ACRES
LOT 43 1.13 ACRES
LOT 44 1.37 ACRES
LOT 45 1.37 ACRES
LOT 46 1.13 ACRES
LOT 47 1.48 ACRES
LOT 48 1.71 ACRES
LOT 49 1.15 ACRES
LOT 50 1.15 ACRES
LOT 51 1.73 ACRES
LOT 52 1.27 ACRES
LOT 53 1.41 ACRES
LOT 54 1.34 ACRES
LOT 55 1.13 ACRES
LOT 56 1.44 ACRES
LOT 57 1.39 ACRES
LOT 58 1.13 ACRES
LOT 59 1.13 ACRES
LOT 60 1.22 ACRES
LOT 61 1.16 ACRES
LOT 62 1.64 ACRES
LOT 63 1.58 ACRES
LOT 64 2.11 ACRES
LOT 65 1.29 ACRES
LOT 66 1.17 ACRES
LOT 67 1.21 ACRES
LOT 68 1.43 ACRES
LOT 69 1.34 ACRES
LOT 70 1.14 ACRES
LOT 71 1.51 ACRES
LOT 72 1.09 ACRES
LOT 73 1.32 ACRES
LOT 74 1.15 ACRES
LOT 75 1.11 ACRES
LOT 76 1.12 ACRES
LOT 77 1.12 ACRES
LOT 78 1.12 ACRES
LOT 79 1.13 ACRES
LOT 80 1.69 ACRES
LOT 81 1.57 ACRES
LOT 82 1.49 ACRES
LOT 83 1.23 ACRES
LOT 84 1.41 ACRES
LOT 85 1.23 ACRES
LOT 86 1.32 ACRES
LOT 87 1.16 ACRES
LOT 88 1.38 ACRES
FL-899.80
FL-901.84
FL-926.42
FL-925.30
FL-948.15
FL-948.87
FL-951.98
FL-952.73
FL-954.04
FL-953.91
FL-922.48
FL-923.43
FL-924.95
FL-925.15
FL-932.42
FL-933.00
7'X10' CMP
15'X10' RCB
6'X5' RCB
25.00'(M&P)
24" CMP
15" CMP
GRAVEL DRIVE (CULVERT AND DRIVE TO BE REMOVED)
916.5
915.8
916.0
916.18
922
N88°00'37"E 2629.19'
NORTH LINE NW 1/4 SEC 15-11S-22E
N88°00'37"E 616.75'
N88°00'37"E 351.01'
N88°00'37"E 1661.43'
N88°00'37"E 214.87'
N88°21'58"E 613.22'
S88°21'58"W 351.00'
N87°06'12"W 323.26'
N87°25'59"W 392.46'
S87°42'30"E 468.87'
S78°36'35"W 295.54'
S80°52'23"W 295.00'
S83°05'21"W 305.25'
S89°19'49"E 336.31'
S72°03'23"E 300.00'
S72°20'34"E 345.10'
S72°36'18"W 285.36'
S68°58'37"W 260.00'
S74°04'42"E 315.86'
S47°00'45"E 156.28'
S42°15'00"E 332.68'
S12°23'45"W 285.11'
S74°00'45"E 364.40'
S80°52'23"W 500.93'
S09°07'37"E 510.00'
S01°59'23"E 409.33'
S01°59'23"E 566.05'
S01°59'23"E 210.00'
S01°38'02"W 569.87'
S01°38'02"W 208.00'
S01°38'02"W 135.00'
S01°54'33"E 270.00'
S01°54'33"E 311.97'
S01°54'33"W 260.00'
S01°56'49"W 260.00'
S01°56'49"W 230.00'
S01°38'09"W 260.00'
S01°38'09"W 170.00'
S01°38'09"W 300.00'
S01°38'09"W 270.00'
N01°38'09"W 270.00'
N01°38'09"W 300.00'
N01°38'09"W 197.16'
N01°59'23"E 177.57'
N01°59'23"E 210.00'
N01°38'09"W 270.00'
N01°45'50"W 140.45'
N01°45'50"W 1404.25'
N01°56'49"E 260.00'
N01°54'33"W 260.00'
N01°54'33"W 270.00'
N01°38'02"W 190.00'
N01°38'02"W 208.00'
N01°38'02"W 135.00'
N01°38'02"W 569.87'
N01°59'23"E 409.33'
N01°59'23"E 566.05'
N01°59'23"E 210



LOTS W/ MIN. LOW OPENINGS (MLO)

LOT	BASE FLOOD ELEV.	M.L.O. (ELEV.)
4	917.4	918.4
5	917.4	918.4
6	919.0	920.0
7	919.5	920.5
32	916.60	917.60
36	922.0	923.0
81	916.9	917.9
82	918.0	919.0
86	921.0	922.0

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231
ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

PRELIMINARY PLAT 1 OF 3

TALLGRASS ESTATES

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

LEGAL DESCRIPTION PER TITLE COMMITMENT VIA MCCAFFREE-SHORT TITLE COMPANY FILE NO. L24-29689

THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST, LEAVENWORTH COUNTY, KANSAS, EXCEPT ANY PART TAKEN OR USED FOR STREETS, ROADS AND/OR PUBLIC RIGHTS OF WAY.

PID: DETAIL

LEGEND

- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- *B/L* BUILDING LINE
- *U/E* UTILITY EASEMENT
- *(M)* MEASURED
- *(D)* DEEDED
- *(P)* PLATTED
- *(C)* CALCULATED
- ☒ NO ACCESS

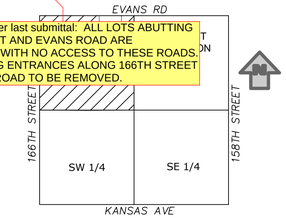
UTILITY INFORMATION:
WATER - SUBURBAN WATER - 913-724-1800
ELECTRIC - EVERGY -800-383-1183
GAS - PROPANE SERVICE
PHONE - BASEHOR DISTRICT (AT&T)

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY - TICKET NO. 24020169
4. REFERENCED SURVEY
   -JOHNSON FARM FINAL PLAT DOC 2023P00006
   -CERTIFICATE OF SURVEY COMPLETED BY HERRING SURVEYING COMPANY DOC 20225018
   -B.A.C.K ACRES FINAL PLAT DOC 2023P00001
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0327G ON JULY 16TH, 2015, AREA ZONE X "AREA OF MINIMAL FLOOD HAZARD" & ZONE A "WITHOUT BASE FLOOD ELEVATION"
6. CLOSURE PRECISION: 1 PART IN 58347245.000
7. CURRENT ZONING - R-1 / PROPOSED ZONING - R-1(43)
8. CURRENT LAND USE - AGRICULTURAL USE - A / PROPOSED USE - RESIDENTIAL
9. BENCHMARK - NGS MONUMENT WY 39 - ELV 936.68 (LOCATED AT THE CENTER INTERSECTION OF KANSAS AVENUE ON 142ND STREET IN WYANDOTTE COUNTY KANSAS)
10. ACCESSORY BUILDINGS ON LOTS LESS THAN 2.51 ACRES SHALL BE LIMITED TO 2.5% OF THE LOT SQUARE FOOTAGE.
11. LOTS ARE SUBJECT TO CURRENT ACCESS POLICY RESOLUTION.
12. TITLE REPORT VIA MCCAFFREE-SHORT TITLE COMPANY, INC. FILE NO: L24-29689 DATED MARC 11, 2024 AT 8:00AM.
13. ANY BUILDING TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ALONG WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL PERMIT. LOTS 4-8, 18 & 81-82 WILL REQUIRED ELEVATION CERTIFICATES.
14. AN EXCEPTION FROM ARTICLE 50 SEC 40.1.A IS REQUIRED FOR 163RD STREET & 164TH STREET FOR MAXIMUM BLOCK LENGTH.
15. AN EXCEPTION FROM ARTICLE 50, SEC 40.3.A IS REQUIRED FOR LOT 75 AS THE ROAD FRONTAGE IS NOT EQUAL OR GREATER THAN 150 FEET. THE MINIMUM WIDTH OF 150 FEET IS MET AT THE BUILDING SETBACK LINE.

Revise lot #s per the removal of lot 18 from the previous submittal.

VICINITY MAP



Provide note per last submittal: ALL LOTS ABUTTING 166TH STREET AND EVANS ROAD ARE RESTRICTED WITH NO ACCESS TO THESE ROADS. ALL EXISTING ENTRANCES ALONG 166TH STREET AND EVANS ROAD TO BE REMOVED.

SECTION 15-11S-22E
1"=2000 FEET

This is to certify on this 22ND day of APRIL, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ANDREA N WEISHAUBT, PLS 1730 *DATE*

JOB NO:24-069

SCALE

150 75 0 150
SCALE IN FEET

SEC-TWN-RNG
15-11S-22E

PREPARED FOR
REILLY DEVELOPMENT
ADDRESS: 16271 EVANS RD
BASEHOR, KS 66007

DATE
SEPTEMBER 9, 2024

TALLGRASS ESTATES

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 22 EAST, OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS

Does not meet 302' minimum for local streets.

100' min tangent between revers curves.

LINE AND CURVE DATA TABLE

Parcel Line and Curve Table			
Line #/Curve #	Length/Arc Length	Bearing	Radius
C1	7.16'	-	147.78'
C2	199.01'	-	400.00'
C3	5.31'	-	400.00'
C4	104.22'	-	400.00'
C5	137.37'	-	400.00'
C6	141.70'	-	400.00'
C7	31.62'	-	2492.38'
C8	89.32'	-	400.00'
C9	11.00'	-	400.00'
C10	132.03'	-	800.00'
C11	82.86'	-	800.00'
C12	57.60'	-	800.00'
C13	30.94'	-	800.00'
C14	15.80'	-	400.00'
C15	38.25'	-	400.00'
C16	125.48'	-	800.00'
C17	73.36'	-	800.00'
C18	22.49'	-	800.00'
C19	24.40'	-	800.00'
C20	57.71'	-	800.00'

Parcel Line and Curve Table			
Line #/Curve #	Length/Arc Length	Bearing	Radius
C23	107.70'	-	400.00'
C24	14.37'	-	400.00'
C25	61.60'	-	400.00'
C26	29.60'	-	400.00'
C27	139.53'	-	400.00'
C28	42.79'	-	400.00'
C29	58.99'	-	406.16'
C30	81.30'	-	400.00'
C31	77.33'	-	400.00'
C32	112.34'	-	800.00'
C33	82.00'	-	400.00'
L1	247.43'	N88°03'11"E	
L2	44.48'	N88°03'11"E	
L3	145.52'	N88°03'11"E	
L4	186.07'	N88°03'11"E	
L5	43.93'	N88°03'11"E	
L6	179.76'	N88°03'11"E	
L7	50.23'	N88°03'11"E	
L8	139.77'	N88°03'11"E	
L9	50.23'	N88°03'11"E	

Parcel Line and Curve Table			
Line #/Curve #	Length/Arc Length	Bearing	Radius
L10	222.54'	N88°03'11"E	
L11	215.08'	N88°05'27"E	
L12	4.85'	N88°05'27"E	
L13	177.15'	N88°05'27"E	
L14	12.85'	N88°05'27"E	
L15	169.15'	N88°05'27"E	
L16	13.69'	N88°05'27"E	
L17	73.27'	N01°38'02"W	
L18	43.00'	N01°38'02"W	
L19	150.00'	N01°38'02"W	
L20	15.00'	N01°38'02"W	
L21	95.00'	N01°38'02"W	
L22	10.00'	N01°38'02"W	
L23	175.00'	N01°38'02"W	
L24	5.00'	N01°38'02"W	
L25	145.00'	N01°38'02"W	
L26	45.00'	N01°38'02"W	
L27	105.00'	N01°38'02"W	
L28	85.00'	N01°38'02"W	
L29	65.00'	N01°38'02"W	

Parcel Line and Curve Table			
Line #/Curve #	Length/Arc Length	Bearing	Radius
L30	105.00'	N01°38'02"W	
L31	45.00'	N01°38'02"W	
L32	105.00'	N01°38'02"W	
L33	45.00'	N01°38'02"W	
L34	105.00'	N01°38'02"W	
L35	45.00'	N01°38'02"W	
L36	260.00'	N01°45'53"W	
L37	106.49'	N01°45'53"W	
L38	112.86'	N12°36'18"E	
L39	45.69'	N12°36'18"E	
L40	236.93'	N12°36'18"E	
L41	99.28'	N12°36'18"E	
L42	125.00'	N09°07'37"W	
L43	116.80'	N09°07'37"W	
L44	48.20'	N09°07'37"W	
L45	165.00'	N09°07'37"W	
L46	113.04'	N09°07'37"W	
L47	30.49'	N09°07'37"W	
L48	30.00'	S73°07'50"W	
L49	39.69'	N77°23'42"W	

Parcel Line and Curve Table			
Line #/Curve #	Length/Arc Length	Bearing	Radius
L50	220.31'	N77°23'42"W	
L51	58.95'	N77°23'42"W	
L52	86.34'	S88°21'51"W	
L53	35.40'	S88°21'51"W	
L54	124.19'	S88°21'51"W	
L55	162.20'	S80°52'23"W	
L56	69.49'	S88°21'51"W	
L57	33.77'	S88°21'51"W	
L58	45.00'	S88°21'51"W	
L59	80.65'	N01°45'53"W	
L60	110.04'	N24°32'39"E	
L61	99.69'	N24°32'39"E	
L62	236.81'	N01°59'23"W	
L63	68.25'	N01°59'23"W	
L64	50.75'	N01°59'23"W	
L65	65.97'	N28°21'57"E	
L66	38.26'	N28°21'57"E	
L67	111.74'	N28°21'57"E	
L68	65.43'	N01°45'53"W	
L69	36.57'	N01°45'53"W	

Parcel Line and Curve Table			
Line #/Curve #	Length/Arc Length	Bearing	Radius
L70	46.43'	N01°45'53"W	
L71	100.00'	S88°00'37"W	

LOT AREA TABLE

Parcel Area Table		
LOT #	ACRES WITH ROW	ACRES WITHOUT ROW
LOT 1	1.75 +/-	1.30 +/-
LOT 2	1.19 +/-	1.08 +/-
LOT 3	1.40 +/-	1.30 +/-
LOT 4	1.21 +/-	1.10 +/-
LOT 5	1.12 +/-	1.00 +/-
LOT 6	1.17 +/-	1.02 +/-
LOT 7	1.17 +/-	1.01 +/-
LOT 8	1.14 +/-	1.07 +/-
LOT 9	2.59 +/-	2.13 +/-
LOT 10	1.48 +/-	1.01 +/-
LOT 11	1.42 +/-	1.01 +/-
LOT 12	1.59 +/-	1.16 +/-
LOT 13	1.24 +/-	1.06 +/-
LOT 14	1.39 +/-	1.00 +/-
LOT 15	1.34 +/-	1.01 +/-
LOT 16	1.88 +/-	1.33 +/-
LOT 17	1.57 +/-	1.00 +/-
LOT 18	1.94 +/-	1.33 +/-
LOT 19	1.21 +/-	1.00 +/-
LOT 20	1.11 +/-	1.00 +/-
LOT 21	1.11 +/-	1.00 +/-
LOT 22	1.11 +/-	1.00 +/-
LOT 23	1.11 +/-	1.00 +/-
LOT 24	1.11 +/-	1.00 +/-
LOT 25	1.11 +/-	1.00 +/-

Parcel Area Table		
LOT #	ACRES WITH ROW	ACRES WITHOUT ROW
LOT 26	1.29 +/-	1.17+/-
LOT 27	1.11 +/-	1.00+/-
LOT 28	1.18 +/-	1.08+/-
LOT 29	1.62 +/-	1.51+/-
LOT 30	2.46 +/-	2.37+/-
LOT 31	1.14 +/-	1.00+/-
LOT 32	1.11 +/-	1.00+/-
LOT 33	1.13 +/-	1.00+/-
LOT 34	1.13 +/-	1.00+/-
LOT 35	1.13 +/-	1.02+/-
LOT 36	1.13 +/-	1.00+/-
LOT 37	1.15 +/-	1.00+/-
LOT 38	1.21 +/-	1.07+/-
LOT 39	1.13 +/-	1.00+/-
LOT 40	1.13 +/-	1.00+/-
LOT 41	1.31 +/-	1.00+/-
LOT 42	1.33 +/-	1.01+/-
LOT 43	1.13 +/-	1.01+/-
LOT 44	1.37 +/-	1.21+/-
LOT 45	1.37 +/-	1.21+/-
LOT 46	1.13 +/-	1.00+/-
LOT 47	1.48 +/-	1.01+/-
LOT 48	1.71 +/-	1.06+/-
LOT 49	1.15 +/-	1.01+/-
LOT 50	1.15 +/-	1.01+/-

Parcel Area Table		
LOT #	ACRES WITH ROW	ACRES WITHOUT ROW
LOT 51	1.73 +/-	1.58+/-
LOT 52	1.27 +/-	1.11+/-
LOT 53	1.41 +/-	1.07+/-
LOT 54	1.34 +/-	1.19+/-
LOT 55	1.13 +/-	1.00+/-
LOT 56	1.44 +/-	1.13+/-
LOT 57	1.39 +/-	1.04+/-
LOT 58	1.13 +/-	1.00+/-
LOT 59	1.13 +/-	1.00+/-
LOT 60	1.22 +/-	1.07+/-
LOT 61	1.16 +/-	1.04+/-
LOT 62	1.64 +/-	1.26+/-
LOT 63	1.58 +/-	1.43+/-
LOT 64	2.11 +/-	2.06+/-
LOT 65	1.29 +/-	1.24+/-
LOT 66	1.17 +/-	1.04+/-
LOT 67	1.21 +/-	1.08+/-
LOT 68	1.43 +/-	1.10+/-
LOT 69	1.34 +/-	1.02+/-
LOT 70	1.14 +/-	1.04+/-
LOT 71	1.51 +/-	1.46+/-
LOT 72	1.09 +/-	1.00+/-
LOT 73	1.32 +/-	1.03+/-
LOT 74	1.15 +/-	1.05+/-
LOT 75	1.11 +/-	1.01+/-

Parcel Area Table		
LOT #	ACRES WITH ROW	ACRES WITHOUT ROW
LOT 76	1.12 +/-	1.00+/-
LOT 77	1.12 +/-	1.00+/-
LOT 78	1.12 +/-	1.00+/-
LOT 79	1.13 +/-	1.06+/-
LOT 80	1.69 +/-	1.64+/-
LOT 81	1.57 +/-	1.41+/-
LOT 82	1.49 +/-	1.15+/-
LOT 83	1.23 +/-	1.12+/-
LOT 84	1.41 +/-	1.31+/-
LOT 85	1.23 +/-	1.17+/-
LOT 86	1.32 +/-	1.21+/-
LOT 87	1.16 +/-	1.05+/-
LOT 88	1.38 +/-	1.05+/-
OVERALL	302.54 +/-	-
TRACT A (DRAINAGE)	29.95 +/-	-
TRACT B (DRAINAGE)	1.09 +/-	-
TRACT C (DRAINAGE)	0.88 +/-	-
TRACT D (DRAINAGE)	2.34 +/-	-
TRACE E (LANDSCAPE)	0.01+/-	-
TRACE F (LANDSCAPE)	0.01+/-	-
TRACE G (LANDSCAPE)	0.01+/-	-
TRACE H (LANDSCAPE)	0.01+/-	-
TRACE I (LANDSCAPE)	0.01+/-	-

9-26-24 Combined PW Comments

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

PRELIMINARY PLAT 3 OF 3

LEGEND

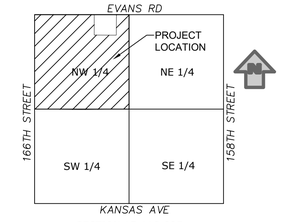
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- *B/L* BUILDING LINE
- *U/E* UTILITY EASEMENT
- *(M)* MEASURED
- *(D)* DEEDED
- *(P)* PLATTED
- *(C)* CALCULATED
- ☒ NO ACCESS

UTILITY INFORMATION:
WATER - SUBURBAN WATER - 913-724-1800
ELECTRIC - EVERGY -800-383-1183
GAS - PROPANE SERVICE
PHONE - BASEHOR DISTRICT (AT&T)

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY - TICKET NO. 24020169
4. REFERENCED SURVEY
   -JOHNSON FARM FINAL PLAT DOC 2023P00006
   -CERTIFICATE OF SURVEY COMPLETED BY HERRING SURVEYING COMPANY DOC 20225018
   -B.A.C.K ACRES FINAL PLAT DOC 2023P00001
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0327G ON JULY 16TH, 2015, AREA ZONE X "AREA OF MINIMAL FLOOD HAZARD" & ZONE A "WITHOUT BASE FLOOD ELEVATION"
6. CLOSURE PRECISION: 1 PART IN 58347245.000
7. CURRENT ZONING - R-1 / PROPOSED ZONING - R-1(43)
8. CURRENT LAND USE - AGRICULTURAL USE - A / PROPOSED USE - RESIDENTIAL
9. BENCHMARK - NGS MONUMENT WY 39 - ELV 936.68 (LOCATED AT THE CENTER INTERSECTION OF KANSAS AVENUE ON 142ND STREET IN WYANDOTTE COUNTY KANSAS)
10. ACCESSORY BUILDINGS ON LOTS LESS THAN 2.51 ACRES SHALL BE LIMITED TO 2.5% OF THE LOT SQUARE FOOTAGE.
11. LOTS ARE SUBJECT TO CURRENT ACCESS POLICY RESOLUTION.
12. TITLE REPORT VIA MCCAFFREE-SHORT TITLE COMPANY, INC. FILE NO: L24-29689 DATED MARC 11, 2024 AT 8:00AM.
13. ANY BUILDING TO BE CONSTRUCTED IN OR NEAR THE SPECIAL FLOOD HAZARD SHALL PROVIDE AN ELEVATION CERTIFICATE TO BE APPROVED BY LEAVENWORTH COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ALONG WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL PERMIT. LOTS 4-8, 18, & 81-82 WILL REQUIRED ELEVATION CERTIFICATES.
14. AN EXCEPTION FROM ARTICLE 50 SEC 40.1.A IS REQUIRED FOR 163RD STREET & 164TH STREET FOR MAXIMUM BLOCK LENGTH.
15. AN EXCEPTION FROM ARTICLE 50, SEC 40.3.A IS REQUIRED FOR LOT 75 AS THE ROAD FRONTAGE IS NOT EQUAL OR GREATER THAN 150 FEET. THE MINIMUM WIDTH OF 150 FEET IS MET AT THE BUILDING SETBACK LINE.

VICINITY MAP



SECTION 15-11S-22E
1"=2000 FEET

This is to certify on this 22ND day of APRIL, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ANDREA N WEISHAUBT, PLS 1730 *DATE*

JOB NO:24-069

SCALE

150 75 0 150
SCALE IN FEET

SEC-TWN-RNG

15-11S-22E

PREPARED FOR

REILLY DEVELOPMENT
ADDRESS: 16271 EVANS RD
BASEHOR, KS 66007

DATE

SEPTEMBER 9, 2024

9-30-24
Olsson Review
No Further
Comment

NAPIER
ENGINEERING, LLC
4624 W. 62nd Street
Fairway, KS 66205

Rev. September 9, 2024

Leavenworth Dept. of Public Works
Attn: Bill Noll, PS
Infrastructure & Construction Services Director
300 Walnut St., Suite 007
Leavenworth, KS 66048

RE: Tallgrass Estates Subdivision
Proposed Intersection Sight Distance (ISD)

This letter is to inform Leavenworth County that Napier Engineering has determined the intersection sight distances (ISD) at the intersections of the proposed Tallgrass Estates subdivision based on the following assumptions:

- Stop control of the minor road approaches.
- Using driver eye and object heights associated with passenger cars ~ 3.5 feet.
- Grades of the major & minor roads vary (See Exhibits A, B & C).
- Considers a left-turn (Case B1) and the right turn (Case B2) from the minor road to the major road.
- The major road is an undivided, two-way, two-lane roadway with no turning lanes with a posted speed limit of 45 mph.
- The Design Speed shall be 50 mph.
- The Decision Point, or distance back from the edge of through travel lane, is 18 feet

For the left turn (B1), using Table 9-7, ISD, = 555feet
For the right turn (B2), using Table 9-9, ISD = 480 feet
(Source: *A Policy on Geometric Design of Highway and Streets*, 5th Edition, American Association of State Highway and Transportation Officials (AASHTO), 2018.)

Based on the sightlines and sight triangles shown in the attached Exhibits A, B & C – no further revisions are required for the proposed intersections.

Please feel free to call me @ (913) 375-0482 if you have additional questions.

Sincerely,

Brett Napier

Brett A. Napier, P.E.



LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-24-116 Julius Kaaz Construction Co Inc Rezone — October 9, 2024

REQUEST: ***Public Hearing Required***

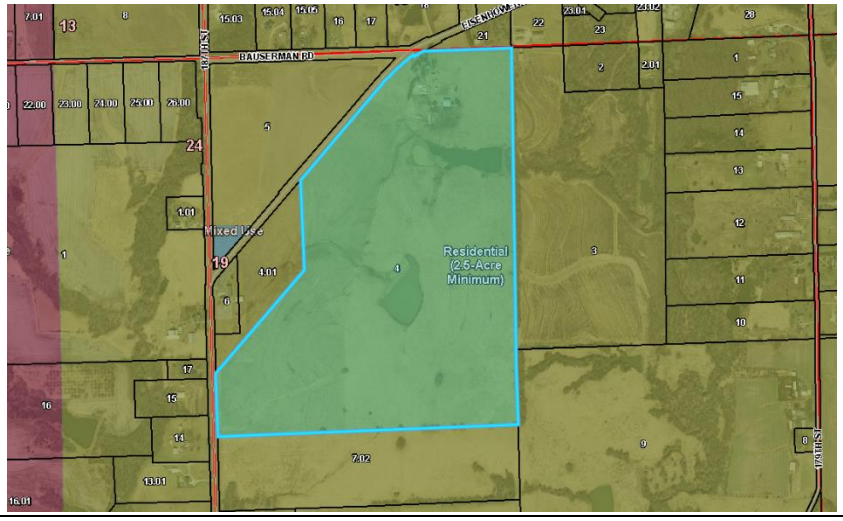
☒ ZONING AMENDMENT ☐ SPECIAL USE PERMIT

☐ TEMPORARY SPECIAL USE PERMIT

STAFF REPRESENTATIVE:
AMY ALLISON
DEPUTY DIRECTOR

SUBJECT PROPERTY: 18415 Eisenhower Road

FUTURE LAND USE MAP: RESIDENTIAL (2.5 ACRE MIN)



APPLICANT/APPLICANT AGENT:
JOE HERRING
HERRING SURVEYING COMPANY

PROPERTY OWNER:
JULIUS KAAZ CONSTRUCTION CO INC.
716 CHEROKEE ST
LEAVENWORTH KS 66048

CONCURRENT APPLICATIONS:
N/A

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION: RESIDENTIAL (2.5-ACRE MIN)

LEGAL DESCRIPTION:
Three tracts of land in the Northwest ¼ of Section 19, Township 9, Range 22 East of the 6th P.M., in Leavenworth County, Kansas

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-24-116, Rezone for Julius Kaaz Construction Co Inc, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-116, Rezone for Julius Kaaz Construction Co Inc, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 145.9 ACRES

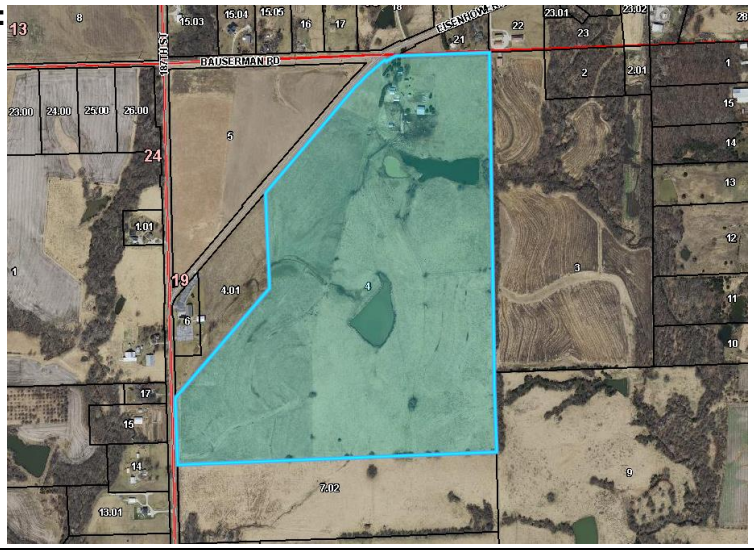
PARCEL ID NO:
104-19-0-00-00-004.00

BUILDINGS:
TWO SINGLE-FAMILY RESIDENCE, ACCESSORY STRUCTURES

PROJECT SUMMARY:
Request to rezone three tracts at 18415 Eisenhower Road from RR-5 to RR-2.5. (PID: 104-19-0-00-00-004.00).

ACCESS/STREET:
EISENHOWER RD - ARTERIAL, PAVED, ±24' WIDE
187TH ST - ARTERIAL, PAVED, ±24' WIDE

Location Map:



UTILITIES

SEWER: SEPTIC

FIRE: FIRE DISTRICT 1

WATER: RWD #8

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW: 9/16/2024

NEWSPAPER NOTIFICATION: 9/17/2024

NOTICE TO SURROUNDING PROPERTY OWNERS: 9/17/2024

FACTORS TO BE CONSIDERED:		
The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:	**Met**	**Not Met**
1. Character of the Neighborhood: *Density:* Surrounding parcels range in size from 1.4 acres to more than 150 acres. The area is not densely populated. *Nearby City Limits: Lansing is approximately two miles to the east.* *Initial Growth Management Area: This parcel is located within the Rural Growth Area.*	X	
2. Zoning and uses of nearby property: *Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature. A church is directly adjacent to this parcel.* *Adjacent Zoning: All adjacent properties are zoned RR-5 except for a small area of B-3 located to the west.*	X	
3. Suitability of the Property for the uses to which is has been restricted: The property is suitable for rural residences and agricultural uses.	X	
4. Extent to which removal of the restrictions will detrimentally affect nearby property: *Nearby properties are unlikely to be negatively impacted as the proposed rezoning remains rural residential.*	X	
5. Length of time the property has been vacant as zoned: ☐ *Vacant:* ☒ *Not Vacant:*	*X*	
6. Relative gain to economic development, public health, safety and welfare: The rezoning does not impact economic development, public health, safety or welfare. In the event the parcel were to be developed as a rural subdivision, twice as many homes could potentially be constructed which may have a positive impact on economic development.	*X*	
7. Conformance to the Comprehensive Plan: *Future Land Use Map: Residential (2.5 acre min)* *Section 4 Land Use and Development Plan Strategies: The proposed use is compatible with the future land use designation.*	*X*	

STAFF COMMENTS:

The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. The Comprehensive Plan identifies the future land use of this area as *Residential (2.5 acre min).* The applicant has provided a concept drawing of a potential subdivision developed to the RR-2.5 standards. Staff would like to note that Eisenhower Road and 187th Street are both arterial roads with geometric concerns that would limit access to this site. If developed, the subdivision would have to be designed in compliance with adopted regulations and policies. Additional studies may be required at the time of platting to insure compliance.

ATTACHMENTS:
A: Application & Narrative
B: Zoning Map
C: Vicinity Map
D: Memorandums

REZONING APPLICATION

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

Office Use Only

Township: _____ Date Received: _____
Planning Commission Date _____
Case No. _____ Date Paid _____
Zoning District _____ Comprehensive Plan Land Use Designation_____

APPLICANT/AGENT INFORMATION

NAME Joe Herring
ADDRESS 315 North 5th Street
CITY/ST/ZIP Leavenworth, KS 66048
PHONE 913-651-3858
EMAIL herringsurveying@outlook.com
CONTACT PERSON Joe

OWNER INFORMATION (If different)

NAME JULIUS KAAZ CONSTRUCTION CO INC Jeff Kaaz Jody Kaaz
ADDRESS 716 Cherokee Street
CITY/ST/ZIP Leavenworth, KS 66048
PHONE N/A
EMAIL N/A
CONTACT PERSON N/A

PROPOSED USE INFORMATION

Proposed Land Use Agriculture and Rural Residential
Current Zoning RR-5 Acre Requested Zoning RR 2.5
Reason for Requesting Rezoning To develop the property with a higher density.

PROPERTY INFORMATION

Address of Property 18415 EISENHOWER RD - Leavenworth, KS 66048
Parcel Size 145 Acres
Current use of the property Agriculture and Residential
Present Improvements or structures House and Barns
PID 104-19-0-00-00-004

I, the undersigned am the ***(owner), (duly authorized agent)***, ***(Circle One)*** of the aforementioned property situated in the unincorporated portion of Leavenworth ~~County~~, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature Joe Herring - digitally signed 9-11-24 Date 9-11-24

ATTACHMENT A

MINUTES OF SHAREHOLDER'S MEETING
HELD February 1, 2024 – REGULAR ANNUAL MEETING

The annual meeting of the shareholders of Julius Kaaz Construction Co., Inc. 716 Cherokee Street, Leavenworth, Kansas, a corporation organized and existing under and by virtue of the laws of the State of Kansas, was held at the above address on the 1st day of February 2024, at 6:30 p.m. pursuant to paragraph 1.1 of the by-laws of the Corporation.

The following Shareholders all being present: Jody M. Kaaz and Jeffrey D. Kaaz

The first order of business was the election of the Officers of the Corporation. THEREUPON motions made and seconded, the following officers were elected:

Jody M. Kaaz: CEO/President /Treasurer
Jeffrey D. Kaaz: Senior Vice President/Corporate Secretary
William K. Manis, III: Vice President
Paula L. Poff, Asst. Corporate Secretary

BE IT FURTHER RESOLVED and re-stated that any officer of the corporation, ***with*** *prior written consent of the CEO/President*, is authorized to sign or execute on behalf of the corporation any bid document(s), bid bond, contract document(s) or contract bond for any project the corporation bids or contracts.

BE IT FURTHER RESOLVED that ***only*** Jody M. Kaaz and Jeff D. Kaaz are hereby authorized to:

1. Open any deposit in the name of the corporation
2. Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with any financial institution
3. Borrow money on behalf and in the name of the Corporation, sign execute and deliver promissory notes or other evidence of indebtedness
4. Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate, or other property now owned or hereafter owned or acquired by the Corporation as security of sums borrowed, and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment.
5. To execute a guaranty to guarantee repayment of any loan for Julius Kaaz Construction Co., Inc. and extensions or renewals thereof.

There was no further business, and the meeting adjourned.

Jody M. Kaaz, CEO

ATTEST: _____
Jeffrey D. Kaaz, Secretary

Signature of Shareholders in Attendance:

_____ _____

AFFIDAVIT
Authorization of Contractors or Individuals to Act as Agents of a Landowner
COUNTY OF LEAVENWORTH
STATE OF KANSAS

We/I Jody Kaaz and Jeff Kaaz

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - 18415 Eisenhower Rd Leavenworth, KS 66048, 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. 5th Street, Leavenworth, KS 66048, 913-651-3858
2)

Signed and entered this 4th day of September, 20 24.

Jeff Kaaz, 716 Cherokee St Leavenworth, KS, 913-240-1685

Print Name. Address, Telephone

Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this 4th day of September 2024 before me, a notary public in and for said County and State came Jeff D. Kaaz 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: 01-27-2027

PAULA L. POFF
Notary Public - State of Kansas
My Appt. Expires (seal)

For Profit Corporation Annual Report

1. Corporation Name: JULIUS KAAZ CONSTRUCTION COMPANY, INC.
2. Business Entity ID No.: 0096156
3. Tax Closing Date: December 2022
4. State of Incorporation: KS
5. Official Mailing Address:
   Jody M Kaaz, 716 Cherokee Street , LEAVENWORTH KS 66048
6. Location of Principal Office:
   716 Cherokee Street , Leavenworth KS 66048

Electronic File Stamp Information:

Filed

- Date:03/21/2023
- Time:
  02:19:14 PM

7. Officers:

Jody M. Kaaz - President or equivalent (This officer is also a director)
1351 Granite Street Lansing, KS 66043

Jeffrey D. Kaaz - Secretary or equivalent
3650 Tonganoxie Rd Leavenworth, KS 66048

8. Directors:

Jody M. Kaaz - 1351 Granite Lansing, KS 66043

9. Nature and kind of business:

General Building Contractor; Heavy Highway; Concrete

10. Total number of shares of capital stock issued: 1312

11. Does this corporation hold more than 50% equity ownership in any other business entity on file with the Kansas Secretary of State? No

12. Does this corporation own or lease land in Kansas suitable for use in agriculture? No

"I declare under penalty of perjury pursuant to the laws of the state of Kansas that the foregoing is true and correct."

Executed on March 21, 2023

Signature of Authorized Officer: Jody M Kaaz

Title/Position of the signer: President

Lawyers Title of Kansas, Inc.
913-682-3368

CN: 45045

Doc #: 2022R08614
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
09/15/2022 10:08:41 AM
RECORDING FEE: 38.00
PAGES: 2

Entered in Transfer Record in my office _____

_____ County Clerk

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 09/15/2022

Janet Klaassen
COUNTY CLERK

TRUSTEE'S DEED (Statutory)

THE GRANTOR,

Virginia L. Seymour Revocable Trust Agreement dated January 4, 2001

CONVEYS AND WARRANTS to

Julius Kaaz Construction Company, Inc.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, THE GRANTOR(S), by virtue of the terms and provisions of said trust agreement, in consideration of the Sum of One Dollar and Other Valuable Consideration, does hereby convey and warrant to GRANTEE(S) all of GRANTOR(S) undivided interest in the following described real estate, to-wit:

SEE SCHEDULE A ATTACHED

(Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

THE GRANTOR(S) covenant that the trust remains in full force and effect at this time, that the trustee(s) have authorization without limitation to sell and convey all of the above described real estate.

Dated this 14th **day of** September **A.D. 2022**

Virginia L. Seymour Revocable Trust Agreement dated January 4, 2001

Joelyn Fevurly, Trustee
Joelyn Fevurly, Trustee

STATE OF KANSAS, COUNTY OF LEAVENWORTH

This instrument was acknowledged before me on this 14th day of September 2022 by:
Joelyn Fevurly, Trustee of the Virginia L. Seymour Revocable Trust Agreement dated January 4, 2001

My appointment expires:

BRENDA DEGRAEVE
Notary Public - State of Kansas
My Appt. Expires 10-30-25

Brenda DeGraeve
Notary Public
Brenda DeGraeve

SCHEDULE A

The North 40 acres of the 120 acres of the Northwest 1/4 of Section 19, Township 9, Range 22, which lies South and East of the center of the public highway known as the Perryville Road.

AND

The Middle 40 acres of the 120 acres of the Northwest 1/4 of Section 19, Township 9 of Range 22, which lies South and East of the center of the public highway known as the Perryville Road.

AND

The South 40 acres of the 120 acres of the Northwest 1/4 of Section 19, Township 9, Range 22, which lies South and East of the center of the public highway known as the Perryville Road.

AND

The North 1/2 of the North 1/2 of the Southwest 1/4 of Section 19, Township 9, Range 22.

LESS:

A tract of land in the Northwest 1/4 of Section 19, Township 9, Range 22 East of the 6th P.M., described as follows:

Beginning 2218.81 feet South and 45.00 feet East of the Northwest corner of said Section 19; thence North 125.17 feet; thence West 5.00 feet; thence on a curve to the right with a radius of 320.28 feet a distance of 271.22 feet; thence Northwesterly at right angles to the curve 5.00 feet; thence North 42 degrees 04 minutes 20 seconds East 51.46 feet; thence South 410.81 feet; thence West 120.00 feet to the place of beginning.

ALSO LESS:

A tract of land in the Northwest 1/4 of Section 19, Township 9, Range 22 East of the 6th P.M., described as follows:

Commencing at the Northwest corner of said Section 19; thence, South 00 degrees West, 2,218.81 feet along the West line of said Section 19; thence North 90 degrees East, 45.00 feet to the Highway right of way and the point of beginning of this tract; thence South 00 degrees West, 177.66 feet along the right of way line; thence North 90 degrees East, 225.00 feet; thence North 00 degrees 09 minutes 54 seconds East, 709.76 feet to the South right of way of the County Road; thence South 42 degrees 04 minutes 20 seconds West, 157.97 feet along the South right of way line; thence South 00 degrees 09 minutes 54 seconds West, 414.84 feet (call 410.81 feet) along the East line of the tract described in Book 480, Page 122; thence South 90 degrees West, 120.00 feet to the point of beginning

ALSO LESS:

A tract of land in the West 1/2 of Fractional Section 19, Township 9, Range 22 East of the 6th P.M., Leavenworth County, Kansas, described as follows:

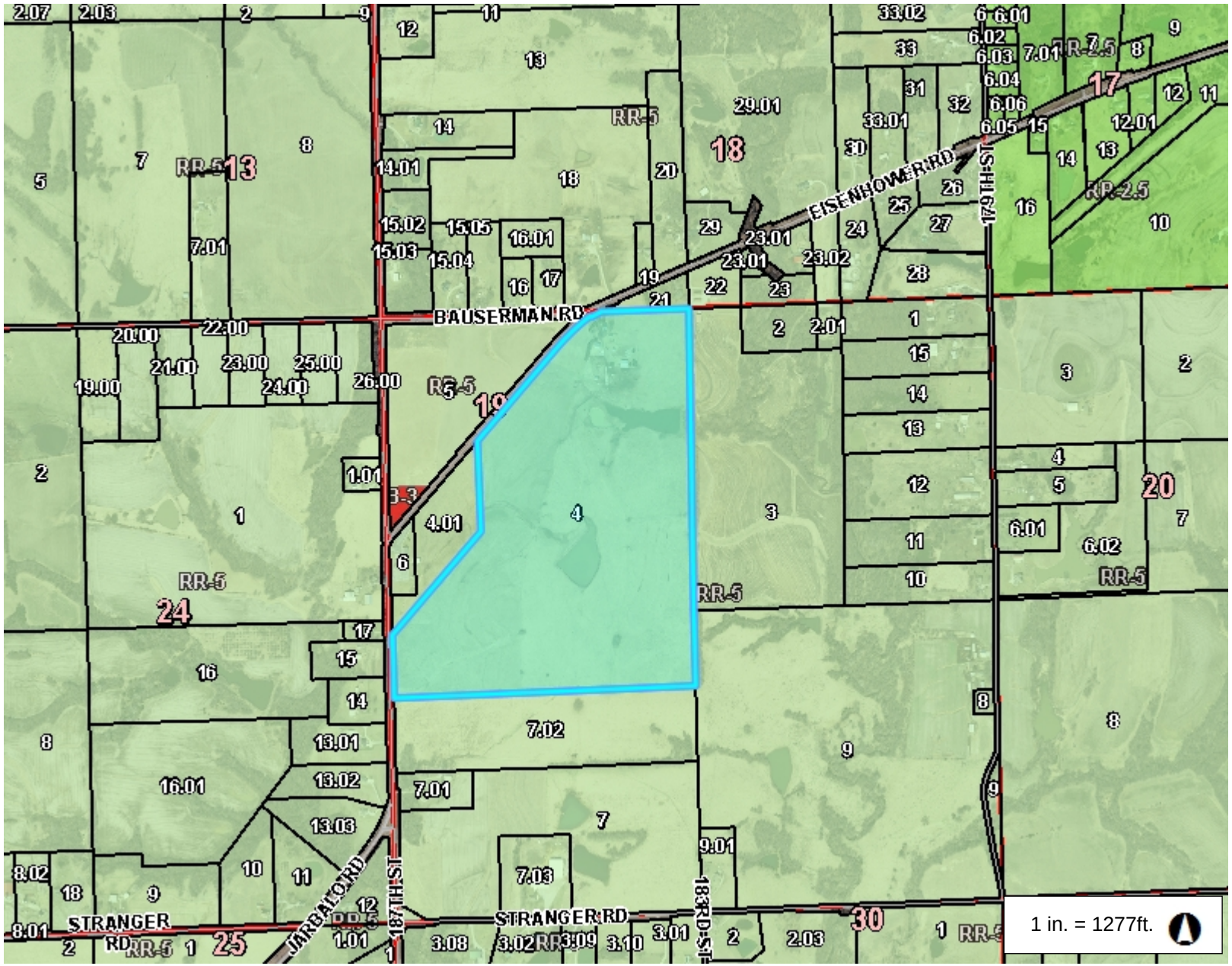
Commencing at the Northwest corner of said Section 19; thence, South 00 degrees 00 minutes 00 seconds West (Assumed), 2396.41 feet along the Section line; thence North 90 degrees 00 minutes 00 seconds East, 45.00 feet to the East R/W Line of County Rt. #29 and to the point of beginning of this Tract; thence North 90 degrees 00 minutes 00 seconds East, 225.00 feet; thence North 00 degrees 09 minutes 54 seconds East, 709.76 feet to the Southerly R/W line of County Rt. #10; thence North 42 degrees 04 minutes 20 seconds East 868.92 feet along said R/W line; thence South 00 degrees 09 minutes 54 seconds West, 797.86 feet; thence South 42 degrees 04 minutes 20 seconds West, 1204.52 feet to the East R/W line of County Rt. #29; thence, North 00 degrees 00 minutes 00 seconds East, 337.21 feet along said R/W line to the point of beginning.

Tax ID: 12452

Commonly known as: 18415 Eisenhower Rd, Leavenworth, KS 66048


JKAAZ
Legend
HP Gas Main
Proposed Road
187th St
187th St
High Prairie Church
Eisenhower Rd
Eisenhower Rd
Bauserman Rd
Bauserman Rd
Eisenhower Rd
Google Earth
1000 ft

DEV-24-116 Julius Kaaz Construction Rezone





Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
  - B-1
  - B-2
  - B-3
  - I-1
  - I-2
  - I-3
  - MXD
  - PC
  - PI
  - PR-1
  - PR-2
  - PR-3

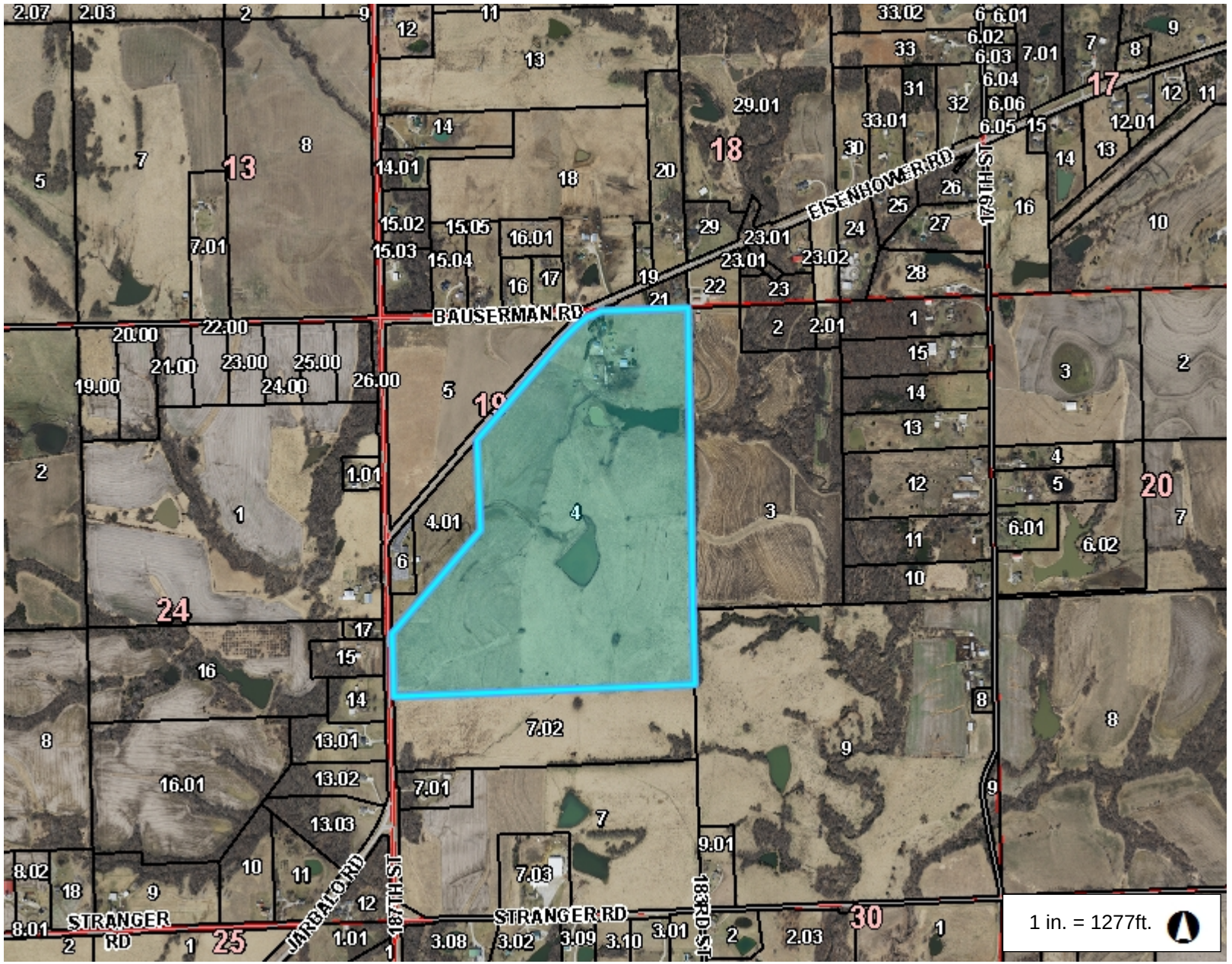
Notes

2,553.3 0 1,276.63 2,553.3 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DEV-24-116 Julius Kaaz Construction Rezone





Legend

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

Notes

2,553.3 0 1,276.63 2,553.3 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Allison, Amy

From: Magaha, Chuck
Sent: Friday, September 13, 2024 12:57 PM
To: Allison, Amy
Subject: RE: DEV-24-116 Kaaz Rezone

Amy I do not have any issues with the rezoning of this parcel.

Chuck

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, September 12, 2024 10:36 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kmackey@fd1lvco.org' <kmackey@fd1lvco.org>; 'linedepartment@freestate.coop' <linedepartment@freestate.coop>; 'rwd8lv@gmail.com' <rwd8lv@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-116 Kaaz Rezone

Good Morning,

The Department of Planning and Zoning has received an application for a rezone regarding the property at 18415 Eisenhower Road from RR-5 to RR-2.5.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, September 25, 2024.

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

Thank you,

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

Disclaimer

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Allison, Amy

From: McAfee, Joe
Sent: Monday, September 16, 2024 1:55 PM
To: Allison, Amy; Magaha, Chuck; Anderson, Kyle; Miller, Jamie; Patzwald, Joshua; Brown, Misty; Mitch Pleak; Noll, Bill; 'kmackey@fd1lvco.org'; 'linedepartment@freestate.coop'; 'rwd8lv@gmail.com'
Cc: PZ
Subject: RE: DEV-24-116 Kaaz Rezone

Amy,
As discussed at the meeting with Mr. Herring, once the project proceeds to preliminary plat we will need to review the placement of a north public road connection to Eisenhower Rd. Otherwise Public Works has not comments on the rezone.

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, September 12, 2024 10:36 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kmackey@fd1lvco.org' <kmackey@fd1lvco.org>; 'linedepartment@freestate.coop' <linedepartment@freestate.coop>; 'rwd8lv@gmail.com' <rwd8lv@gmail.com>
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Allison, Amy

From: Line Department <linedepartment@freestate.coop>
Sent: Monday, September 23, 2024 10:39 AM
To: Allison, Amy
Subject: FW: DEV-24-116 Kaaz Rezone

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,
FreeState Electric is okay with the rezone of this property. The main thing that we would require is utility easements, so we can route our infrastructure to provide electricity to the parcels. Utility easements are seldom an issue due to Leavenworth County's zoning requirements.
Thank you,
Gary Willits

Gary Willits
Staking Engineer

FreeState Electric Cooperative, Inc.
Your Touchstone Energy® Cooperative

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, September 12, 2024 10:36 AM
To: cmagaha@lvsheriff.org; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kmackey@fd1lvco.org' <kmackey@fd1lvco.org>; Line Department <linedepartment@freestate.coop>; 'rwd8lv@gmail.com' <rwd8lv@gmail.com>
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Thank you,

Allison, Amy

From: Rural Water <rwd8lv@gmail.com>
Sent: Thursday, September 26, 2024 10:04 AM
To: McAfee, Joe
Cc: Allison, Amy; Magaha, Chuck; Anderson, Kyle; Miller, Jamie; Patzwald, Joshua; Brown, Misty; Mitch Pleak; Noll, Bill; kmackey@fd1lvco.org; linedepartment@freestate.coop; PZ
Subject: Re: DEV-24-116 Kaaz Rezone

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Rural Water District #8 has no comments on the rezone. However if and when water is requested a full engineer review will need to be done before it can be confirmed that water would be available to this area.

On Mon, Sep 16, 2024 at 1:55 PM McAfee, Joe <JMcAfee@leavenworthcounty.gov> wrote:

> Amy,
>
> As discussed at the meeting with Mr. Herring, once the project proceeds to preliminary plat we will need to review the placement of a north public road connection to Eisenhower Rd. Otherwise Public Works has not comments on the rezone.

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Amy Allison, AICP

Deputy Director

Planning & Zoning

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--

Sandra Heim
Office Manager
Rural Water District #8-LV CO
913-796-2164

Allison, Amy

From: Kirk Mackey <kmackey@fd1lvco.org>
Sent: Tuesday, October 1, 2024 9:07 AM
To: Allison, Amy
Subject: Re: DEV-24-116 Kaaz Rezone

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I don't foresee any problems with the rezoning. My only concern is water supply for fire hydrants in the area.

Kirk Mackey
Captain/EMT/Kansas CFI/IAAI FIT/Inspector
Fire District 1 of Leavenworth County
111 E Kansas St
Lansing, KS 66043
913-727-5844

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, September 27, 2024 3:07 PM
To: Kirk Mackey <kmackey@fd1lvco.org>
Subject: FW: DEV-24-116 Kaaz Rezone

Good Afternoon,

Just wanted to check in and see if you are still the point of contact for Fire District 1. We are aware of the current dissolution of the Fire District and wanted to know if High Prairie had a different point of contact?

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

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