

LEAVENWORTH COUNTY PLANNING COMMISSION

Agenda for the Regular Meeting of 6:00 P.M., Wednesday, April 14, 2021
County Courthouse - 300 Walnut Street - Leavenworth, Kansas 66048
www.leavenworthcounty.gov

Due to limited seating anyone wishing to attend will need to call 913-684-0465 before noon on Tuesday, April 13th. We encourage everyone to view the meeting live via YouTube

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes**
5. **Secretary's Report**
6. **Approval of Agenda**
7. **Declarations: (if necessary)**
 - A. Declarations of receipt of communications by Planning Commissioners
 - B. Disclosure of ex-parte communications for each hearing item
 - C. Declarations of abstention from specific agenda items by a Commissioner
8. **Consent Agenda**
 - A. **Case DEV-21-004 & 005 Boyd Estates – *Continued to the May PC Meeting***
Consideration of a Preliminary and Final Plat for Boyd Estates, a four-lot plat, on a tract of land in the Northwest Quarter of Section 10, Township 10 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.
Also known as 18401 Hollingsworth Road (PID: 154-19-0-00-00-013.01)
Submitted by Herring Surveying
 - B. **Case DEV-21-006 & 007 Joy Meadows – *Continued from the March PC Meeting***
Consideration of a Preliminary and Final Plat for Joy Meadows, an eight-lot plat, on a tract of land in the Southwest Quarter of the Southeast Quarter of Section 16, Township 12 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.
Also known as 12400 170th Street (PID: 235-16-0-00-00-025.01)
Submitted by Herring Surveying
 - C. **Case DEV-21-016 Rademacher Landing**
Consideration of a Replat of Lots 1 and 2 of Deer Run Estates, a subdivision in Leavenworth County, Kansas.
Also known as 12690 206th Street (PID: 226-14-0-00-00-014.04 & 14.05)
Submitted by Herring Surveying

D. Case DEV-21-020 & 021 Ackerland Hill 2nd Plat

Consideration of a Preliminary and Final Plat for Ackerland Hill 2nd Plat, a twelve-lot plat, on a tract of land in the east half of fractional Section 1, Township 10s, Range 20 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as 00000 235th Street (PID 131-01-0-00-00-001.00)

Submitted by Hahn Surveying

E. Case DEV-21-023 & 024 Browning Estates

Consideration of a Preliminary and Final Plat for Browning Estates, a five-lot subdivision, located on a tract of land in the Southwest Quarter of Section 10, Township 10 South, Range 20 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as 00000 259th Street (PID: 132-10-0-00-00-005.00)

Submitted by Herring Surveying

F. Case DEV-21- 025 & 026 Hilliard Acres

Consideration of a Preliminary and Final Plat for Hillard Addition, a two-lot plat, located on a tract of land in the Southwest Quarter of Section 12, Township 10 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as 23138 195th Street (PID: 141-12-0-00-00-006.00)

Submitted by Atlas Surveyors

G. Case DEV-21-027 & 028 Mitchell Estates

Consideration of Preliminary and Final Plat for Mitchell Estates, an eight-lot plat, located on a tract of land in the southwest corner of section 26, Township 10 South, Range 21 East and a tract of land in the southeast corner of Section 27, Township 10 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as 00000 Mitchell Road (PID: 147-26-0-00-00-009.00)

Submitted by Schlager & Associates

H. Case DEV-21-032 South Elementary School Basehor Linwood Final Plat

Consideration of a Preliminary and Final Plat for Linwood South Elementary School on a tract of land in the Southwest corner of the Southwest One-Quarter of Section 32, Township 11 South, Range 22 East of the 6th P.M. in Leavenworth County, Kansas.

Also known as 00000 Linwood Road (PID: 189-32-0-00-00-005.02)

Request submitted by Schlager & Associates

9. Regular Agenda

A. Case DEV-20-158 (Polhemus Mechanic) – *Tabled from the March Meeting*

Consideration of an application for a Special Use Permit for Polhemus Mechanic, an Automotive Repair Service, located on Lot 7 in Hidden Meadows Subdivision Phase 1, in Leavenworth County, Kansas.

Also known as 17405 Gatewood Street (103-08-0-00-00-015.06)

B. Case DEV-21-022 (TNT Academy)

Consideration of an application for a special Use Permit for an athletic Training Facility, located on a tract of land in the Northwest Quarter of Section 32, Township 10 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as 19897 178th Street (PID: 159-32-0-00-00-018.01)

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

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

C. Case DEV-21-029 (Mortzolf Laydown Yard)

Consideration of an application for a Special Use Permit for a Laydown Yard & Repair Facility, located on a tract of land in the Southeast Quarter of Section 18, Township 08 South, Range 21 East of the 6th P.M., located in Leavenworth County, Kansas.

Also known as 31962 235th Street (PID: 064-18-0-00-00-007.00)

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

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

Adjournment of Planning Commission

10. Board of Zoning Appeals

1. Roll Call

A. Case DEV-21-018 (Variance – Meyer)

Consideration of an application for a Variance to Article 5, Section 4 which requires a minimum road frontage of 200 feet for a tract of land located in the south half of the northwest quarter and the south half of the northeast quarter described as Section 25, Township 10 S, Range 22 E of the 6th P.M., located in Leavenworth County, Kansas.

Also known as 00000 147th Street PID: (157-25-0-00-00-002.04)

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

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

Adjournment of Board of Zoning Appeals

Next meeting date:

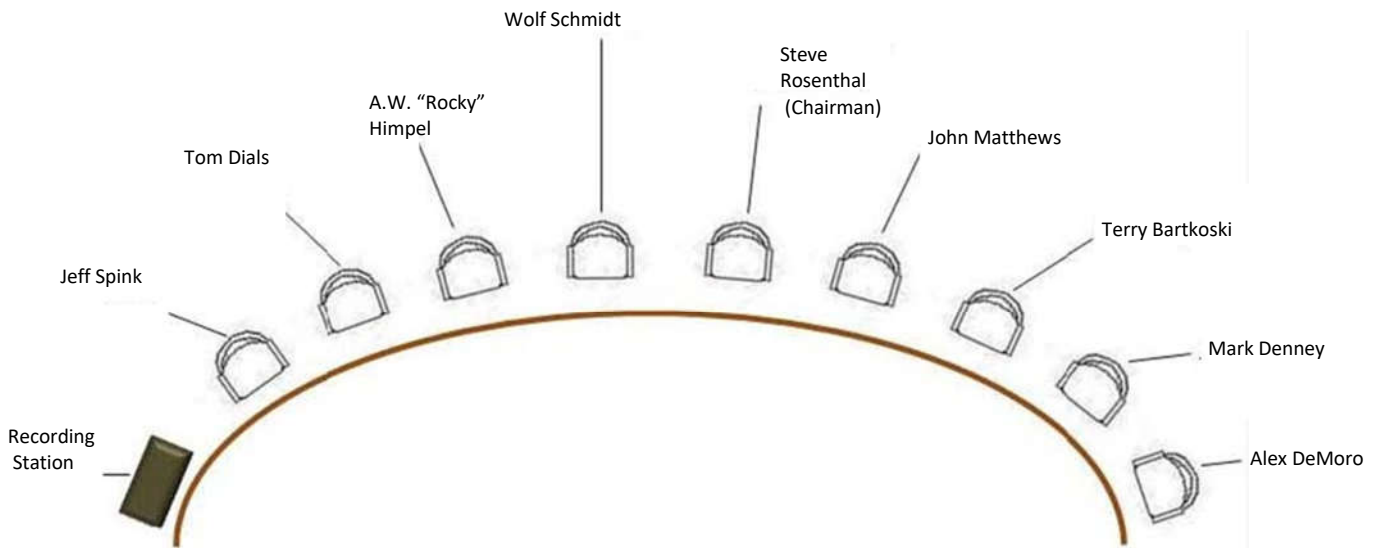
Wednesday, May 12, 2021 6 PM – Regularly Scheduled Meeting

For More Information

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

Contact Stephanie Sloop – 913-684-0465

Planning Commission Seating Chart 2021



**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
March 10, 2021**

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

Meeting called to order at 6:00 pm

Pledge of Allegiance

Members present: Steve Rosenthal, Mark Denney, A.W. Himpel, Jeff Spink, John Matthews, Terry Barkoski, Alex DeMoro, and Tom Dials

Members absent: Wolf Schmidt

Staff present: Krystal Voth-Director, Stephanie Sloop-Planning Coordinator, Joshua Gentzler-Planner, David Van Parys-Senior County Counselor

Approval of Minutes:

Commissioner Himpel made a motion to approve the minutes from the previous Planning Commission. Commissioner Matthews seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 8/0

Secretary's Report:

Krystal Voth gave the secretary's report, letting the commission know that there were several cases on the consent agenda, approval of the agenda would approve those cases. Ms. Voth also invited the Commission to attend a joint work session about the Comprehensive Plan on March 24th.

A motion was made by Commissioner Himpel to approve the agenda. Commissioner Dials seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 8/0

Declarations: No further declarations

Case DEV-20-158 (Polhemus Mechanic)

Consideration of an application for a Special Use Permit for Polhemus Mechanic, an Automotive Repair Service, located on Lot 7 in Hidden Meadows Subdivision Phase 1, in Leavenworth County, Kansas.

Also known as 17405 Gatewood Street (103-08-0-00-00-015.06)

Request submitted by Mr. Polhemus

Also known as 17405 Gatewood Street

Krystal Voth presented the staff report for the above-referenced case.

Chairman Rosenthal opened the public hearing portion of the case and asked if the applicant wished to speak. Mr. Polhemus came forward, he explained the nature of his current business that he operates offsite and what changes would occur if he was granted this Special Use Permit.

Chairman Rosenthal asked if there was anyone that wished to speak in support of the business. One resident came forward to speak in support. Chairman Rosenthal asked if there was anyone wishing to speak in opposition. Chairman Rosenthal closed the public portion of the hearing.

A discussion was had among the commission about the request. Staff's recommendation of the request was denial, the commission discussed tabling the motion to allow staff with the guidance of the Planning Commission to write conditions.

Commissioner Barkoski made a motion to table DEV-20-158 for Polhemus Mechanic. Commissioner Dials seconded the motion.

ROLL CALL VOTE - Motion to table passed, 8/0

Case DEV-21-003

Consideration of an application for the renewal of a Special Use Permit for Gast Auto Repair, and Automotive Repair Service, located on a tract of land in the Northwest Quarter of Section 5, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County Kansas.

Request submitted by Chris Gast

Also know as 22578 Millwood Road (063-05-0-00-00-007.00)

Joshua Gentzler presented the staff report for the above-referenced case. Mr. Gentzler explained that due to the growth of business that the recommendation was for approval but with limits on vehicles and a reduction to the term.

Chairman Rosenthal opened the public hearing portion of the hearing and asked if the applicant wished to speak. Mr. Gast came forward and explained the growth of his business and the nature of his request.

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

Discussion was had among the commission about the conditions.

Commissioner Barkoski made a motion to approve DEV-1-003 for the Gast Auto Repair. In his motion, Commissioner Barkoski stated he wished to change conditions to read: Condition 1 The SUP shall be limited to a period of five years. Condition 2: The business shall be limited to the hours of 8:00 AM to 6:00 PM, Monday through Saturday. Commissioner Dials seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 8/0

The Board of County Commissioners will consider this item on **March 31, 2021 at 9:00 A.M** in the Leavenworth County Courthouse.

Case DEV-20-160 Text Amendment

Consideration of amendments to the 2006 Leavenworth Zoning and Subdivision Regulations:

Article – 3 Definitions – Private Roads

Article – 18 Planned Zoning Districts

Article – 27 Site Plan Development

Request submitted by Leavenworth County Planning and Zoning

Krystal Voth presented the staff report for the above-referenced case.

Commissioner Barkoski made one suggested change on the Private Roads definitions. Discussion was had between staff, the Commission, and Senior County Counselor about Planned Zoning Districts. Commissioner Himpel expressed concern about wanting to have more time to review the Planned Zoning Districts to compare them to the City of Tonganoxie.

Chairman Rosenthal opened the public hearing portion of the hearing and asked if there was any other public comment. One resident came forward. The public hearing was closed.

Discussion was had between the commissioners.

Chairman Rosenthal made a motion to approve DEV-20-160 Text Amendments to the Leavenworth County Zoning and Subdivision Regulations. Commissioner Barkoski seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 8/0

The Board of County Commissioners will consider this item on **March 31, 2021 at 9:00 A.M** in the Leavenworth County Courthouse.

Planning Commission adjourned at 7:49 PM.

DRAFT

LEAVENWORTH COUNTY JOINT BOARD OF COUNTY COMMISSIONERS & PLANNING COMMISSION
MINUTES OF THE WORKSHOP
March 24, 2021

Meeting called to order at 6:00 pm

Members present:

Board of County Commissioners: Mike Smith, Doug Smith, Vicky Kaaz, Mike Stieben, Jeff Culbertson
Planning Commission: Steve Rosenthal, Mark Denney, A.W. Himpel, Jeff Spink, Wolf Schmidt, John Matthews, and Tom Dials

Members absent: Alex DeMoro, Terry Bartoski

Staff present: Mark Loughry – County Administrator, Krystal Voth – Planning and Zoning Director, David Van Parys-Senior County Counselor, Kyle Anderson - Environmental Technician & Code Enforcement Officer, Joshua Gentzler - Planner

Roll Call

Workshop:

Krystal Voth opened the workshop with a discussion of the purpose of Joint Workshop. The workshop is the first of an annual review of the 18 Strategies and 48 Tasks established in Section 7 of the Comprehensive Plan. The Board of County Commissioners and Planning Commission will come together to review the Comprehensive Plan and establish a set of 3-5 Strategies which the County will focus on completing, preferably within 12-18 months, but many Strategies will take many years to fully implement.

Mrs. Voth reviewed the Holistic Implementation Measures and the Topical Implementation Measures tables to explain which Strategies were established in the Final Draft of the Comprehensive Plan. Mrs. Voth took questions from the Commissions' members on any general questions about the strategies outlined in the Comprehensive Plan.

Mrs. Voth opened discussion of the strategies by stating an internal Planning and Zoning Department goal is to create a new Zoning and Subdivision Regulations for Leavenworth County to more fully complement the adopted Comprehensive Plan.

The workshop discussed various transportation issues which affect Leavenworth County, including capital improvement plans and the US 24-40 Corridor Management Plan.

Commissioner Himpel opened discussion of utility plans, including a Master Utility Plan for the County. He expressed concern over the establishment of a plan as all municipalities will have to be included in the planning process.

The Commissioners discussed the County's zoning, future land use map, and aligning the zoning district regulations with the Comprehensive Plan. The Commissioners then discussed whether 2.5-acre minimum lots is able to drive economic development.

The Commissioners then discussed the Economic Development Strategy and Tasks listed in the Comprehensive Plan. Comm. Mike Smith stated that the Leavenworth County Development Corporation and Leavenworth County Port Authority have been working with the County Commissioners to develop an Economic Development agenda for the County and private entities to pursue together.

The Commissioners discussed updating and realigning the Table of Uses and Special Use Permit process with the goals of the Board of County Commissioners and Comprehensive Plan.

Mrs. Voth, at the request of Comm. Mike Smith, summarized the discussion by stating the combined goal of the Commissions are to 1) fund a Master Transportation Plan, 2) update the Zoning and Subdivision Regulations, 3) establish an Economic Development agenda. The Commissions also spoke highly of a Utility Master Plan and recognized that the three stated goals are substantial and will require enough coordination and cooperation

that a close look at the utility needs of the County and its residents should be done in a few years. Mrs. Voth reminded the Commissions that this joint workshop is a first step and will become an annual tradition where the members will come together to meet and discuss how the County has worked to complete the Strategies outlined in the Comprehensive Plan over the past year and then establish a select number of Strategies for the next year to focus their efforts to continue to reach the vision set forth in the Comprehensive Plan.

The Commissions then discussed the nature of rezonings and the review of rezonings the Board of County Commissioners and County Staff have as applications are submitted to rezone property that will align with the Future Land Use Map.

Planning Commission adjourned at 7:30 PM.

DRAFT

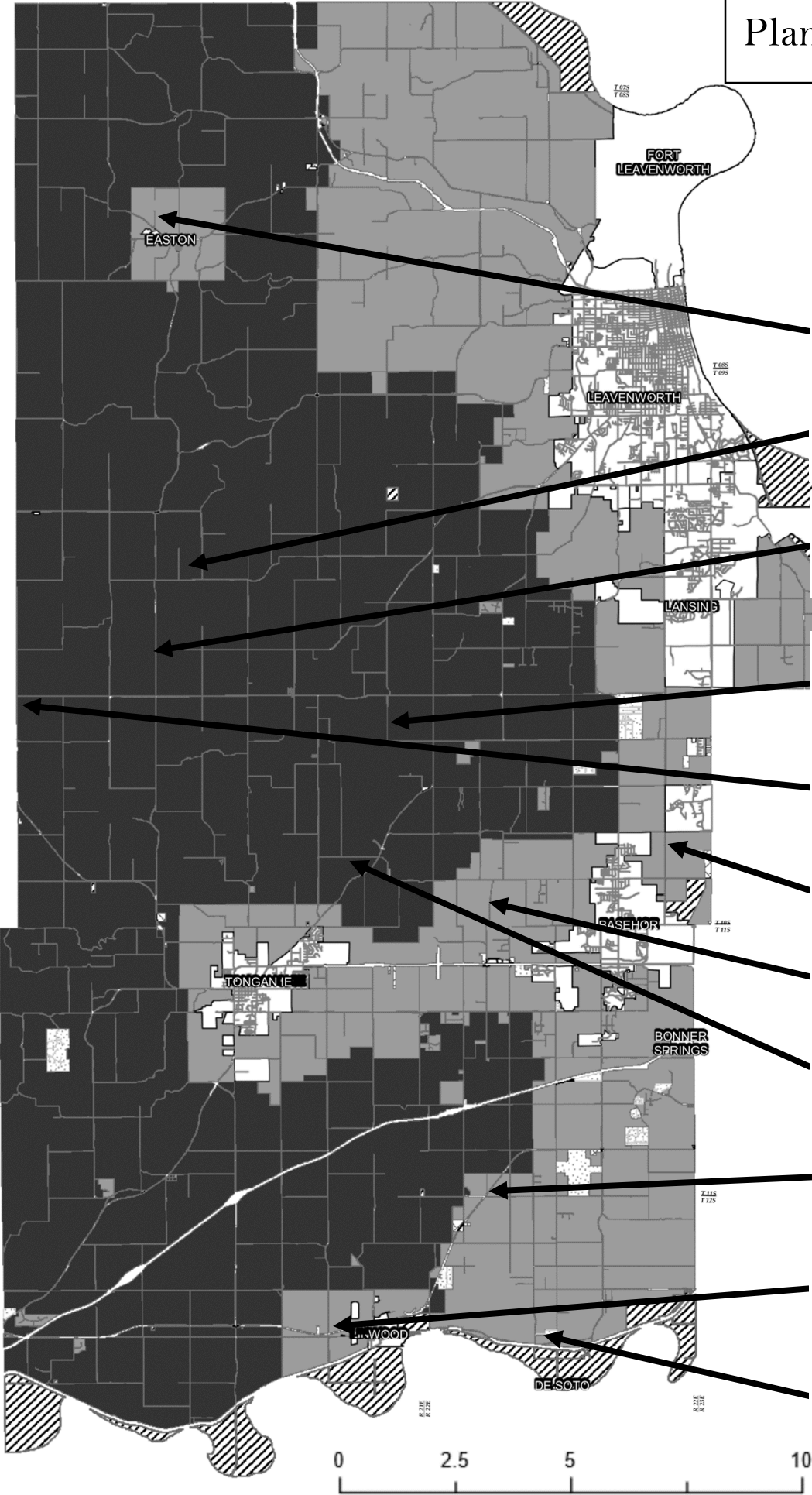
Leavenworth County Planning Commission

April 14, 2021

Legend

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

- DEV-21-029**
SUP: Mortsolf Laydown Yard
- DEV-20-158**
SUP: Polhemus Mechanic Shop
- DEV-21-020 & 021**
Prelim & Final Plat Ackerland Hill 2nd Plat
- DEV-21-025 & 026**
Prelim & Final Plat Hillard Acres
- DEV-21-023 & 024**
Prelim & Final Plat Browning Estates
- DEV-21-018**
BZA: Meyer Variance
- DEV-21-022**
SUP: TNT Academy
- DEV-21-027 & 028**
Prelim & Final Plat Mitchell Estates
- DEV-21-032**
Final Plat S. Elementary School
- DEV-21-016**
Replat Rademacher Landing
- DEV-21-006 & 007**
Prelim & Final Plat Joy Meadows



*****Consent Agenda*****
Case No. DEV-21-006/007
Joy Meadows
Preliminary and Final Plat

Staff Report – Planning Commission

April 14, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Joy Meadows, INC
PO Box 182
Basehor, KS 66007

Legal Description: A tract of land in the southeast ¼ of Section 16, Township 12 South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas.

Location: 12400 170th Street, approximately ¼ mile north of Golden Road.

Parcel Size: ± 23 acres

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

**Urban Growth
Management Area:** This property is not within a City Urban Growth Management Area.

Comprehensive Plan: This parcel is within the Rural-Density land use category.

Parcel ID No.: 235-16-0-00-00-025.01

Planner: Krystal A. Voth

REPORT:

Request

The applicant is requesting a Preliminary and Final Plat for a one lot subdivision located within a Planned Unit Development.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 1 acre to over 140 acres in size. Primarily, adjacent land uses are rural residential on parcels varying from five to 20 acres in size.

Flood Plain

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

Utilities/Services

Sewer: Private septic system
Fire: Sherman Township
Water: RWD #07
Electric: Westar

Access/Streets

The property is accessed by 170th Street, a county arterial with a hard surface on the west. The eastern portion of the property is accessed by 166th Street, a county local road with a gravel surface which dead ends at the northeast corner of the property. The interior road of the development will be a private road and will not be maintained by the County. Per Resolution 2019-25 the private roadway will be hard surfaced. All maintenance will be the responsibility of the developers.

Agency Comments

See attached comments – File – Olsson – Public Works, Month day, 2021

See attached comments – Email – Jalayne Turner – Rural Water District 7, February 8, 2021

Findings

1. The proposed subdivision is consistent with the Planned Unit District guidelines and meets the requirements of Resolution 2019-25.
2. The property is not within an existing sewer district nor is it within 660' of a sewer district. The applicants are working with a licensed engineer on designing systems to accommodate each of the homes. Each septic system shall meet the requirements of the Leavenworth County Sanitary Code.
3. At time of development, fire hydrants shall be required if necessary infrastructure is available.
4. The subdivision is in accordance with the provisions of the Planned Unit Development and Resolution 2019-25 and the Comprehensive Plan for Cluster Style Development.

Subdivision Classification

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

Staff Comments

The applicants are requesting a one-lot subdivision located at 12400 170th Street. The property is zoned as a Planned Unit Development and according to Resolution 2019-25, there may eventually be a total of seven homes (including the existing home) on the property. The submitted preliminary plat indicates the general location of all seven homes. The applicants are aware that they must abide by the Resolution which allows for an approval of three dwelling units initially and after five years up to three additional units. The homes are expected to remain under common ownership of the organization. In the event the homes are to be sold to private individuals each home will be required to have an individual lot which will require a subdivision plat.

Currently, the existing septic system serving the existing home does not meet the Leavenworth County Sanitary Code. The driveway/private roadway crosses over the trunk line from the tank to the lateral field. The developers have agreed to decommission the existing septic system and build a new system that meets code.

The overall lot layout and proposed development conforms with the intention of the original rezoning request for a Planned Unit Development. The applicants are currently building an interior roadway that will be hard surfaced per Resolution 2019-25. Staff recommends approval of the one-lot subdivision.

STAFF RECOMMENDATION:

Staff recommends approval of Case No.DEV-21-006/007, Preliminary and Final Plat for Joy Meadows, with the following conditions:

1. Building permits shall be required for any new construction.
2. Permits for Single Family Homes shall abide by Resolution 2019-25.
3. Engineered Septic Systems shall be required for each septic system.
4. 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.
5. The applicant shall adhere to the following memorandums:

- a. Olsson – Public Works, March 29, 2021
 - b. Jalayne Turner Rural Water District #7, February 9, 2021
6. A waiver for the use of private septic systems within this subdivision is granted with this approval.
 7. At time of development, fire hydrants shall be required if necessary infrastructure is available.
 8. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

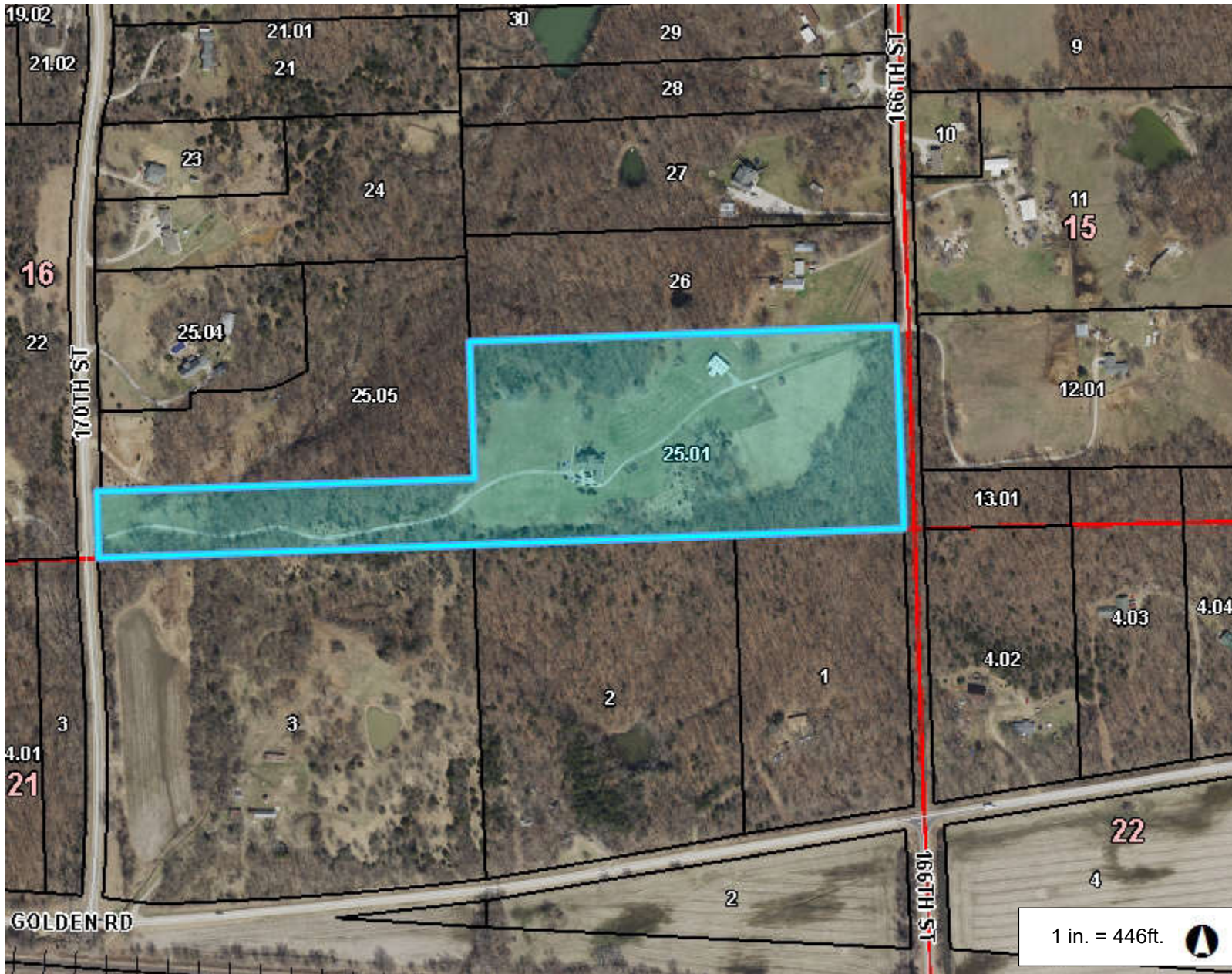
ACTION OPTIONS:

1. Recommend approval of Case No. DEV-21-006/007, Preliminary and Final Plat for Joy Meadows, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-21-006/007, Preliminary and Final Plat for Joy Meadows, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place because;

ATTACHMENTS:

Aerial Map
Memorandums
Preliminary and Final Plat
Resolution 2019-25

DEV-21-006/007 Joy Meadows PUD



Legend

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

Notes

891.7 0 445.87 891.7 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

JOY MEADOWS

A Planned Unit Development (P.U.D.) in the Southeast Quarter of Section 16, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Joy Meadows Inc.
12400 170th Street
Linwood, KS 66052
PID #235-16-0-00-00-025.01

SURVEYOR'S DESCRIPTION:
A tract of land in the Southeast Quarter of Section 16, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 88 degrees 54'22" East for a distance of 161.93 feet along the South line of said Southeast Quarter to the TRUE POINT OF BEGINNING, said point being in the apparent centerline of 170th Street; thence North 02 degrees 52'18" West for a distance of 185.07 feet along said centerline; thence North 02 degrees 01'31" West for a distance of 14.94 feet along said centerline; thence North 88 degrees 54'12" East for a distance of 1166.79 feet along the South line of DALEY ESTATES, FIRST PLAT; thence North 01 degrees 51'47" West for a distance of 459.50 feet along the East line of said DALEY ESTATES, FIRST PLAT; thence North 88 degrees 54'22" East for a distance of 1324.31 feet to the East line of said Southeast Quarter; thence South 01 degrees 54'19" East for a distance of 659.50 feet along said East line; thence South 88 degrees 54'22" West for a distance of 2488.29 feet along the South line of said Southeast Quarter to the point of beginning, together with and subject to covenants, easement and restriction of record.
Said property contain 25.40 acres, more or less, including road right of way.
ERROR OF CLOSURE = 1 : 1790682

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: JOY MEADOWS.

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

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

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of JOY MEADOWS, have set our hands this _____ day of _____, 2021.

Justin Oberndorfer, Member of Joy Meadows Inc.

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of JOY MEADOWS this _____ day of _____, 2021.

Secretary: Krystal A. Voth
Chairman: Steven Rosenthal

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

County Engineer - _____

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

Chairman: Mike Smith
County Clerk: Janet Klasinski

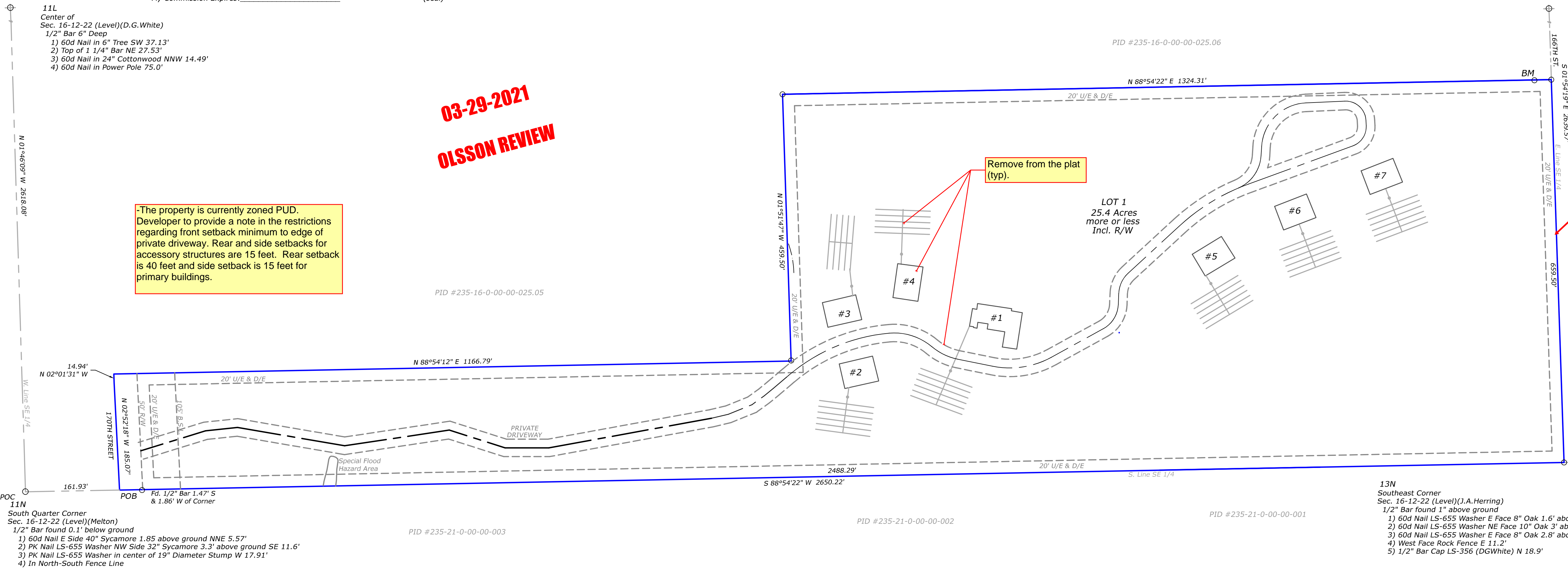
REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2021 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

COUNTY REVIEWER
I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

County Reviewer - Stephan C. Tuft, KS PS No. 1252
Leavenworth County Reviewer

13L East Quarter Corner
Sec. 16-12-22 (Level)(J.A.Herring)
1/2" Bar 6" Deep
1) 60d Nail SW Face 12" Walnut NE 26.69'
2) Mag. Nail & Shiner E Face of Power Pole W 15.45'
3) Center line at base sign post SW 19.91'
4) Mag Nail & Shiner NW Face 28" Cedar SE 69.91'
5) 100d Nail +- 2" below surface S 19.98'



The property is currently zoned PUD. Developer to provide a note in the restrictions regarding front setback minimum to edge of private driveway. Rear and side setbacks for accessory structures are 15 feet. Rear setback is 40 feet and side setback is 15 feet for primary buildings.

03-29-2021
OLSSON REVIEW

Remove from the plat (typ).

provide existing R/W limits and label.

PHASE:
PHASE 1 - Buildings #2, #3, & #4
PHASE 2 - Buildings #5, #6, & #7

11N South Quarter Corner
Sec. 16-12-22 (Level)(Melton)
1/2" Bar found 0.1' below ground
1) 60d Nail E Side 40" Sycamore 1.85 above ground NNE 5.57'
2) PK Nail LS-655 Washer NW Side 32" Sycamore 3.3' above ground SE 11.6'
3) PK Nail LS-655 Washer in center of 19" Diameter Stump W 17.91'
4) In North-South Fence Line

PID #235-21-0-00-00-003

PID #235-21-0-00-00-002

PID #235-21-0-00-00-001

ZONING:
P.U.D. - Planned Unit Development

- NOTES:**
- This survey does not show ownership.
 - All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - All recorded and measured distances are the same, unless otherwise noted.
 - Error of Closure - See Error of Closure Calculations
 - Basis of Bearing - KS State Plane NAD 83, North Zone 1501
 - Point Origin Unknown, unless otherwise noted.
 - Proposed Lots for Residential Use.
 - Road Record - See Survey
 - Benchmark - NAVD88 Project Benchmark (BM) - NE COR LOT 8 - 1/2" Bar - 908.5'
 - Easements, if any, are created hereon or listed in referenced title commitment.
 - Reference Recorded Deed Document No. 2017R10331
 - Utility Companies -
 - Water - Water District 7
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - Reference Old Republic National Title Insurance Co. File Number TX0014158 updated September 4, 2019
 - Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2013C03350C dated July 15, 2014
 - Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - Distances to and of structures, if any, are +- 1'.
 - Easements as per referenced Title Commitment are shown hereon
 - Right of way Easement Bk. 339 Pg. 239, blanket description, to KP&L, not shown hereon.
 - Fence Lines do not necessarily denote the boundary line for the property.
 - Reference Surveys:
 - Recorded Plat of DALEY ESTATES

Revise to include the property is in a special flood hazard area.

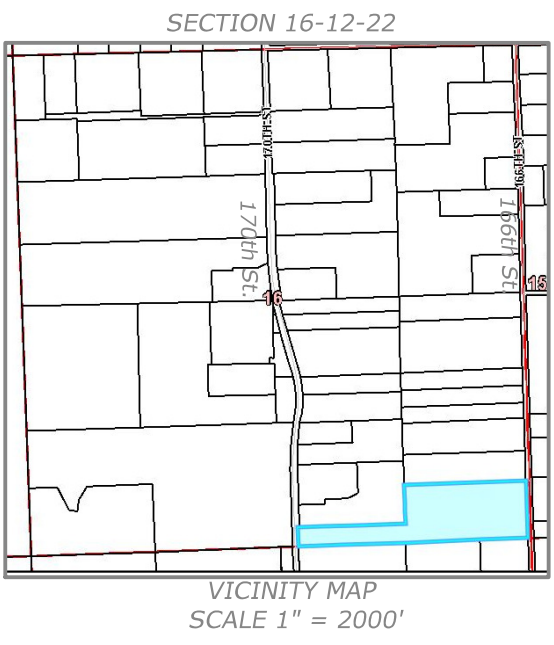
I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of January thru March 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

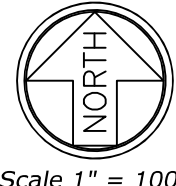
RESTRICTIONS:

- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation Jurisdiction.
- An Engineered Waste Disposal System may be required due to poor soil conditions.
- 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.
- Property is subject to the Resolution 2019-25
- Additional Restrictions and Agreements recorded as Document #
- All maintenance to be the responsibility of Joy Meadows Inc.
- Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.

It is Olsson's understanding there will no cross access easement. If so, please remove "Cross Access Easement"



- 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
 - BM - Benchmark
 - POB - Point of Beginning
 - POC - Point of Commencing



Job # K-21-1431
January 22, 2021 Rev. 3/17/21

J. HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@jeamcsh.com



JOY MEADOWS

A Planned Unit Development (P.U.D.) in the Southeast Quarter of Section 16, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Joy Meadows Inc.
12400 170th Street
Linwood, KS 66052
PID #235-16-0-00-00-025.01

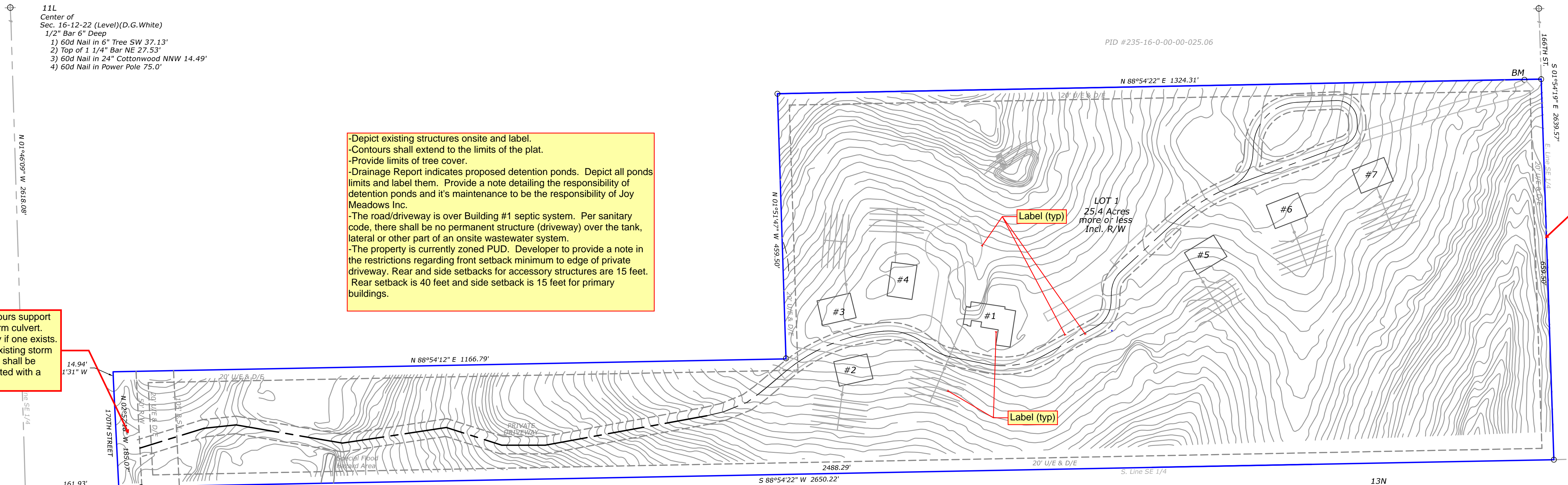
SURVEYOR'S DESCRIPTION:
A tract of land in the Southeast Quarter of Section 16, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 88 degrees 54'22" East for a distance of 161.93 feet along the South line of said Southeast Quarter to the TRUE POINT OF BEGINNING, said point being in the apparent centerline of 170th Street; thence North 02 degrees 52'18" West for a distance of 185.07 feet along said centerline; thence North 02 degrees 01'31" West for a distance of 14.94 feet along said centerline; thence North 88 degrees 54'12" East for a distance of 1166.79 feet along the South line of DALEY ESTATES, FIRST PLAT; thence North 01 degrees 51'47" West for a distance of 459.50 feet along the East line of said DALEY ESTATES, FIRST PLAT; thence North 88 degrees 54'22" East for a distance of 1324.31 feet to the East line of said Southeast Quarter; thence South 01 degrees 54'19" East for a distance of 659.50 feet along said East line; thence South 88 degrees 54'22" West for a distance of 2488.29 feet along the South line of said Southeast Quarter to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 25.40 acres, more or less, including road right of way.
ERROR OF CLOSURE = 1 : 1790682

ZONING:
P.U.D. - Planned Unit Development

- 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
 - 6) Point Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - NE COR LOT 8 - 1/2" Bar - 908.5'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Document No. 2017R10331
 - 13) Utility Companies -
 - Water - Water District 7
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 14) Reference Old Republic National Title Insurance Co. File Number TX0014158 updated September 4, 2019
 - 15) Property is not in a Special Flood Hazard Area per FEMA FIRN Map 2013C03350G dated July 16, 2015
 - 16) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 17) Distances to and of structures, if any, are + 1'.
 - 18) Easements as per referenced Title Commitment are shown hereon - Right of Way Easement Bk. 339 Pg. 239, blanket description, to KP&L, not shown hereon.
 - 19) Fence Lines do not necessarily denote the boundary line for the property.
 - 20) Reference Survey: DALEY ESTATES

- 13L
East Quarter Corner
Sec. 16-12-22 (Level)(J.A.Herring)
1/2" Bar 6" Deep
1) 60d Nail SW Face 12" Walnut NE 26.69'
2) Mag. Nail & Shiner E Face of Power Pole W 15.45'
3) Center line at base sign post SW 19.91'
4) Mag Nail & Shiner NW Face 28" Cedar SE 69.91'
5) 100d Nail + 2" below surface S 19.98'

03-29-2021
OLSSON REVIEW



-Depict existing structures onsite and label.
-Contours shall extend to the limits of the plat.
-Provide limits of tree cover.
-Drainage Report indicates proposed detention ponds. Depict all ponds limits and label them. Provide a note detailing the responsibility of detention ponds and it's maintenance to be the responsibility of Joy Meadows Inc.
-The road/driveway is over Building #1 septic system. Per sanitary code, there shall be no permanent structure (driveway) over the tank, lateral or other part of an onsite wastewater system.
-The property is currently zoned PUD. Developer to provide a note in the restrictions regarding front setback minimum to edge of private driveway. Rear and side setbacks for accessory structures are 15 feet. Rear setback is 40 feet and side setback is 15 feet for primary buildings.

Contours support a storm culvert. Verify if one exists. All existing storm pipes shall be depicted with a size.

PHASE:
PHASE 1 - Buildings #2, #3, & #4
PHASE 2 - Buildings #5, #6, & #7

- 11N
South Quarter Corner
Sec. 16-12-22 (Level)(Melton)
1/2" Bar found 0.1' below ground
1) 60d Nail E Side 40" Sycamore 1.85 above ground NNE 5.57'
2) PK Nail LS-655 Washer NW Side 32" Sycamore 3.3' above ground SE 11.6'
3) PK Nail LS-655 Washer in center of 19" Diameter Stump W 17.91'
4) In North-South Fence Line

PID #235-21-0-00-00-003

PID #235-21-0-00-00-002

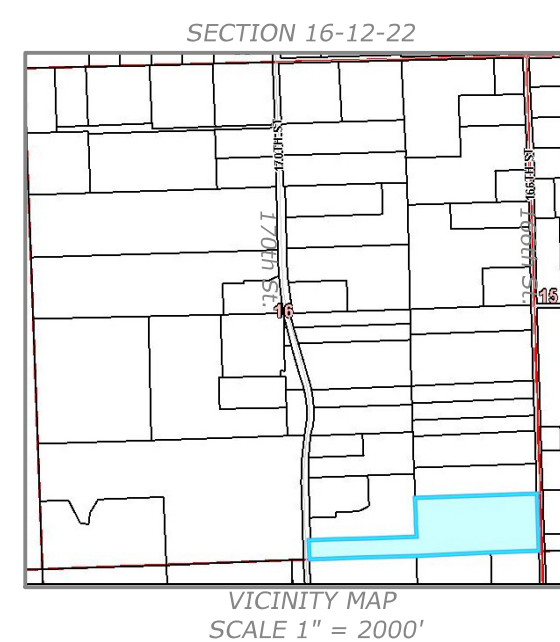
PID #235-21-0-00-00-001

- 13N
Southeast Corner
Sec. 16-12-22 (Level)(J.A.Herring)
1/2" Bar found 1" above ground
1) 60d Nail LS-655 Washer E Face 8" Oak 1.6' above ground N 24.18'
2) 60d Nail LS-655 Washer NE Face 10" Oak 3' above ground NW 13.33'
3) 60d Nail LS-655 Washer E Face 8" Oak 2.8' above ground S 17.6'
4) West Face Rock Fence E 11.2'
5) 1/2" Bar Cap LS-356 (DGWhite) N 18.9'

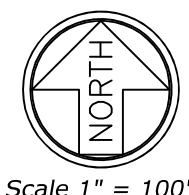
RESTRICTIONS:

- 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) Property is subject to the Resolution 2019-25
- 5) Additional Restrictions and Agreements recorded as Document #
- 6) All maintenance to be the responsibility of Joy Meadows Inc.
- 7) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.

It is Olsson's understanding there will no cross access easement. If so, please remove "Cross Access Easement"



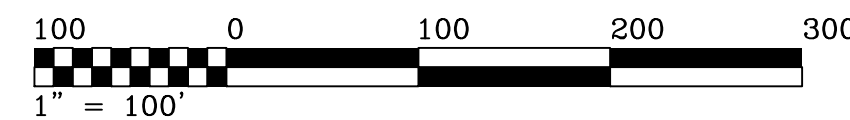
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 - - 1/2" Bar Found, unless otherwise noted.
 - - Concrete Base to be Set around Point
 - △ - PK Nail Found in Place
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 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement dedicated this plat
 - - Centerline
 - § - Section Line
 - BM - Benchmark
 - - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ◇ - Gas Valve
 - ⊕ - Water Meter/Valve
 - ⊕ - Telephone Pedestal
 - W - 6" Water Line - location as per district
 - ~ - Tree/Brush Line



Scale 1" = 100'

Job # K-21-1431
January 22, 2021 Rev. 3/17/21

J. HERRING, Inc. (dba)
SURVEYING
COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@jeamcash.com



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

Joseph A. Herring
PS # 1296

12400 170th Street
Leavenworth, Kansas 66048
Joy Meadows (23.22 acres)
235160000025010
Onsite Wastewater System Design – AES System
For Joy Meadows, Inc.
March 30, 2021

page 1 of 1



5719 Westfield Drive
Lawrence, KS 66049
chris@stormenggrp.com

Proposed development with seven family foster homes. KAR 28-4-804(a)(1) limits “a maximum of four children in foster care, with a maximum total of six children in the home, including the applicant’s or licensee’s own children under 16 years of age.” This regulation limits the size of a family foster home to eight people (two adults and six children) or equivalent to a four-bedroom residence. Design based on wastewater for four-bedroom equivalent residence.

Site soils [1]: 7271 Falleaf-Grinter soils, 8 to 20% slopes
NRCS Rating for septic tank absorption field: very limited
Reasons for rating: slow water movement, slope

Soil profile by Charlene Weiss, 5/4/2020, location of test pit not provided, 5-10% slope
0 - 8” Loamy sand – no mottles, moderate granular, very friable – loose, many fine/medium roots
8 - 23” Loamy sand – no mottles, moderate blocky, very friable – loose, common fine roots
23 - 48” Sandy loam – no mottles, moderate/weak blocky, very friable, few very fine roots

One or two houses (each with individual septic tank) will discharge to one AES wastewater treatment system:
Septic Tank: 1,500 gal (each house)
Design flow: 2 houses x 4 bedrooms/house x 150 gpd/bedroom = 1,200 gpd (600 gpd for one house)
Design Loading rate: 1.0 gpd/sf based on sandy loam with moderate blocky structure (Table A, [2])
Minimum system sand bed: 1,200 gpd/1.0 gpd/sf = 1,200 sf (600 sf for one house)
Minimum AES units: 2 houses x 4 bedrooms/house x 7 units/bedroom = 56 units (28 for one house) (Table B, [2])
System layout options:
A) 1 house: 4 rows of 7 units/row, 71’ long system sand bed, 8.5’ minimum wide system sand bed
B) 2 houses: 8 rows of 7 units/row, 71’ long system sand bed, 17’ minimum wide system sand bed
C) 2 houses: 7 rows of 8 units/row, 81’ long system sand bed, 15’ minimum wide system sand bed

System description (site slope 5% or less):

Septic tanks discharging by gravity flow to AES treatment system. Excavate area of the AES treatment system and place 6” minimum level system sand bed followed by placing AES pipes connected in a basic serial distribution configuration with differential venting at end of the system. The AES pipes are installed centered on the system sand bed and level (±1” vertically end-to-end) with 18” center-to-center pipe spacing. After properly placing the AES pipes, cover all pipes with 6” minimum of system sand and backfill with topsoil. Grade area upstream of AES treatment system so surface runoff flows around the treatment system.

System description (site slope greater than 5%):

Septic tanks discharging by gravity flow to AES treatment system. Excavate area of the AES treatment system and place 6” minimum system sand bed (10% maximum slope) followed by placing AES pipes connected in a basic serial distribution configuration with differential venting at end of the system. The AES pipes are installed grouped to upslope side of system sand bed and level (±1” vertically end-to-end) with 18” center-to-center pipe spacing. After properly placing the AES pipes, cover all pipes with 6” minimum of system sand and backfill with topsoil. Grade area upstream of AES treatment system so surface runoff flows around the treatment system.

Notes:

1. All construction shall conform to Leavenworth County Sanitary Code.
2. AES treatment system and system sand bed shall be installed per manufactures requirements.
3. No rain gutters or sump pumps shall be connected to this system.
4. Backfill shall be accomplished with low ground pressure equipment (no rubber-tired equipment)

+
[1] Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: websoilsurvey.sc.egov.usda.gov/, Accessed 1/12/2021.

[2] Presby Environmental, Inc. *Advanced Enviro-Septic (AES) Treatment System – Kansas Design and Installation Manual*. May 2011.



Voth, Krystal

From: jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>
Sent: Tuesday, February 9, 2021 2:53 PM
To: Sloop, Stephanie; Thorne, Eric; Miller, Jamie; Van Parys, David; Magaha, Chuck; 'tyler.rebel@Westarenergy.com'; 'stfrchief@yahoo.com'
Cc: Voth, Krystal
Subject: RE: DEV-21-006 & 007

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.

Joy Meadow is working with LVRWD#7 to get adequate water service to these properties.

Jalayne Turner

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

From: Sloop, Stephanie <SSloop@leavenworthcounty.gov>
Sent: Thursday, February 4, 2021 3:23 PM
To: Thorne, Eric <ethorne@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Magaha, Chuck <CMagaha@leavenworthcounty.gov>; 'tyler.rebel@Westarenergy.com' <tyler.rebel@Westarenergy.com>; 'stfrchief@yahoo.com' <stfrchief@yahoo.com>; jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>
Cc: Voth, Krystal <KVoth@leavenworthcounty.gov>
Subject: DEV-21-006 & 007

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Joy Meadows, an 8-Lot Subdivision.

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, February 11th.

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

Respectfully,

Stephanie Sloop

Planning Coordinator
Planning and Zoning
Leavenworth County Courthouse

300 Walnut St. Ste. 212
Leavenworth. KS 66048
(913) 364-5750 ph



Stormwater Management Study

FOR

Joy Meadows

January 22, 2021

Prepared for:
OPFOR Management Services

Prepared by:
George Butler Associates, Inc.



Contact: Jay Healy, P.E.
jhealy@gbateam.com
9801 Renner Boulevard
Lenexa, KS 66219
Office: (913)492-0400
Fax: (913)577-8312

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Exhibit 2 – FEMA Flood Insurance Rate Map	
Exhibit 3 – USDA Soil Resource Report	
Exhibit 4 - Existing Conditions HEC-HMS Summary	
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Exhibit 6 - Detention Basin Design Summary	
Exhibit 7 - Basin Drainage Areas	
Plan Sheet 5 of 5 – Grading Plan	

Introduction:

Joy Meadows plans to construct an access drive and eight future residential lots within their property located at 12400 170th Street in unincorporated Leavenworth County, Kansas. The property is located east of 170th Street and north of Golden Road, and is approximately 25.01 acres in size. The site has one existing single family residence and one barn.

This report is to serve as the preliminary stormwater drainage analysis for the development.

Methodology:

The Study methodology is based on allowable methods and procedures specified by Leavenworth County Construction and Stormwater Drainage Standards. A summary of each component of the report is provided below.

- Leavenworth County Construction and Stormwater Drainage Standards
- Rational Method

Existing Conditions:

Joy Meadows plans to construct an access drive and eight future residential lots within their property located at 12400 170th Street in unincorporated Leavenworth County, Kansas. The property is located east of 170th Street and north of Golden Road, and is approximately 25.01 acres in size. The site has one existing single family residence and one barn.

The project area lies inside Zone X, areas of minimal flood hazard, per FEMA FIRM 20103C0350G, dated July 16, 2015.

The site is partially developed, with a single family residence near the center of the site and a barn northeast of the residence. The existing topography is generally rolling, with grades from 5% to 15%. The property is made up of both woods and pasture, and a small amount of impervious surface.

The property currently drains via overland flow to both the north and south, with a ridge running approximately from southwest to northeast. The north and south watersheds are further broken into subbasins as follows:

Existing Conditions			
Subbasin	Area (AC)	CN	Tc (min)
Northeast	4.90	78	16.03
Northwest	1.34	78	10.35
Southeast	6.41	78	12.93
South Center	3.96	78	11.98
Southwest	7.16	77	13.02

Table 1 – Existing Subbasins

The site consists of hydrologic soil groups C and D, per the attached NRCS soil report. Weighted curve numbers were calculated for each subbasin using pasture, CN=79, and woods, CN=77. See attached existing drainage map for details.

Existing conditions were modeled in HEC-HMS. A summary of existing flows can be found in Table 2 below. South and North basins are the sum of flows draining north and south. See Appendix A for details.

Existing Conditions		
Subbasin	Existing 10 Year Peak Discharge (CFS)	Existing 100 Year Peak Discharge (CFS)
Northeast	15.46	26.72
Northwest	5.09	8.65
Southeast	22.79	39.02
South Center	14.5	24.75
Southwest	24.58	42.57
North	20.56	35.37
South	61.87	106.34

Table 2 – Existing Conditions HEC-HMS Summary

Proposed Conditions:

Joy Meadows plans to construct an access drive and eight future residential lots. Each lot is to have a single family residence. Overall, approximately 2.32 acres of impervious surface will be added to the site, distributed through the subbasins. Impervious surface for each single family residence was assumed to be 3,200 square feet. The internal area of the east turnaround was also assumed to be impervious for a future playground. The site also consists of two largely wooded areas that drain away from the site. These areas are the West stem portion of the tract and the east corner of the tract. These areas have been excluded from the stormwater calculations. See Exhibit 6. Proposed subbasin conditions are as follows:

Proposed Conditions				
Subbasin	Area (AC)	Impervious Area (AC)	CN	Tc (min)
Northeast	4.77	0.58	81	14.21
Northwest	1.52	0	78	9.07
Southeast	3.08	0.69	81	11.47
South Center	2.93	0	78	10.57
Southwest	3.28	1.05	84	12.80

Table 3 – Proposed Subbasins

Curve numbers and time of concentrations were adjusted for the proposed impervious surface. Curve numbers were round up as a conservative assumption.

Leavenworth, Kansas has adopted Section 5600 of Kansas City Metropolitan Chapter of the American Public Works Association (APWA) for design criteria of storm drainage systems. Leavenworth has amended the criteria for stormwater management for new development. Proposed development stormwater drainage should not exceed 2.2 CFS/Acre, for the 15 – Year storm event.

The property will drain in more or less the same manner as existing conditions, via overland flow to the north and south. Culverts will be constructed at low points crossing under the proposed drive to facilitate drainage. Swales will be installed in the North and South subbasins to direct the stormwater into the detention basins. Swales to be installed generally in an East – West direction.

The site drains generally North and South. The North basin was split into two subbasins Northeast and Northwest. The Northeast subbasin drains to an existing pond. Increasing the capacity of the pond and installing an outlet structure will provide detention and control for the North basin. The South basin is split into three subbasins: Southwest, South Center and Southeast. In order to provide detention and flow control, two separate detention basins with outlet structures were modeled one in the Southwest basin and one in the Southeast basin. The South Center and Northwest subbasins drain off site to the South and Northwest. See Appendix B for details.

The proposed conditions were modeled using HEC-HMS. A summary of proposed flows is provided in Table 4 below. North and South basins are the peak flows draining to the north and south of the site. See Appendix B for details.

Proposed Conditions			
Subbasin	Proposed 10 Year Peak Discharge (CFS)	Proposed 15 Year Peak Discharge (CFS)	Proposed 100 Year Peak Discharge (CFS)
Northeast	10.8	13.5	25.7
Northwest	5.8	6.4	9.8
Southeast	3.3	3.4	10.4
South Center	11.1	12.2	18.8
Southwest	5.5	8.1	18.8
North	13.0	15.8	32.6
South	16.7	20.1	41.1

Table 4 – Proposed Conditions HEC-HMS Summary

Subbasin Design

There are two proposed detention basins along with proposed improvements to an existing pond.

The detention basins are located in the Southeast and Southwest subbasin and the pond is located in the Northeast subbasin. The design and flows for the basins were calculated and have been included in Appendix B.

The Southeast detention basin was designed with a 4” orifice at an elevation 910.00 and an weir at an elevation of 915.00. The top of the basin is at an elevation of 916.00.

The Southwest detention basin was designed with a 4” orifice at an elevation of 896.00 and a 8’ weir at an elevation of 899.50. The top of basin is at an elevation of 900.50.

Improvements to the existing pond include increasing the ponds capacity through regrading, raising the dam and installing an outlet control structure. The pond dam was modeled to be raised to an elevation of 879.50. The outlet structure as designed with a 6" orifice at an elevation of 873.00 and a 4' weir at an elevation of 877.50.

Summary and Recommendations:

Construction of the proposed development per the recommendations of this report will meet or exceed the stormwater quality and quantity requirements of Leavenworth County, Kansas. The designed stormwater management plan will provide stormwater management benefits for the proposed development.

APPENDIX A – EXISTING CONDITIONS

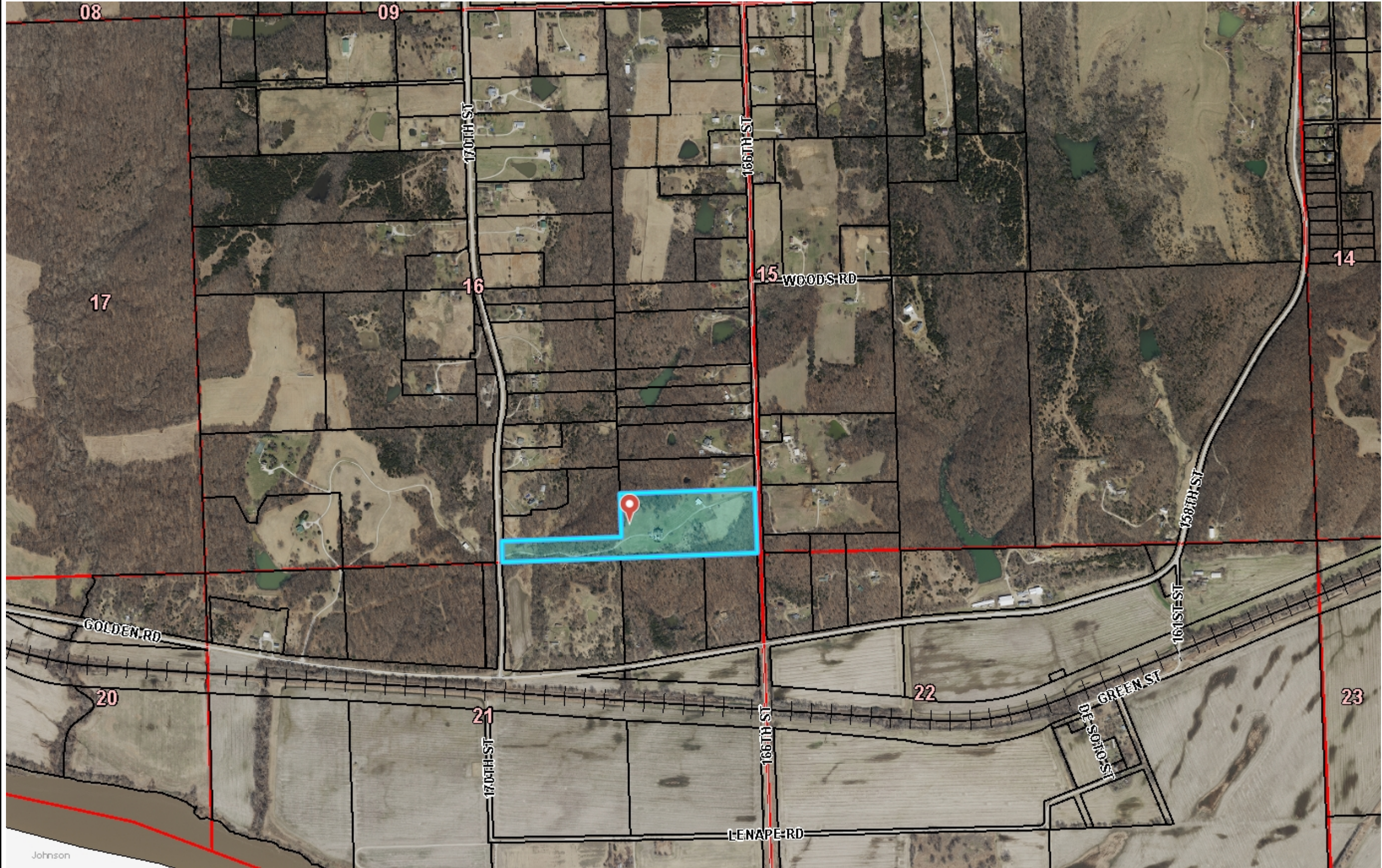
Exhibit 1 – Location Map

Exhibit 2 – FEMA Flood Insurance Rate Map

Exhibit 3 – USDA Soil Resource Report

Exhibit 4 – Existing Conditions HEC-HMS Summary

Leavenworth County, KS



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

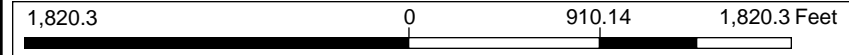
1 in. = 910ft.



Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



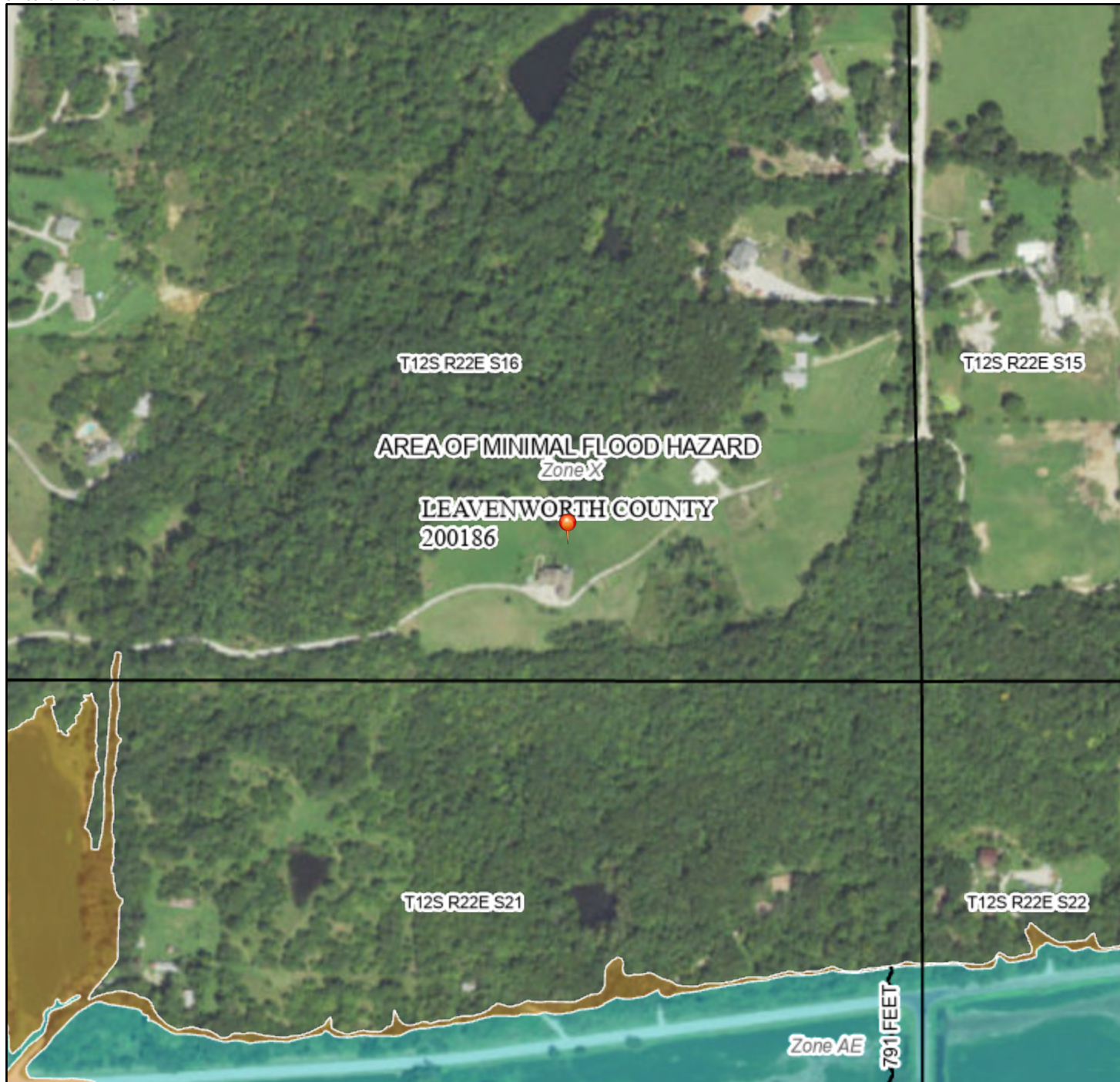
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

National Flood Hazard Layer FIRMMette



94°58'23"W 39°0'18"N



94°57'46"W 38°59'50"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
- N
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/22/2021 at 4:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



United States
Department of
Agriculture

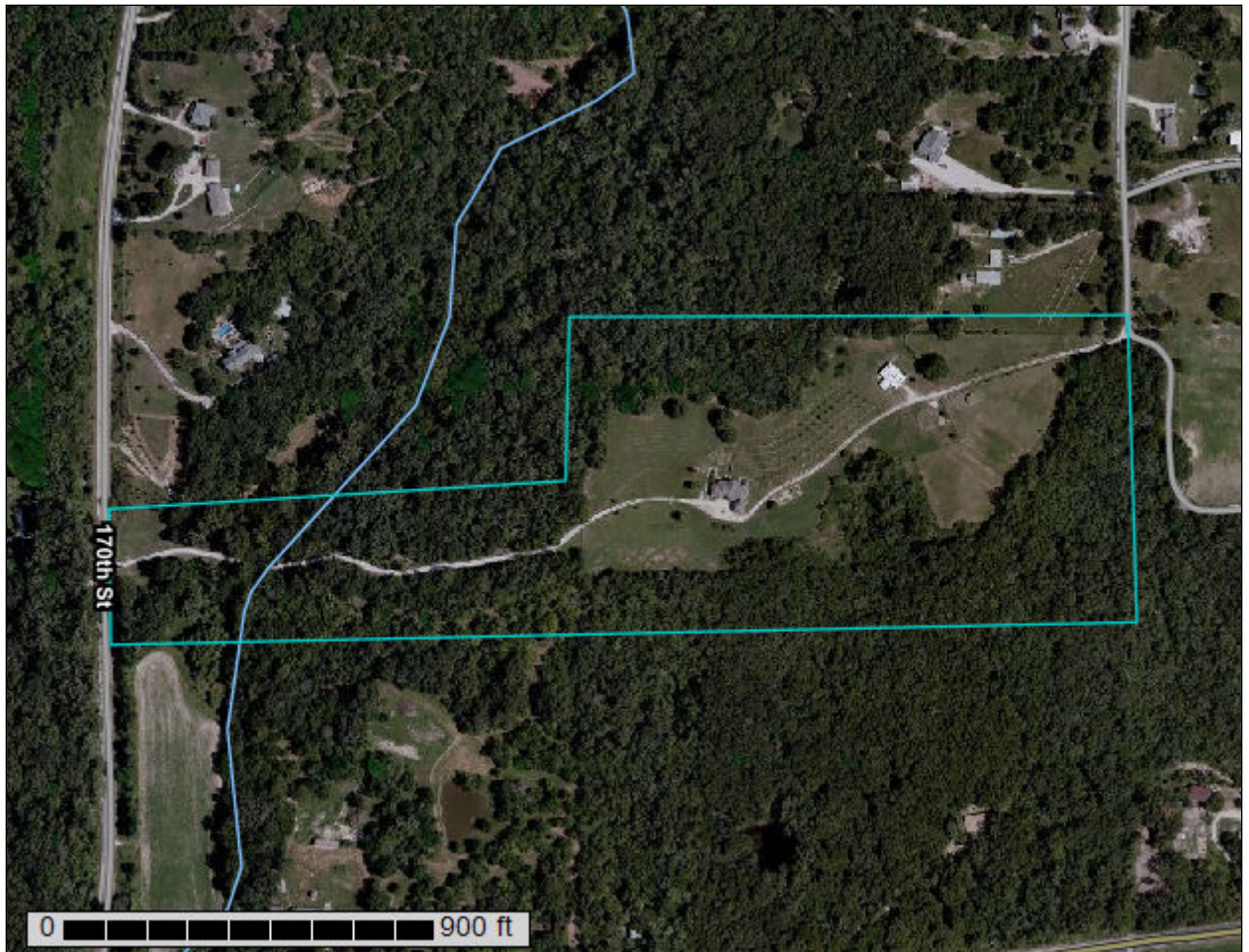
NRCS

Natural
Resources
Conservation
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A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Leavenworth County, Kansas**

Joy Meadows



January 22, 2021

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

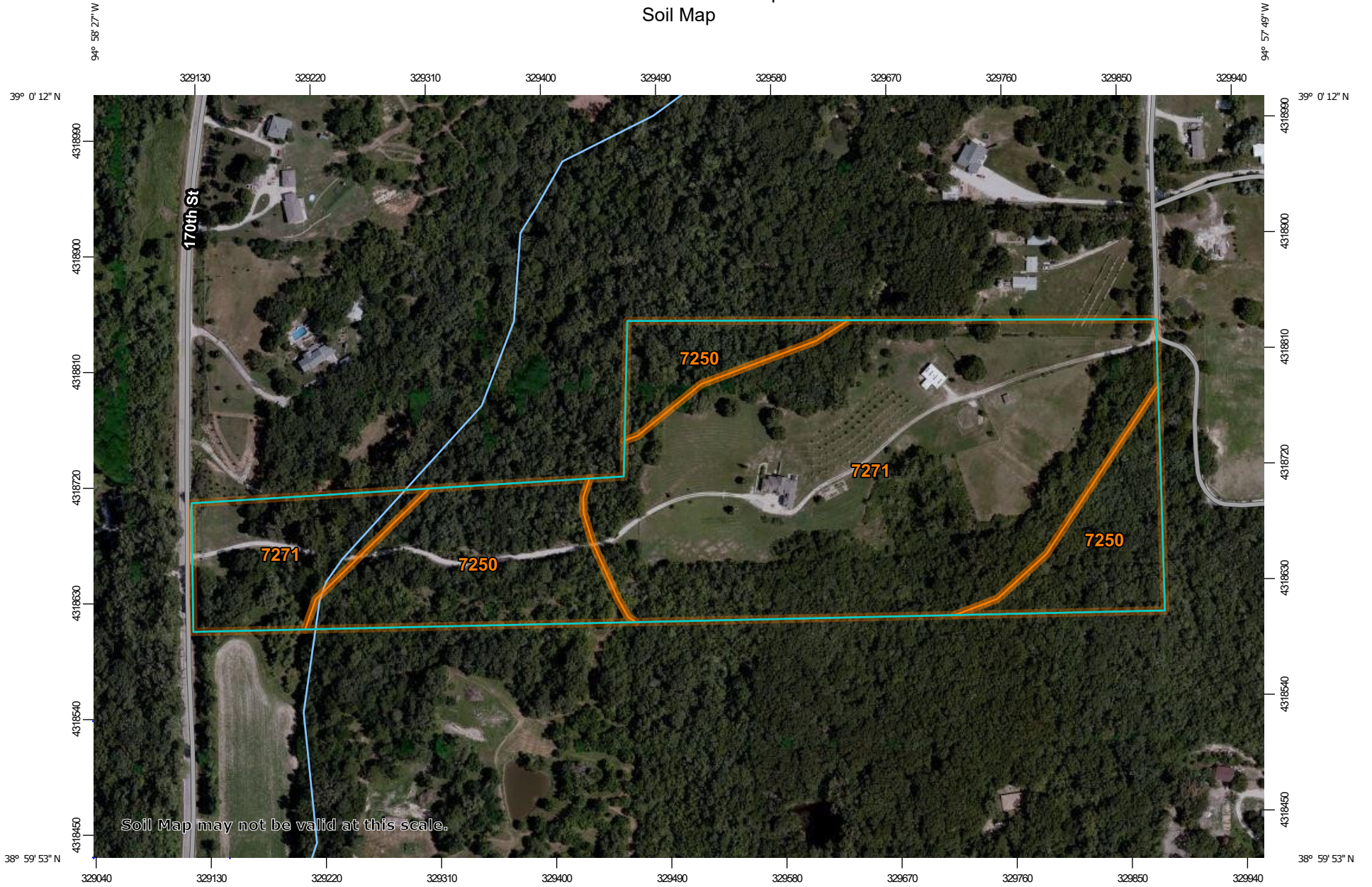
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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

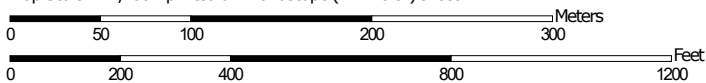
The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.


Map Scale: 1:4,180 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

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

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Leavenworth County, Kansas
 Survey Area Data: Version 15, Jun 10, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 16, 2019—Sep 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7250	Gosport-Sogn complex, 7 to 35 percent slopes	9.8	29.8%
7271	Falleaf-Grinter soils, 8 to 20 percent slopes	23.1	70.2%
Totals for Area of Interest		32.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

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onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Leavenworth County, Kansas

7250—Gosport-Sogn complex, 7 to 35 percent slopes

Map Unit Setting

National map unit symbol: 20hy8
Elevation: 500 to 2,000 feet
Mean annual precipitation: 31 to 47 inches
Mean annual air temperature: 43 to 66 degrees F
Frost-free period: 175 to 215 days
Farmland classification: Not prime farmland

Map Unit Composition

Gosport and similar soils: 50 percent
Sogn and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gosport

Setting

Landform: Hillslopes
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Clayey residuum weathered from shale

Typical profile

A - 0 to 6 inches: silt loam
Bw - 6 to 23 inches: silty clay
C - 23 to 33 inches: silty clay
Cr - 33 to 37 inches: weathered bedrock

Properties and qualities

Slope: 7 to 35 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: R106XY015KS - Loamy Upland (PE 30-37)
Hydric soil rating: No

Description of Sogn

Setting

Landform: Hillslopes
Down-slope shape: Convex

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Across-slope shape: Convex

Parent material: Loamy residuum weathered from limestone

Typical profile

A - 0 to 6 inches: silty clay loam

AC - 6 to 16 inches: flaggy silty clay loam

R - 16 to 20 inches: unweathered bedrock

Properties and qualities

Slope: 7 to 20 percent

Depth to restrictive feature: 4 to 20 inches to lithic bedrock

Drainage class: Somewhat excessively drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 4 percent

Available water capacity: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Hydrologic Soil Group: D

Ecological site: R106XY028KS - Shallow Limy (PE 30-37)

Hydric soil rating: No

Minor Components

Martin

Percent of map unit: 5 percent

Landform: Hillslopes

Ecological site: R106XY015KS - Loamy Upland (PE 30-37)

Hydric soil rating: No

Oska

Percent of map unit: 5 percent

Landform: Hillslopes

Landform position (three-dimensional): Side slope

Ecological site: R106XY015KS - Loamy Upland (PE 30-37)

Hydric soil rating: No

Elmont

Percent of map unit: 5 percent

Landform: Hillslopes

Ecological site: R106XY015KS - Loamy Upland (PE 30-37)

Hydric soil rating: No

7271—Falleaf-Grinter soils, 8 to 20 percent slopes

Map Unit Setting

National map unit symbol: 2m7gs
Elevation: 770 to 1,200 feet
Mean annual precipitation: 31 to 47 inches
Mean annual air temperature: 52 to 55 degrees F
Frost-free period: 175 to 215 days
Farmland classification: Not prime farmland

Map Unit Composition

Falleaf and similar soils: 60 percent
Grinter and similar soils: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Falleaf

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Glaciofluvial deposits

Typical profile

A1 - 0 to 6 inches: fine sandy loam
A2 - 6 to 10 inches: fine sandy loam
2Bt - 10 to 46 inches: clay loam
2BC - 46 to 85 inches: clay loam

Properties and qualities

Slope: 8 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: High (about 10.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: R106XY025NE - Savannah
Forage suitability group: Loam (G106XY100NE)

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Other vegetative classification: Loam (G106XY100NE)
Hydric soil rating: No

Description of Grinter

Setting

Landform: Hillslopes
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Eolian deposits

Typical profile

A - 0 to 15 inches: loamy sand
AB - 15 to 20 inches: loamy sand
E and Bt - 20 to 54 inches: loamy fine sand
C1 - 54 to 76 inches: fine sand
2C2 - 76 to 83 inches: loam

Properties and qualities

Slope: 8 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R106XY025NE - Savannah
Forage suitability group: Droughty Loam (G106XY120NE)
Other vegetative classification: Droughty Loam (G106XY120NE)
Hydric soil rating: No

Minor Components

Olmitz

Percent of map unit: 5 percent
Landform: Hillslopes
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: R106XY015KS - Loamy Upland (PE 30-37)
Other vegetative classification: Loam (G106XY100NE)
Hydric soil rating: No

Morrill

Percent of map unit: 5 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope

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Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: R106XY015KS - Loamy Upland (PE 30-37)

Other vegetative classification: Loam (G106XY100NE)

Hydric soil rating: No

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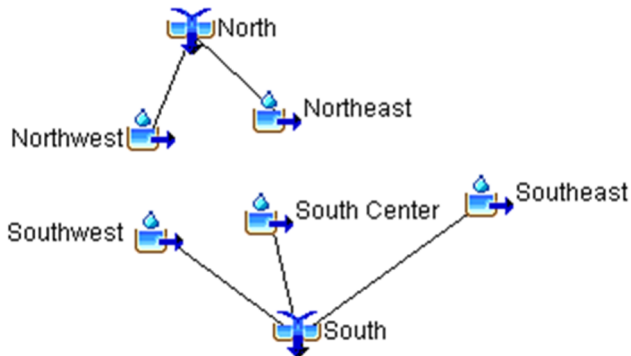
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United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Exhibit 4 – Existing Conditions HEC-HMS Summary

Existing Subbasin Model:



Existing Conditions			
Subbasin	Area (AC)	CN	Tc (min)
Northeast	4.90	78	16.03
Northwest	1.34	78	10.35
Southeast	6.41	78	12.93
South Center	3.96	78	11.98
Southwest	7.16	77	13.02

Existing Conditions Summary Table:

Project: Joy Meadows Simulation Run: Existing 10 Yr

Start of Run: 01Jan2021, 10:00 Basin Model: Existing
 End of Run: 02Jan2021, 10:06 Meteorologic Model: 10 Year
 Compute Time: 12Jan2021, 14:16:03 Control Specifications: 24 Hr

Show Elements: Volume Units: IN AC-FT Sorting:

Hydrologic Element	Drainage Area (MI ²)	Peak Discharge (CFS)	Time of Peak	Volume (AC-FT)
Northeast	0.01	15.46	01Jan2021, 22:00	1.210
Southwest	0.01	24.58	01Jan2021, 22:00	1.714
Southeast	0.01	22.79	01Jan2021, 22:00	1.584
South Center	0.01	14.50	01Jan2021, 22:00	0.979
South	0.03	61.87	01Jan2021, 22:00	4.276
Northwest	0.00	5.09	01Jan2021, 22:00	0.330
North	0.01	20.56	01Jan2021, 22:00	1.540

Project: Joy Meadows Simulation Run: Existing 100 Yr

Start of Run: 01Jan2021, 10:00 Basin Model: Existing
End of Run: 02Jan2021, 10:06 Meteorologic Model: 100 Year
Compute Time: 12Jan2021, 14:16:06 Control Specifications: 24 Hr

Show Elements: All Elements ▾

Volume Units: IN AC-FT

Sorting: Hydrologic ▾

Hydrologic Element	Drainage Area (MI ²)	Peak Discharge (CFS)	Time of Peak	Volume (AC-FT)
Northeast	0.01	26.72	01Jan2021, 22:00	2.085
Southwest	0.01	42.57	01Jan2021, 22:00	2.980
Southeast	0.01	39.02	01Jan2021, 22:00	2.729
South Center	0.01	24.75	01Jan2021, 22:00	1.686
South	0.03	106.34	01Jan2021, 22:00	7.395
Northwest	0.00	8.65	01Jan2021, 22:00	0.570
North	0.01	35.37	01Jan2021, 22:00	2.655

APPENDIX B – PROPOSED CONDITIONS

Exhibit 5 – Proposed Conditions HEC-HMS Summary

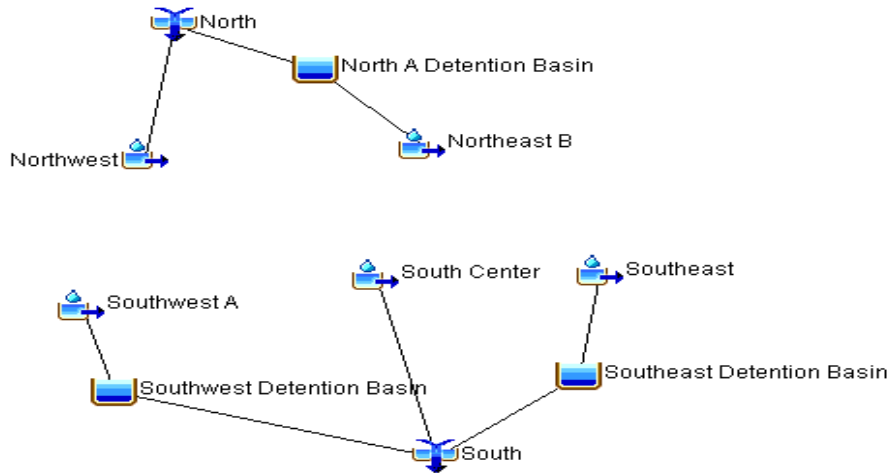
Exhibit 6 – Detention Basin Design Summary

Exhibit 7 – Basin Drainage Areas

Plan Sheet C03 – Grading Plan

Exhibit 5 – Proposed Conditions HEC-HMS Summary

Proposed Subbasin Model:



Proposed Conditions			
Subbasin	Area (AC)	CN	Tc (min)
Northeast	4.77	81	14.21
Northwest	1.52	78	9.07
Southeast	3.08	81	11.47
South Center	2.93	78	10.57
Southwest	3.28	84	12.80

Proposed Conditions Summary Table:

Project: Joy Meadows Simulation Run: Proposed 15 Yr

Start of Run: 01Jan2021, 10:00 Basin Model: Proposed
 End of Run: 02Jan2021, 10:06 Meteorologic Model: 15 Year
 Compute Time: 22Jan2021, 13:18:47 Control Specifications: 24 Hr

Show Elements: All Elements Volume Units: IN AC-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI ²)	Peak Discharge (CFS)	Time of Peak	Volume (AC-FT)
Southwest A	0.0051250	16.2	01Jan2021, 22:00	1.1
Southwest Detention Basin	0.0051250	8.1	01Jan2021, 22:06	1.1
Southeast	0.0048125	13.7	01Jan2021, 22:00	0.9
Southeast Detention Basin	0.0048125	3.4	01Jan2021, 22:18	0.9
South Center	0.0045700	12.2	01Jan2021, 22:00	0.8
South	0.0145075	20.1	01Jan2021, 22:06	2.8
Northeast B	0.0074231	18.0	01Jan2021, 22:00	1.4
North A Detention Basin	0.0074231	13.5	01Jan2021, 22:12	1.4
Northwest	0.0023750	6.4	01Jan2021, 22:00	0.4
North	0.0097981	15.8	01Jan2021, 22:12	1.8

Project: Joy Meadows Simulation Run: Proposed 10 Yr

Start of Run: 01Jan2021, 10:00 Basin Model: Proposed
 End of Run: 02Jan2021, 10:06 Meteorologic Model: 10 Year
 Compute Time: 22Jan2021, 13:18:45 Control Specifications: 24 Hr

Show Elements: All Elements Volume Units: IN AC-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI ²)	Peak Discharge (CFS)	Time of Peak	Volume (AC-FT)
Southwest A	0.0051250	15.0	01Jan2021, 22:00	1.0
Southwest Detention Basin	0.0051250	5.5	01Jan2021, 22:12	1.0
Southeast	0.0048125	12.5	01Jan2021, 22:00	0.8
Southeast Detention Basin	0.0048125	3.3	01Jan2021, 22:18	0.8
South Center	0.0045700	11.1	01Jan2021, 22:00	0.7
South	0.0145075	16.7	01Jan2021, 22:00	2.5
Northeast B	0.0074231	16.4	01Jan2021, 22:00	1.3
North A Detention Basin	0.0074231	10.8	01Jan2021, 22:12	1.3
Northwest	0.0023750	5.8	01Jan2021, 22:00	0.4
North	0.0097981	13.0	01Jan2021, 22:12	1.7

Project: Joy Meadows Simulation Run: Proposed 100 Year

Start of Run: 01Jan2021, 10:00 Basin Model: Proposed
End of Run: 02Jan2021, 10:06 Meteorologic Model: 100 Year
Compute Time: 22Jan2021, 13:18:46 Control Specifications: 24 Hr

Show Elements: All Elements ▾

Volume Units: IN AC-FT

Sorting: Hydrologic ▾

Hydrologic Element	Drainage Area (MI ²)	Peak Discharge (CFS)	Time of Peak	Volume (AC-FT)
Southwest A	0.0051250	23.8	01Jan2021, 21:54	1.6
Southwest Detention Basin	0.0051250	18.8	01Jan2021, 22:00	1.6
Southeast	0.0048125	20.6	01Jan2021, 22:00	1.4
Southeast Detention Basin	0.0048125	10.4	01Jan2021, 22:12	1.4
South Center	0.0045700	18.8	01Jan2021, 22:00	1.2
South	0.0145075	41.1	01Jan2021, 22:00	4.2
Northeast B	0.0074231	27.4	01Jan2021, 22:00	2.1
North A Detention Basin	0.0074231	25.7	01Jan2021, 22:06	2.1
Northwest	0.0023750	9.8	01Jan2021, 22:00	0.6
North	0.0097981	32.6	01Jan2021, 22:06	2.8

Exhibit 6 – Detention Basin Design Summary

Proposed Southeast Detention Basin Elevation Flow Table:

Elevation (FT)	Depth (Ft)	Discharge (Combined) (CFS)	1st Orifice (CFS)	2nd Orifice (CFS)	3rd Orifice (CFS)	4th Orifice (CFS)	1st Weir Flow (CFS)	2nd Weir Flow (CFS)
910.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
910.25	0.25	0.49	0.49	0.00	0.00	0.00	0.00	0.00
910.50	0.5	0.97	0.97	0.00	0.00	0.00	0.00	0.00
910.75	0.75	1.28	1.28	0.00	0.00	0.00	0.00	0.00
911.00	1	1.53	1.53	0.00	0.00	0.00	0.00	0.00
911.25	1.25	1.75	1.75	0.00	0.00	0.00	0.00	0.00
911.50	1.5	1.94	1.94	0.00	0.00	0.00	0.00	0.00
911.75	1.75	2.11	2.11	0.00	0.00	0.00	0.00	0.00
912.00	2	2.28	2.28	0.00	0.00	0.00	0.00	0.00
912.25	2.25	2.43	2.43	0.00	0.00	0.00	0.00	0.00
912.50	2.5	2.57	2.57	0.00	0.00	0.00	0.00	0.00
912.75	2.75	2.70	2.70	0.00	0.00	0.00	0.00	0.00
913.00	3	2.83	2.83	0.00	0.00	0.00	0.00	0.00
913.25	3.25	2.95	2.95	0.00	0.00	0.00	0.00	0.00
913.50	3.5	3.07	3.07	0.00	0.00	0.00	0.00	0.00
913.75	3.75	3.18	3.18	0.00	0.00	0.00	0.00	0.00
914.00	4	3.29	3.29	0.00	0.00	0.00	0.00	0.00
914.25	4.25	3.40	3.40	0.00	0.00	0.00	0.00	0.00
914.50	4.5	3.50	3.50	0.00	0.00	0.00	0.00	0.00
914.75	4.75	3.60	3.60	0.00	0.00	0.00	0.00	0.00
915.00	5	3.70	3.70	0.00	0.00	0.00	0.00	0.00
915.25	5.25	7.09	3.79	0.00	0.00	0.00	3.30	0.00
915.50	5.5	13.22	3.88	0.00	0.00	0.00	9.33	0.00
915.75	5.75	21.12	3.97	0.00	0.00	0.00	17.15	0.00
916.00	6	30.46	4.06	0.00	0.00	0.00	26.40	0.00

Proposed Southeast Detention Basin Elevation - Area Table:

Elevation	Area (SF)	Area (AC)	Storage (AC-FT)	Cumulative Storage (AC-FT)
910	1432.32	0.032882	0	0
912	2820.18	0.06	0.05	0.05
914	4641.36	0.11	0.09	0.13
916	6625.65	0.15	0.13	0.26

Proposed Southwest Detention Basin Elevation - Flow Table:

Elevation (FT)	Depth (Ft)	Discharge (Combined) (CFS)	1st Orifice (CFS)	2nd Orifice (CFS)	3rd Orifice (CFS)	4th Orifice (CFS)	1st Weir Flow (CFS)	2nd Weir Flow (CFS)
896.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
896.25	0.25	0.42	0.42	0.00	0.00	0.00	0.00	0.00
896.50	0.5	0.97	0.97	0.00	0.00	0.00	0.00	0.00
896.75	0.75	1.28	1.28	0.00	0.00	0.00	0.00	0.00
897.00	1	1.53	1.53	0.00	0.00	0.00	0.00	0.00
897.25	1.25	1.75	1.75	0.00	0.00	0.00	0.00	0.00
897.50	1.5	1.94	1.94	0.00	0.00	0.00	0.00	0.00
897.75	1.75	2.11	2.11	0.00	0.00	0.00	0.00	0.00
898.00	2	2.28	2.28	0.00	0.00	0.00	0.00	0.00
898.25	2.25	2.43	2.43	0.00	0.00	0.00	0.00	0.00
898.50	2.5	2.57	2.57	0.00	0.00	0.00	0.00	0.00
898.75	2.75	2.70	2.70	0.00	0.00	0.00	0.00	0.00
899.00	3	2.83	2.83	0.00	0.00	0.00	0.00	0.00
899.25	3.25	2.95	2.95	0.00	0.00	0.00	0.00	0.00
899.50	3.5	3.07	3.07	0.00	0.00	0.00	0.00	0.00
899.75	3.75	6.48	3.18	0.00	0.00	0.00	3.30	0.00
900.00	4	12.62	3.29	0.00	0.00	0.00	9.33	0.00
900.25	4.25	20.54	3.40	0.00	0.00	0.00	17.15	0.00
900.50	4.5	29.90	3.50	0.00	0.00	0.00	26.40	0.00

Proposed Southwest Detention Basin Elevation - Flow Table:

Elevation	Area (SF)	Area (AC)	Storage (AC-FT)	Cumulative Storage (AC-FT)
896	2388.85	0.05484	0	0
898	3834	0.09	0.07	0.07
900	5505.33	0.13	0.11	0.18
900.5	5520.85	0.13	0.13	0.31

Proposed Northeast Pond Elevation – Flow Table:

Elevation (FT)	Depth (Ft)	Discharge (Combined) (CFS)	1st Orifice (CFS)	2nd Orifice (CFS)	3rd Orifice (CFS)	4th Orifice (CFS)	1st Weir Flow (CFS)	2nd Weir Flow (CFS)
873.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
873.25	0.25	0.62	0.62	0.00	0.00	0.00	0.00	0.00
873.50	0.5	1.89	1.89	0.00	0.00	0.00	0.00	0.00
873.75	0.75	2.67	2.67	0.00	0.00	0.00	0.00	0.00
874.00	1	3.28	3.28	0.00	0.00	0.00	0.00	0.00
874.25	1.25	3.78	3.78	0.00	0.00	0.00	0.00	0.00
874.50	1.5	4.23	4.23	0.00	0.00	0.00	0.00	0.00
874.75	1.75	4.63	4.63	0.00	0.00	0.00	0.00	0.00
875.00	2	5.00	5.00	0.00	0.00	0.00	0.00	0.00
875.25	2.25	5.35	5.35	0.00	0.00	0.00	0.00	0.00
875.50	2.5	5.67	5.67	0.00	0.00	0.00	0.00	0.00
875.75	2.75	5.98	5.98	0.00	0.00	0.00	0.00	0.00
876.00	3	6.27	6.27	0.00	0.00	0.00	0.00	0.00
876.25	3.25	6.55	6.55	0.00	0.00	0.00	0.00	0.00
876.50	3.5	6.82	6.82	0.00	0.00	0.00	0.00	0.00
876.75	3.75	7.07	7.07	0.00	0.00	0.00	0.00	0.00
877.00	4	7.32	7.32	0.00	0.00	0.00	0.00	0.00
877.25	4.25	7.56	7.56	0.00	0.00	0.00	0.00	0.00
877.50	4.5	7.80	7.80	0.00	0.00	0.00	0.00	0.00
877.75	4.75	9.67	8.02	0.00	0.00	0.00	1.65	0.00
878.00	5	12.91	8.24	0.00	0.00	0.00	4.67	0.00
878.25	5.25	17.03	8.46	0.00	0.00	0.00	8.57	0.00
878.50	5.5	21.86	8.66	0.00	0.00	0.00	13.20	0.00
878.75	5.75	27.32	8.87	0.00	0.00	0.00	18.45	0.00
879.00	6	33.32	9.07	0.00	0.00	0.00	24.25	0.00

Proposed Northeast Pond Elevation – Area Table:

Elevation	Area (SF)	Area (AC)	Storage (AC-FT)	Cumulative Storage (AC-FT)
873	973.84	0.022356	0	0
875	1899.14	0.04	0.03	0.03
877	3070.77	0.07	0.06	0.09
879	4470	0.10	0.09	0.18

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CAUTION!
Utilities on Site. Contractor to verify location and elevation of all utilities prior to commencing construction.

GBA
9801 Renner Boulevard
Lenexa, Kansas 66219
913-492-0400
www.gbateam.com

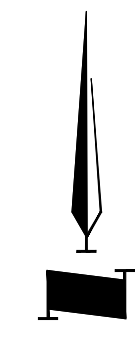
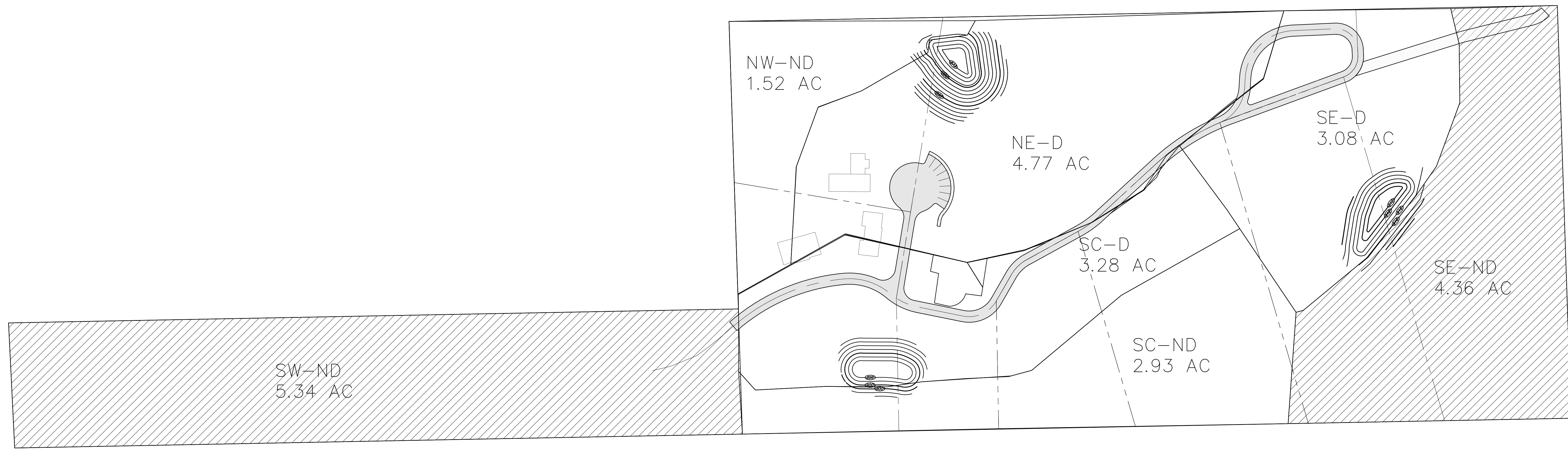
DATE: 01-22-21	
DESIGN BY: CEL	
DRAWN BY: GAN	
PROJECT NO.: 14772.00	
SHEET NO.	TOTAL SHEETS

Clint Loumaster
Professional Engineer
License No. 21477

Paving Plans
Joy Meadows
Desota, Kansas

Legend:
- - - 900 Existing Contour
— 900 Proposed Contour

NO.	DATE	REVISIONS	BY	APPROVED



BASIN DRAINAGE AREAS

CAUTION!
 Utilities on Site. Contractor
 to verify location and
 elevation of all utilities prior
 to commencing construction.

GBA

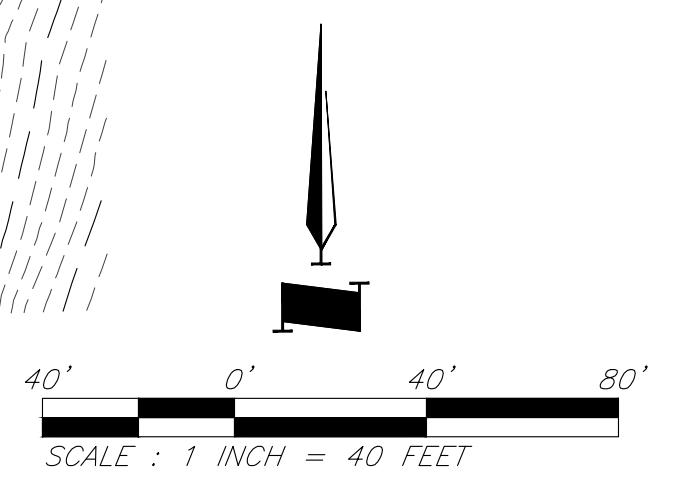
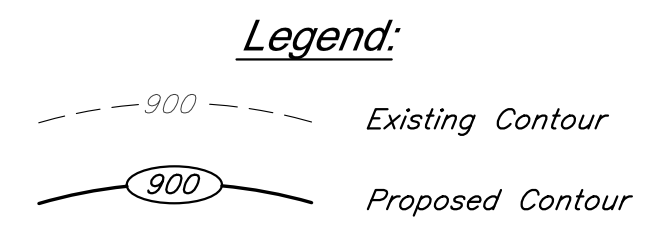
9801 Renner Boulevard
 Lenexa, Kansas 66219
 913.492.0400
 www.gbateam.com

DATE:	01-22-21
DESIGN BY:	CEL
DRAWN BY:	GAN
PROJECT NO.:	14772.00
SHEET NO.:	TOTAL SHEETS
5	5

Clint Loumaster
 Professional Engineer
 License No. 21477

Paving Plans
Joy Meadows
 Desota, Kansas

NO.	DATE	REVISIONS	BY	APPROVED



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Grading Plan

JOY MEADOWS

A Planned Unit Development (P.U.D.) in the Southeast Quarter of Section 16, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Joy Meadows Inc.
12400 170th Street
Linwood, KS 66052
PID #235-16-0-00-00-025.01

SURVEYOR'S DESCRIPTION:
A tract of land in the Southeast Quarter of Section 16, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 88 degrees 54'22" East for a distance of 161.93 feet along the South line of said Southeast Quarter to the TRUE POINT OF BEGINNING, said point being in the apparent centerline of 170th Street; thence North 02 degrees 52'18" West for a distance of 185.07 feet along said centerline; thence North 02 degrees 01'31" West for a distance of 14.94 feet along said centerline; thence North 88 degrees 54'12" East for a distance of 1166.79 feet along the South line of DALEY ESTATES, FIRST PLAT; thence North 01 degrees 51'47" West for a distance of 459.50 feet along the East line of said DALEY ESTATES, FIRST PLAT; thence North 88 degrees 54'22" East for a distance of 1324.31 feet to the East line of said Southeast Quarter; thence South 01 degrees 54'19" East for a distance of 659.50 feet along said East line; thence South 88 degrees 54'22" West for a distance of 2488.29 feet along the South line of said Southeast Quarter to the point of beginning, together with and subject to covenants, easement and restriction of record.
Said property contain 25.40 acres, more or less, including road right of way.
ERROR OF CLOSURE = 1 : 1760682

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: JOY MEADOWS.

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

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

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of JOY MEADOWS, have set our hands this _____ day of _____, 2021.

Justin Oberndorfer, Member of Joy Meadows Inc.

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

NOTARY PUBLIC

My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of JOY MEADOWS this _____ day of _____, 2021.

Secretary Krystal A. Voth
Chairman Steven Rosenthal

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

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

Chairman Mike Smith
County Clerk Attest: Janet Klasinski

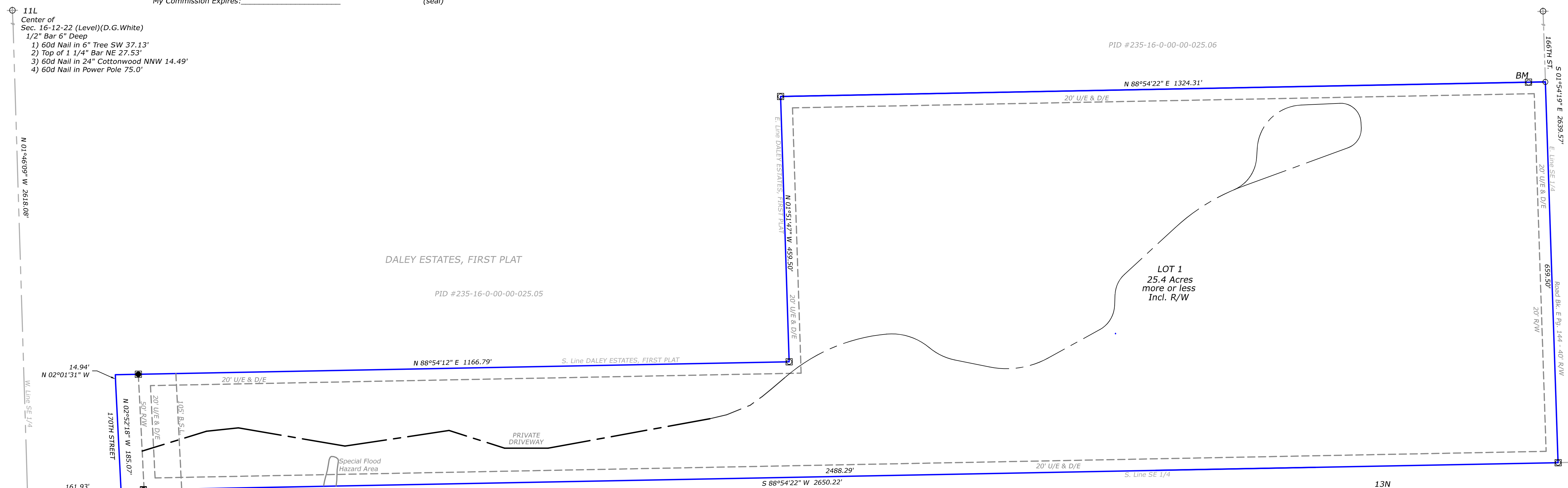
REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2021 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

COUNTY REVIEWER
I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

COUNTY REVIEWER -
Stephan C. Tuft, KS PS No. 1252
Leavenworth County Reviewer

13L
East Quarter Corner
Sec. 16-12-22 (Level)(J.A.Herring)
1/2" Bar 6" Deep
1) 60d Nail SW Face 12" Walnut NE 26.69'
2) Mag. Nail & Shiner E Face of Power Pole W 15.45'
3) Center line at base sign post SW 19.91'
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5) 100d Nail +- 2" below surface S 19.98'



PHASE:
PHASE 1 - Buildings #2, #3, & #4
PHASE 2 - Buildings #5, #6, & #7

POC 11N
South Quarter Corner
Sec. 16-12-22 (Level)(Melton)
1/2" Bar found 0.1' below ground
1) 60d Nail E Side 40" Sycamore 1.85 above ground NNE 5.57'
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3) PK Nail LS-655 Washer in center of 19" Diameter Stump W 17.91'
4) In North-South Fence Line

PID #235-21-0-00-00-003

PID #235-21-0-00-00-002

PID #235-21-0-00-00-001

ZONING:
P.U.D. - Planned Unit Development

- NOTES:**
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 - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
 - 6) Point Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
Project Benchmark (BM) - NE COR LOT 8 - 1/2" Bar - 908.5'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Document No. 2017R10331
 - 12) Utility Companies -
- Water - Water District 7
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
 - 13) Reference Old Republic National Title Insurance Co. File Number TX0014158 updated September 4, 2019
 - 14) Property is in a Special Flood Hazard Area per FEMA FIRM Map 201030350G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
- 30' Setback from centerline of Private Driveway (all structures)
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - 16) Distances to and of structures, if any, are +- 1'.
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- Right of way Easement Bk. 339 Pg. 239, blanket description, to KP&L, not shown hereon.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
Recorded Plat of DALEY ESTATES
 - 20) Septic and Lateral Field System servicing the Existing House will be decommissioned and a new system meeting the Sanitary Code Requirements will be installed

RESTRICTIONS:

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- 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) Property is subject to the Resolution 2019-25
- 5) Additional Restrictions and Agreements recorded as Document #
- 6) All maintenance to be the responsibility of Joy Meadows Inc.
- 7) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.



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B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement dedicated this plat
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing



Scale 1" = 100'

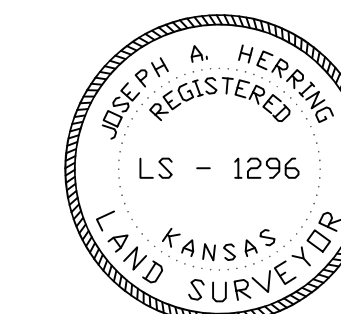
Job # K-21-1431
January 22, 2021 Rev. 4/7/21

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



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

Joseph A. Herring
PS # 1296



JOY MEADOWS

A Planned Unit Development (P.U.D.) in the Southeast Quarter of Section 16, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Joy Meadows Inc.
12400 170th Street
Linwood, KS 66052
PID #235-16-0-00-00-025.01

SURVEYOR'S DESCRIPTION:
A tract of land in the Southeast Quarter of Section 16, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 88 degrees 54'22" East for a distance of 161.93 feet along the South line of said Southeast Quarter to the TRUE POINT OF BEGINNING, said point being in the apparent centerline of 170th Street; thence North 02 degrees 52'18" West for a distance of 185.07 feet along said centerline; thence North 02 degrees 01'31" West for a distance of 14.94 feet along said centerline; thence North 88 degrees 54'12" East for a distance of 1166.79 feet along the South line of DALEY ESTATES, FIRST PLAT; thence North 01 degrees 51'47" West for a distance of 459.50 feet along the East line of said DALEY ESTATES, FIRST PLAT; thence North 88 degrees 54'22" East for a distance of 1324.31 feet to the East line of said Southeast Quarter; thence South 01 degrees 54'19" East for a distance of 659.50 feet along said East line; thence South 88 degrees 54'22" West for a distance of 2488.29 feet along the South line of said Southeast Quarter to the point of beginning, together with and subject to covenants, easement and restriction of record.
Said property contain 25.40 acres, more or less, including road right of way.
ERROR OF CLOSURE = 1 : 1780682

ZONING:
P.U.D. - Planned Unit Development

- NOTES:**
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 - Utility Companies -
- Water - Water District 7
- Electric - Evergy
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 - Reference Old Republic National Title Insurance Co. File Number TX0014158 updated September 4, 2019
 - Property is in a Special Flood Hazard Area per FEMA FIRM Map 201030350G dated July 16, 2015
 - Building Setback Lines as shown hereon or noted below
- 30' Setback from centerline of Private Driveway (all structures)
- All side yard setbacks - 15' (Accessory - 15')
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Sec. 16-12-22 (Level)(J.A.Herring)
1/2" Bar 6" Deep
1) 60d Nail SW Face 12" Walnut NE 26.69'
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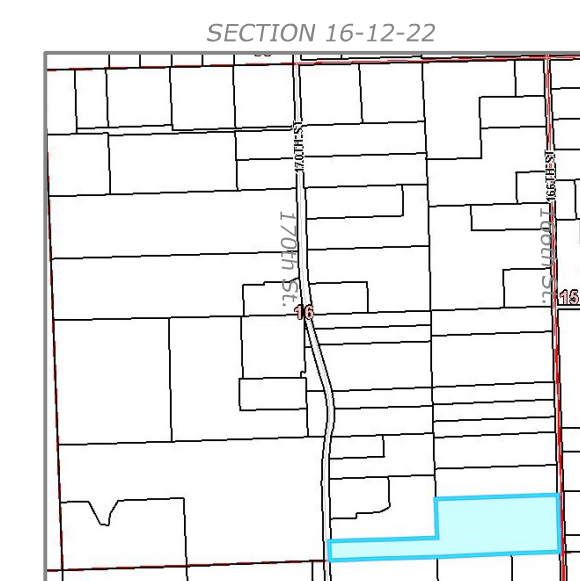
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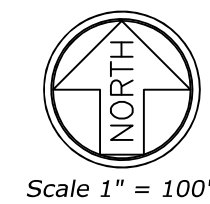
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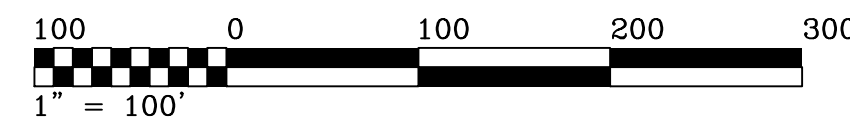


Scale 1" = 100'

Job # K-21-1431
January 22, 2021 Rev. 4/7/21



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



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Joseph A. Herring
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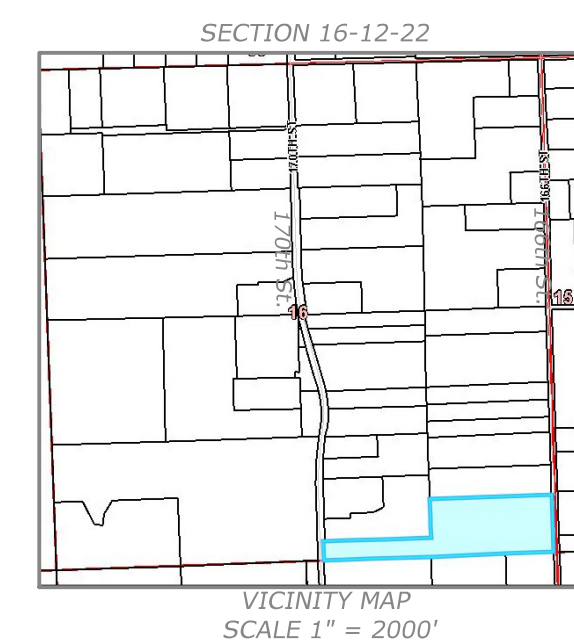
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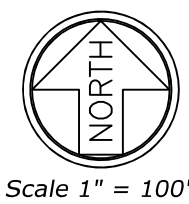
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Scale 1" = 100'

Job # K-21-1431
January 22, 2021 Rev. 4/7/21



315 North 5th Street, Leav., KS 66048
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Joseph A. Herring
PS # 1296

*****Consent Agenda*****
Case No. DEV-21-016
Rademacher Landing
Replat of Lots 1 and 2, Deer Run Estates

Staff Report – Planning Commission

April 14, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Mitch and Jill Rademacher
12690 206th Street
Linwood, KS 66052

Legal Description: Lots 1 and 2, Deer Run Estates, a Subdivision in Leavenworth County,
Kansas

Parcel Size: ± 13 acres

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

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

Parcel ID No.: 226-14-0-00-00-014.04 & 226-14-0-00-00-014.05

Planner: Joshua Gentzler

REPORT:

Request

The applicant is requesting a Replat to combine Lots 1 and 2 of Deer Run Estates.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 4 acres to over 140 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0318G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Sherman
Water: RWD 13
Electric: Evergy

Access/Streets

The property is accessed by 206th Street. This road is a County Local Road with a hard surface ± 30' wide.

Agency Comments

See attached comments – Email – Mitch Pleak – Public Works, Feb 18, 2021
See attached comments – Email – Rural Water District 10, March 10, 2021
See attached comments – Email – Ross Harris – Evergy, March 26, 2021

Findings

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

3. The water district currently has adequate infrastructure to supply water to the lots within this subdivision but cannot provide fire protection.
4. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

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

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

Staff Comments

The proposed replat of Lots 1 and 2 is consistent with the Zoning District in which the development is found. The replatting of these lots does not negatively impact the remaining lots within the subdivision. Upon completion, Rademacher Landing will be the largest lot within the subdivision. The applicant has met all conditions for approval of the plat.

STAFF RECOMMENDATION:

The staff recommends approval of Case No. DEV-21-016, Replat for Rademacher Landing, with the following conditions:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

ACTION OPTIONS:

1. Recommend approval of No. DEV-21-016, Replat for Rademacher Landing, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-21-016, Replat for Rademacher Landing, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

ATTACHMENTS:

Aerial Map
Memorandums
Final Plat

RADEMACHER LANDING

A Replat of Lots 1 and 2, DEER RUN ESTATES, a Subdivision in Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Rademacher Living Trust dated 9/17/20
12690 206th Street
Linwood, KS 66052
PID #226-14-0-00-00-014.04 & ...014.05

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: RADEMACHER LANDING.

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

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

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

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

IN TESTIMONY WHEREOF

We, the undersigned owners of RADEMACHER LANDING, have set our hands this _____ day of _____, 2021.

Mitch A. Rademacher, Trustee
Rademacher Living Trust dated 9/17/20

Jill C. Rademacher, Trustee
Rademacher Living Trust dated 9/17/20

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Mitch A. Rademacher and Jill C. Rademacher, Trustees to the Rademacher Living Trust dated 9/17/20, 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 RADEMACHER LANDING this _____ day of _____, 2021.

Secretary
Krystal A. Voth

Chairman
Steven Rosenthal

COUNTY ENGINEER'S APPROVAL:

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

County Engineer -

COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of RADEMACHER LANDING, this _____ day of _____, 2021.

Chairman
Michael Smith

County Clerk
Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:

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

Register of Deeds - TerriLois G. Mashburn

COUNTY SURVEYOR

I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

COUNTY SURVEYOR -

Stephan C. Turf, KS PS No. 1252
Leavenworth County Reviewer

RECORD DESCRIPTION:

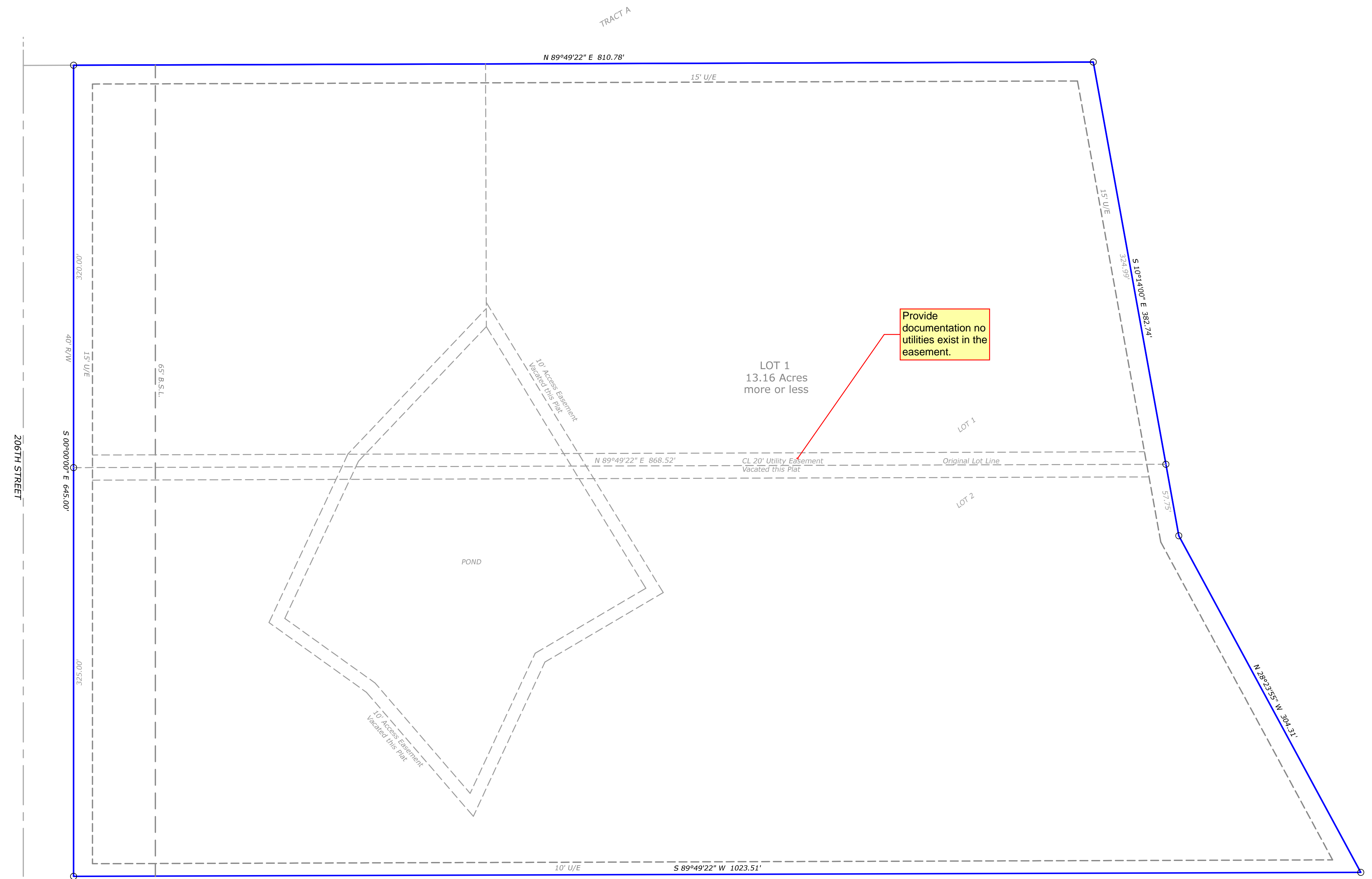
Lot 1, DEER RUN ESTATES, a subdivision in Leavenworth County, Kansas.

Lot 2, DEER RUN ESTATES, a subdivision in Leavenworth County, Kansas.

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
- BM - Benchmark

03-08-2021
OLSSON REVIEW



ZONING:

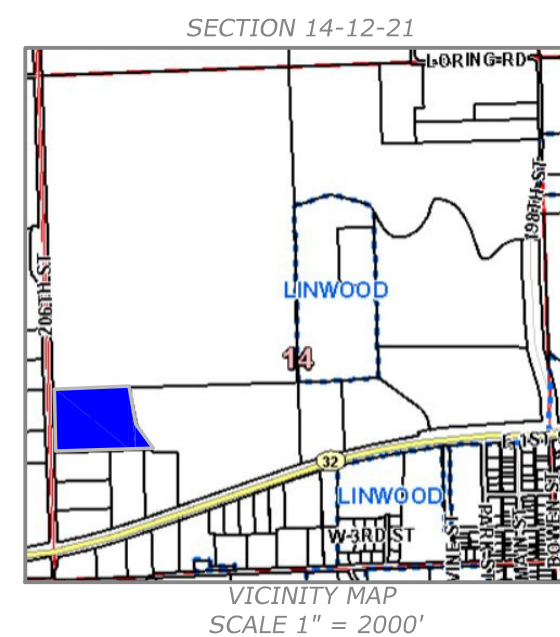
RR 2.5 - Rural Residential 2.5

NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - Recorded Plat of DEER RUN ESTATES
- 6) Point Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
- 10) Project Benchmark (BM) - NW COR LOT 6 - 1/2" Bar - 840'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Document No. 2020R1331
- 12) Utility Companies -
 - Water - Water District 10
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
- 13) Reference Chicago Title Insurance Co. File Number TX0014158 updated September 4, 2019
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2010C0300G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are +- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon, if any.
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
 - Recorded Plat of DEER RUN ESTATES

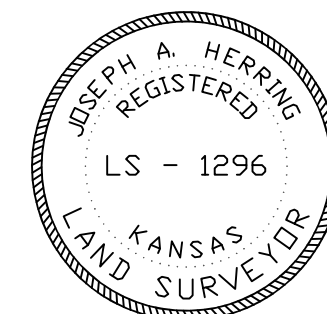
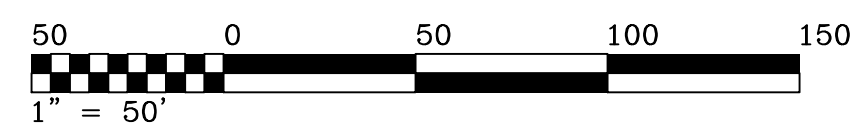
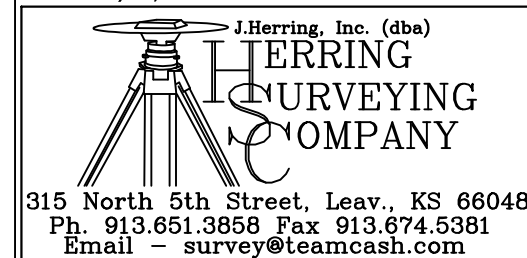
RESTRICTIONS:

- 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 limited to a single entrance.
- 5) See DEER RUN ESTATES for additional restrictions, if any.



Scale 1" = 50'

Job # K-21-1438
February 8, 2021



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

Joseph A. Herring
PS # 1296

RADEMACHER LANDING

A Replat of Lots 1 and 2, DEER RUN ESTATES, a subdivision in Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Rademacher Living Trust dated 9/1/20
2100 S.W. 2nd Street
Lawrence, KS 66044
FDD #201-2-4-00-05-014.04 B - 014



RECORD DESCRIPTION:
Lot 1, DEER RUN ESTATES, a subdivision in Leavenworth County, Kansas.
Lot 2, DEER RUN ESTATES, a subdivision in Leavenworth County, Kansas.

- LEGEND:
- 1/2" Bar with Cap No. 020
 - 1/2" Bar without cap, otherwise noted
 - Concrete Slab to be set around fence
 - PK Not Found or Place
 - 2" Record/ Chained Distance
 - U/L - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - K/L - Kansas/ Oklahoma Railway Easement
 - BR - Benchmark

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 RADEMACHER LANDING.

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/L).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, maintaining and repairing a sewer, water, sewer, drainage ditch, or other drainage facility or auxiliary construction, including water facilities, and other drainage facilities, including the right to traverse, 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 have the right of easement that shall be subject to the same use and/or maintenance of same 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 have no responsibility for any maintenance and upkeep of said Easements.

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

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

IN TESTIMONY WHEREOF, We, the undersigned owners of RADEMACHER LANDING, have set our hands this _____ day of _____, 2021.

REGD. A. Rademacher, Trustee
Rademacher Living Trust dated 9/1/20

J. C. Rademacher, Trustee
Rademacher Living Trust dated 9/1/20

NOTARY CERTIFICATE:
I, _____, Notary Public in and for said County and State of _____, do hereby certify that on this _____ day of _____, 2021, before me, a notary public in and for said County and State of _____, the persons whose names are subscribed to the foregoing instrument of writing, and duly acknowledged the execution of same, in testimony whereof, I have hereunto set my hand and affixed my notary seal this day and year above written.

NOTARY PUBLIC:
My Commission Expires: _____ (year)

APPROVALS:
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of RADEMACHER LANDING this _____ day of _____, 2021.

Secretary

Trustee & Notary

Chairman
Steven Reppel

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

County Engineer

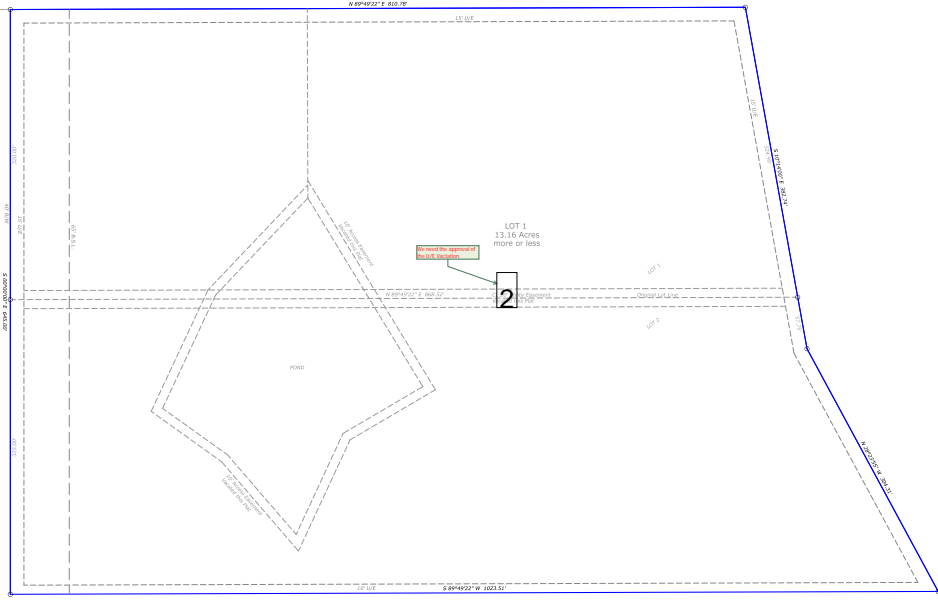
COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of RADEMACHER LANDING this _____ day of _____, 2021.

Chairman
Michael Smith

County Clerk
Alison James Kramer

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

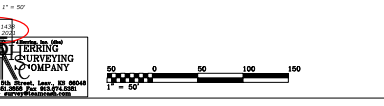
Register of Deeds - Terence G. Plankorn



COUNTY SURVEYOR
I hereby certify this plat meets the requirements of KSA-28-3031 through 30-3035. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

COUNTY SURVEYOR

Notary: 108 AC No. 1202
Leavenworth County Register



- ZONING:
R1 2.5 - Rural Residential 2.5
- NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Error of Closure Calculations.
5) Book of Records - Corrected Plat of DEER RUN ESTATES.
6) Point Origin Unknown, unless otherwise noted.
7) Boundary for Resubdivided Line.
8) Boundaries - See Survey.
9) Benchmark - ANCHOR POINT BENCHMARK DATA, NEW COR (LOT 9 - 1/2" Bar - 646)
10) Easements, if any, are created hereto or refer to referenced title commitment.
11) Reference Approved Deed Document No. 2020-0233.
12) Utility Conditions:
- Water - Meter District 10
- Electric - Energy
- Sewer - Sewer / Lagoon
- Gas - Propane / Natural Gas
13) Reference Chicago Title Insurance Co. Plat Number 7030-0438
- Leavenworth Co., 2019
14) Property Map is a 2019 Plat Request Area plat
15) FEMA Flood Map 2502C0005G dated July 16, 2019
16) Building Setback lines as shown hereto is noted here.
- All side yard setbacks - 10' (Accessory - 15')
- All rear yard setbacks - 10' (Accessory - 15').
17) Distances to and of structures, if any, are: 1-
18) Easements as per referenced Title Commitment are shown hereto, if any.
19) These lines do not necessarily denote the boundary line for the property.
20) Reference Survey:
- Revised Plat of DEER RUN ESTATES

- RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or other regulatory jurisdiction.
2) An Engineering Waste Disposal System may be required due to poor soil conditions.
3) Closures and sediment control measures shall be used when digging and constructing.
4) Structures and other structures. An exception of all disturbed areas shall be completed within 25 days after final grading.
5) Lots are to be sold in a single tract.
6) Lots are to be sold in a single tract.





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


Joseph A. Herring
PS # 1206


Summary of comments: 2021.02.18 DEV-21-016 Plat Planning Review.pdf


Page:1

 Number: 1 Author: Joshua Gentzler Subject: Callout Date: 2021-03-16 11:28:41
Change to: 20103C0318G

 Number: 2 Author: Joshua Gentzler Subject: Callout Date: 2021-03-03 09:39:28
We need the approval of the U/E Vactation.

 Number: 3 Author: Joshua Gentzler Subject: Callout Date: 2021-03-03 09:45:21
Delete

 Number: 4 Author: Joshua Gentzler Subject: Callout Date: 2021-03-03 09:36:27
Full PID number needed

 Number: 5 Author: Joshua Gentzler Subject: Oval Date: 2021-03-03 09:37:49

Gentzler, Joshua

From: Gary Bennett <bennett9@embarqmail.com>
Sent: Tuesday, March 2, 2021 11:01 AM
To: Gentzler, Joshua
Subject: Re: DEV-21-016 Replat Review Requested for Deer Mound 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.

The water district has no objection to this replat of the property.

Gary Bennett

RWD 10

On 3/2/2021 10:47 AM, Gentzler, Joshua wrote:

Good morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Replat of Deer Mound Estates

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Tuesday, March 9th.

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

Thank you,

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

RADEMACHER LANDING

A Replat of Lots 1 and 2, DEER RUN ESTATES, a Subdivision in Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Rademacher Living Trust dated 9/17/20
12690 206th Street
Linwood, KS 66052
PID #226-14-0-00-00-014.04 & ...014.05

Full PID number needed

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: RADEMACHER LANDING.

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

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

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

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

IN TESTIMONY WHEREOF

We, the undersigned owners of RADEMACHER LANDING, have set our hands this _____ day of _____, 2021.

Mitch A. Rademacher, Trustee
Rademacher Living Trust dated 9/17/20

Jill C. Rademacher, Trustee
Rademacher Living Trust dated 9/17/20

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Mitch A. Rademacher and Jill C. Rademacher, Trustees to the Rademacher Living Trust dated 9/17/20, 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 RADEMACHER LANDING this _____ day of _____, 2021.

Secretary
Krystal A. Voth

Chairman
Steven Rosenthal

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

County Engineer -

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

Chairman
Michael Smith

County Clerk
Attest: Janet Klasinski

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

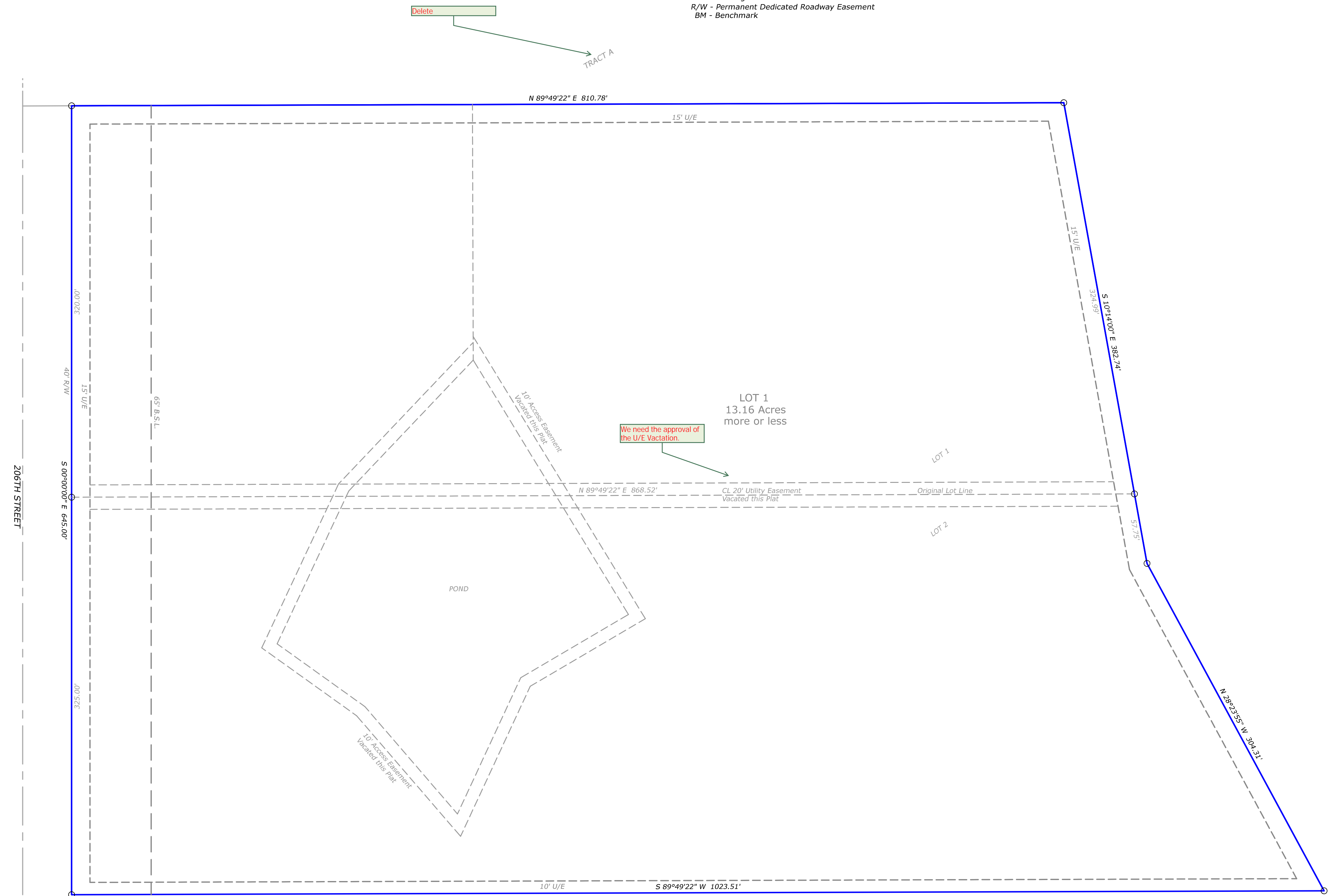
Register of Deeds - TerriLois G. Mashburn

COUNTY SURVEYOR
I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

COUNTY SURVEYOR -
Stephan C. Turf, KS PS No. 1252
Leavenworth County Reviewer

RECORD DESCRIPTION:
Lot 1, DEER RUN ESTATES, a subdivision in Leavenworth County, Kansas.
Lot 2, DEER RUN ESTATES, a subdivision in Leavenworth County, Kansas.

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
BM - Benchmark

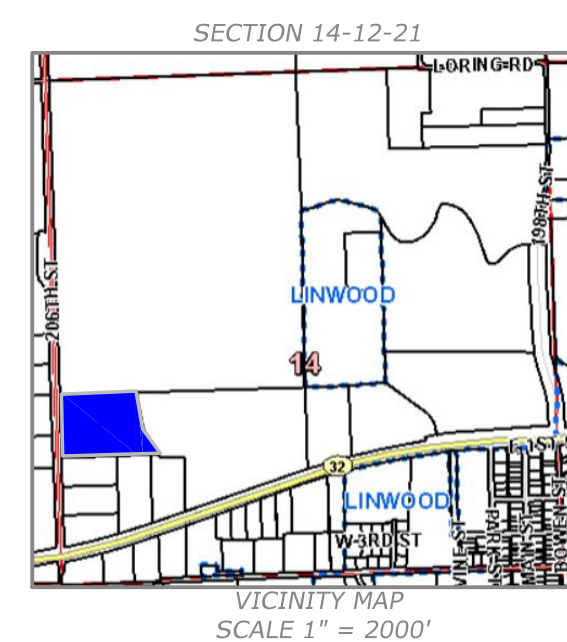


ZONING:
RR 2.5 - Rural Residential 2.5

- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - Recorded Plat of DEER RUN ESTATES
 - 6) Point Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Document No. 2020R1331
 - 12) Utility Companies -
- Water - Water District 10
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
 - 13) Reference Chicago Title Insurance Co. File Number TX0014158 updated September 4, 2019
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2010C0300G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - 16) Distances to and of structures, if any, are +- 1'.
 - 17) Easements as per referenced Title Commitment are shown hereon, if any.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
- Recorded Plat of DEER RUN ESTATES

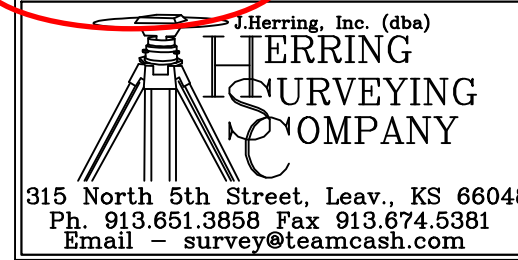
RESTRICTIONS:

- 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 limited to a single entrance.
- 5) See DEER RUN ESTATES for additional restrictions, if any.

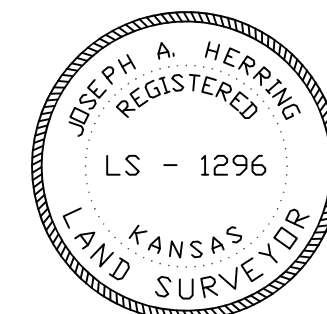
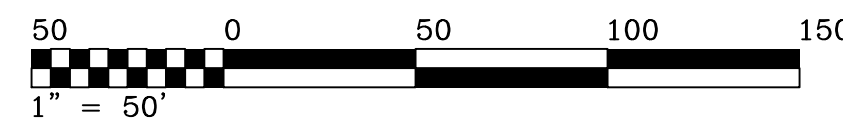


Scale 1" = 50'

Job # K-21-1438
February 8, 2021



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



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

Joseph A. Herring
PS # 1296

From: [Ross Harris](#)
Sent: Friday, March 26, 2021 12:02 PM
To: [Gentzler, Joshua](#)
Subject: RE: DEV-21-016 Replat Review Requested for Deer Mound 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 for clarifying that. If there is only going to be one parcel then yes, I would be fine with the removal of the U/E in the middle.

From: Gentzler, Joshua
Sent: Friday, March 26, 2021 11:47 AM
To: Ross Harris
Subject: RE: DEV-21-016 Replat Review Requested for Deer Mound Estates

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

Good morning Ross,

Thanks for the quick turn-around. Just to verify, they are combining those two lots so they are keeping the U/E along the outside property line, but vacating the U/E that existed along the property line of lots 1 & 2.

A home has already been built on the north side of the property, roughly 100 feet from the Northern Property line.

Thanks,

Joshua Gentzler
[Planning & Zoning](#)

From: Ross Harris <Ross.Harris@evergy.com>
Sent: Friday, March 26, 2021 11:28 AM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: FW: DEV-21-016 Replat Review Requested for Deer Mound 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

Good morning Joshua,

Looking at the plat it looks like the only thing changing would be the removal of the U/E. I would have to say no to the removal. Having a U/E is very beneficial in the construction of our present lines and future lines. There are so many times we need easements when it comes to construction in the future and by removing this easement, who's to say 20 years down the road we might of

needed it. The easements are there to help all customers so we & everyone else can get utilities to them. Right now we may not be using it but who's to say we won't need it in the future.

Thanks

Ross Harris
Evergy
785-865-4857

From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Friday, March 26, 2021 11:05 AM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Ross Harris <Ross.Harris@evergy.com>
Subject: RE: DEV-21-016 Replat Review Requested for Deer Mound Estates

Internal Use Only

Ross,

Josh w/ Leavenworth County is looking for evergy comments on a small replat in Linwood. I think this is in your area, if not let us know.

Thanks,

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

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Friday, March 26, 2021 8:17 AM
To: Tyler Rebel <Tyler.Rebel@evergy.com>
Subject: DEV-21-016 Replat Review Requested for Deer Mound Estates

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

The Leavenworth County Department of Planning and Zoning has received a request for a Replat of Deer Mound Estates

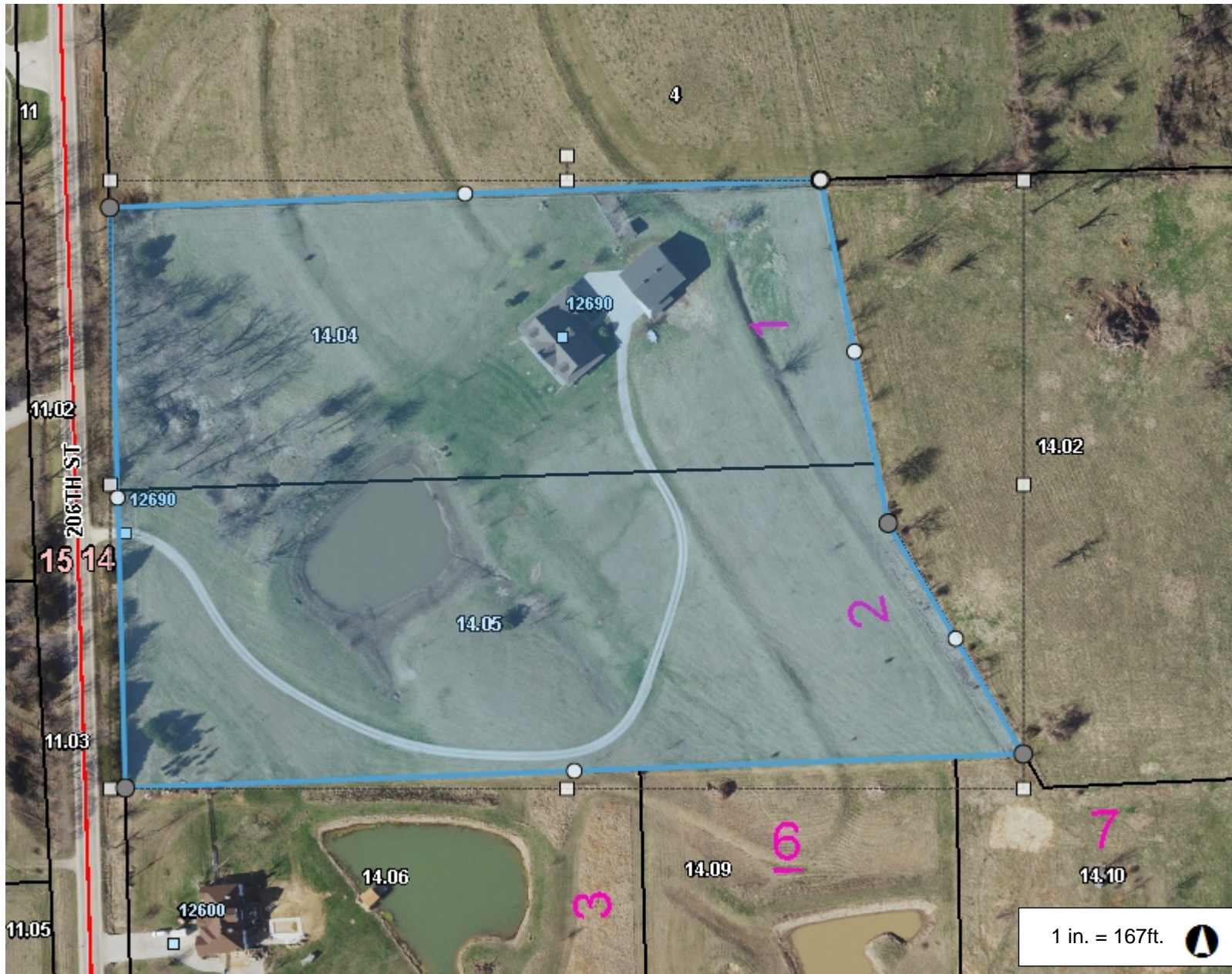
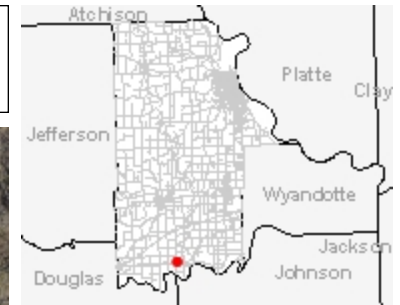
The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Tuesday, March 30th.

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

Thank you,

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

DEV-21-016 Rademacher Replat



Legend

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

Notes

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

RADEMACHER LANDING

A Replat of Lots 1 and 2, DEER RUN ESTATES, a Subdivision in Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Rademacher Living Trust dated 9/17/20
12690 206th Street
Linwood, KS 66052
PID #226-14-0-00-00-014.04
PID #226-14-0-00-00-014.05

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: RADEMACHER LANDING.

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

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

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

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

IN TESTIMONY WHEREOF

We, the undersigned owners of RADEMACHER LANDING, have set our hands this _____ day of _____, 2021.

Mitch A. Rademacher, Trustee
Rademacher Living Trust dated 9/17/20

Jill C. Rademacher, Trustee
Rademacher Living Trust dated 9/17/20

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Mitch A. Rademacher and Jill C. Rademacher, Trustees to the Rademacher Living Trust dated 9/17/20, 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 RADEMACHER LANDING this _____ day of _____, 2021.

Krystal A. Voth
Secretary

Steven Rosenthal
Chairman

COUNTY ENGINEER'S APPROVAL:

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

County Engineer -

COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of RADEMACHER LANDING, this _____ day of _____, 2021.

Michael Smith
Chairman

Attest: Janet Klasinski
County Clerk

REGISTER OF DEED CERTIFICATE:

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

Register of Deeds - TerriLois G. Mashburn

COUNTY SURVEYOR

I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

Stephan C. Turf, KS PS No. 1252
Leavenworth County Surveyor

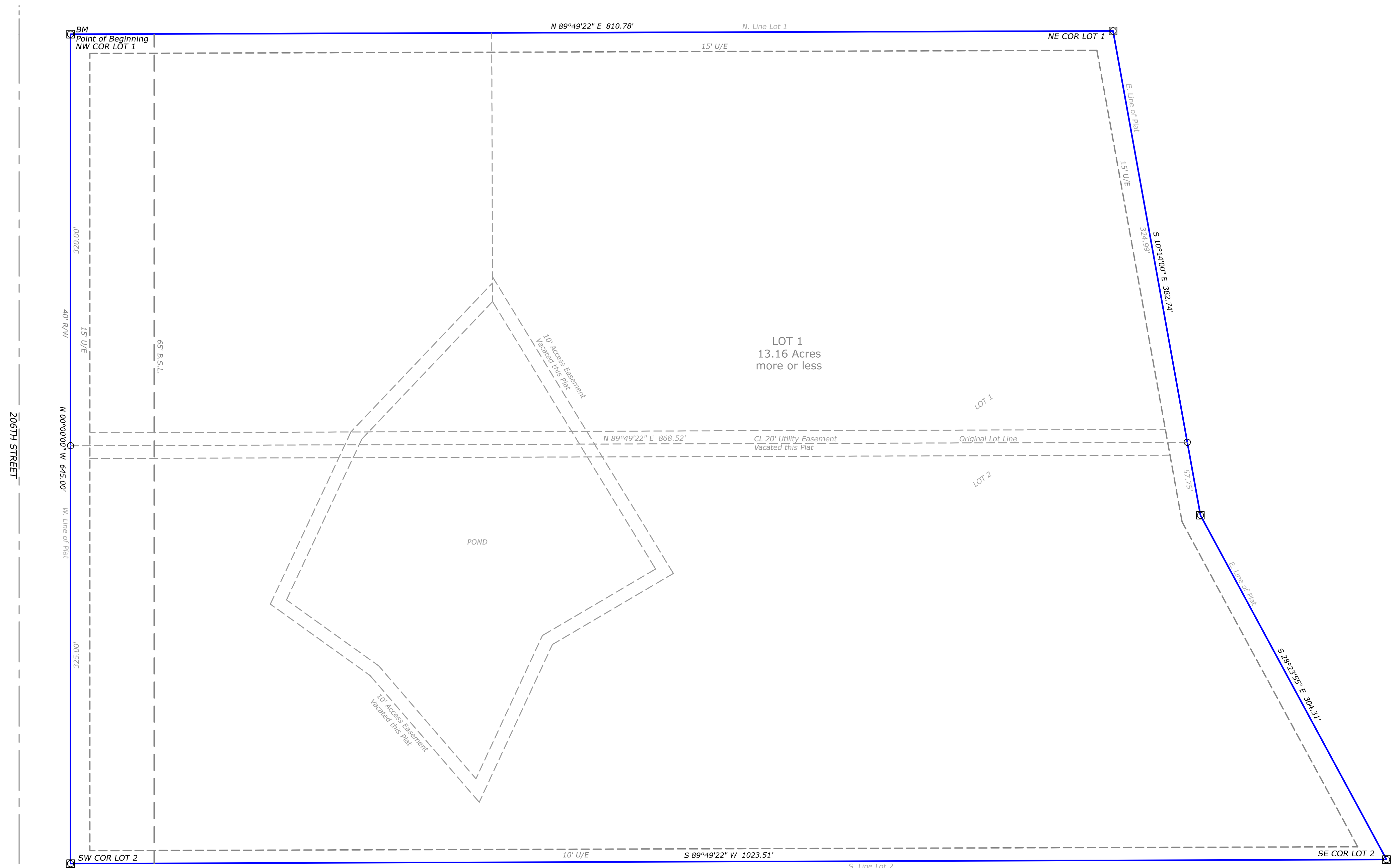
RECORD DESCRIPTION:

Lot 1, DEER RUN ESTATES, a subdivision in Leavenworth County, Kansas.

Lot 2, DEER RUN ESTATES, a subdivision in Leavenworth County, Kansas.

LEGEND:

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



ZONING:

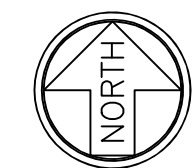
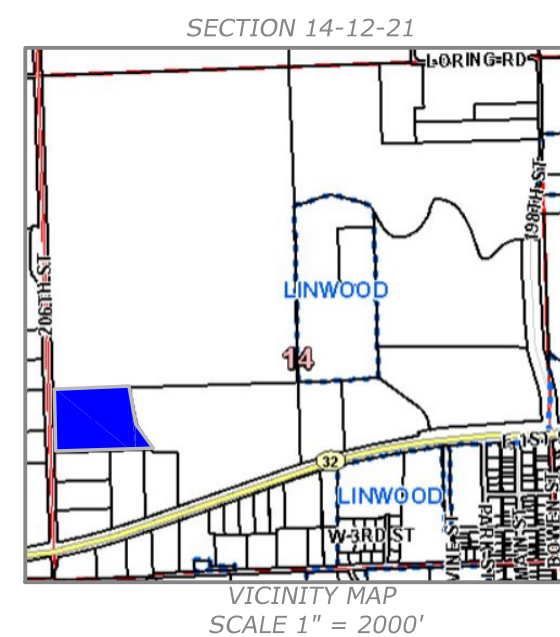
RR 2.5 - Rural Residential 2.5

NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - Recorded Plat of DEER RUN ESTATES
- 6) Point Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
- 10) Project Benchmark (BM) - NW COR LOT 6 - 1/2" Bar - 840'
- 11) Easements, if any, are created hereon or listed in referenced title commitment.
- 12) Reference Recorded Deed Document No. 2020R1331
- 13) Utility Companies -
 - Water - Water District 10
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
- 14) Reference Chicago Title Insurance Co. File Number TX0014158 updated September 4, 2019
- 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2010C0318G dated July 16, 2015
- 16) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
- 17) Distances to and of structures, if any, are +- 1'.
- 18) Easements as per referenced Title Commitment are shown hereon, if any.
- 19) Fence Lines do not necessarily denote the boundary line for the property.
- 20) Reference Surveys:
 - Recorded Plat of DEER RUN ESTATES

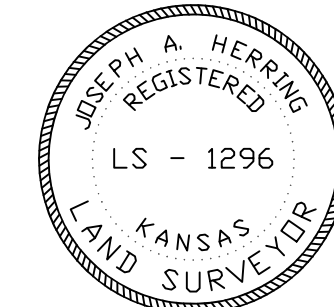
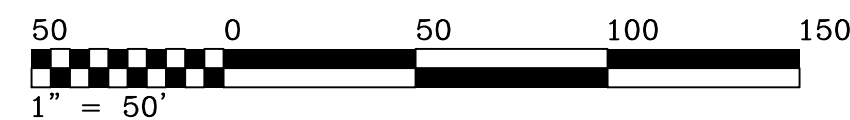
RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction, unless otherwise noted.
- 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 limited to a single entrance.
- 5) See DEER RUN ESTATES for additional restrictions, if any.



Scale 1" = 50'

Job # K-21-1438
February 8, 2021 Rev. 3/25/21
J. Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@herringinc.com



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

Joseph A. Herring
PS # 1296

*****Consent Agenda*****
Case No. DEV-21-020/021
Ackerland Hill 2nd Plat
Cross Access Easement
Preliminary and Final Plat

Staff Report – Planning Commission

April 14, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Charles & Carol Lohman
23012 207th Street
Tonganoxie, KS 66086

Agent: Hahn Surveying

Legal Description: A tract of land in the Northeast Quarter of Section 1, Township 10 South, Range 20 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 65 acres

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

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

Parcel ID No.: 131-01-0-00-00-001.00

Planner: Krystal Voth

REPORT:

Request

The applicant is requesting a Preliminary and Final Plat for a 12-lot subdivision. The internal road is a private, Cross Access Easement and will not be maintained by the County.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 5 acres to over 160 acres in size.

Flood Plain

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

Utilities/Services

Sewer: Private septic system
Fire: Union Fire Department
Water: Rural Water District #9
Electric: FreeState

Access/Streets

The property is accessed by 235th Street. This road is a County Arterial with a gravel surface ± 30' wide. All lots within the subdivision will be accessed via the internal Cross Access Easement. The internal road is private and will not be maintained by the County.

Agency Comments

See attached comments –File – Olsson – Public Works, April 1, 2021
See attached comments – Email – Steve Tufte – County Survey Reviewer, April 7, 2021

Findings

1. The proposed subdivision is consistent with the zoning district of RR 5; Rural Residential Zoning 5 acre minimum size parcels and meets the lot-depth to lot-width ratio of 3.5:1 and have the minimum frontage of 300', Minimum lot size of 5 acres.
2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.
3. At time of development, fire hydrants shall be required if necessary infrastructure is available.
4. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

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

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

Staff Comments

The applicants are requesting approval of a 12-lot subdivision located near 235th and McIntyre in the western portion of the County. The subdivision will be serviced by a Cross Access Easement which is a private roadway. The County will not provide maintenance to the roadway. The lots within the subdivision conform to the zoning district and meet the minimum requirements for lot size, ratio and road frontage. Staff Recommends approval of the subdivision as presented.

STAFF RECOMMENDATION:

Staff recommends approval of Case No. DEV-21-020 & 021, Preliminary and Final Plat for Ackerland Hill 2nd Plat with the following conditions:

1. Building permits shall be required for any new construction.
2. An agreement for maintenance of the Cross Access Easement shall be recorded with the Register of Deeds.
3. 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.
4. The applicant shall adhere to the following memorandums:
 - a. Olsson – Public Works, May 1, 2021
 - b. Steve Tufte – County Surveyor, April 7, 2021
5. A waiver for the use of private septic systems within this subdivision is granted with this approval.
6. At time of development, fire hydrants shall be required if necessary infrastructure is available.
7. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

ACTION OPTIONS:

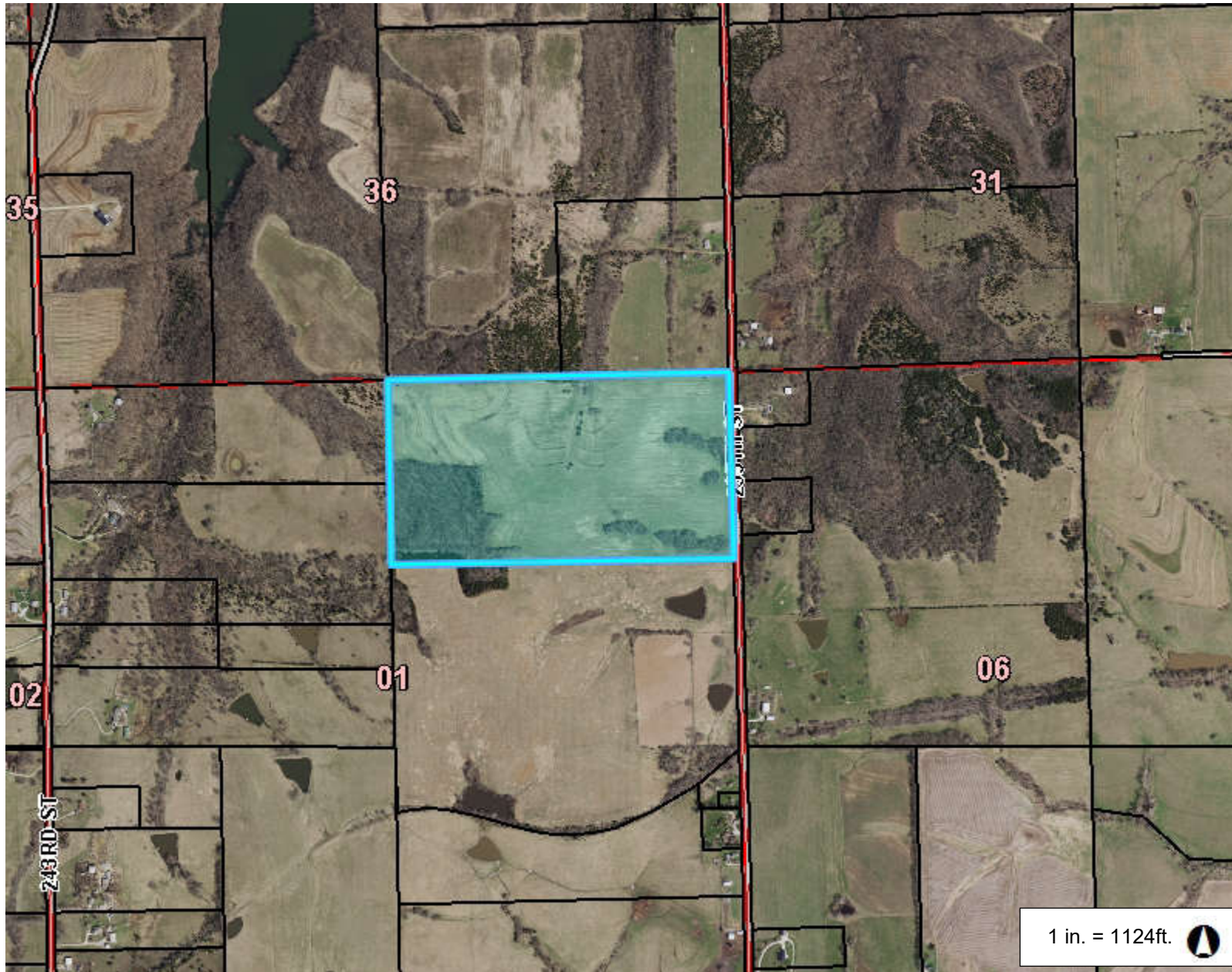
1. Recommend approval of Case No. DEV-21-020 & 021, Preliminary and Final Plat for Ackerland Hill 2nd Plat, to the Board of County Commission, with or without conditions; or

2. Recommend denial of Case No. DEV-21-020 & 021, Preliminary and Final Plat for Ackerland Hill 2nd Plat, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

ATTACHMENTS:

Aerial Map
Memorandums
Preliminary and Final Plat

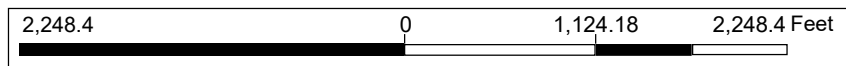
DEV-21-020/021 Ackerland Hill CAE



Legend

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

1 in. = 1124ft.



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

Notes

ACKERLAND HILL 2ND PLAT

A CROSS ACCESS EASEMENT PLAT

A SUBDIVISION IN THE EAST HALF OF FRACTIONAL SECTION 1-T10S-R20E OF THE 6TH P.M., COUNTY OF LEAVENWORTH, KANSAS

FINAL PLAT



DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF FRACTIONAL SECTION 1-T10S-R20E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE, S 01°35'06" E, 660.00 FEET ALONG THE EAST LINE OF SECTION 1 TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, S 01°35'06" E, 770.15 FEET ALONG SAID EAST LINE; THENCE, S 89°13'10" W, 2633.54 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 1; THENCE, N 01°19'56" W, 1392.22 FEET ALONG SAID WEST LINE TO THE NORTH QUARTER CORNER OF SECTION 1; THENCE, N 88°23'38" E, 1307.13 FEET ALONG THE NORTH LINE OF SECTION 1 TO THE NORTHWEST CORNER OF LOT 1, ACKERLAND HILL; THENCE, S 01°35'06" E, 660.00 FEET ALONG THE WEST LINE OF ACKERLAND HILL TO THE SOUTHWEST CORNER OF LOT 2, ACKERLAND HILL; THENCE, N 88°23'38" E, 1320.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. CONTAINS 66.21 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

LOCATION MAP

NO SCALE

IN TESTIMONY WHEREOF

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON 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 SHALL BE KNOWN AS "ACKERLAND HILL 2ND PLAT". WE, THE UNDERSIGNED OWNERS OF "ACKERLAND HILL 2ND PLAT" HAVE SET OUR HANDS THIS _____ DAY OF _____, 2021.

CHARLES CRAIG LOHMAN CAROL J. LOHMAN

STATE OF KANSAS / COUNTY OF LEAVENWORTH

ON THIS _____ DAY OF _____, 2021, BEFORE ME APPEARED CHARLES CRAIG LOHMAN AND CAROL J. LOHMAN, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVALS

WE THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "ACKERLAND HILL 2ND PLAT" THIS _____ DAY OF _____, 2021.

CHAIRPERSON / STEVE ROSENTHAL

SECRETARY / KRystal VOth, CFM

COUNTY COMMISSION APPROVAL

WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "ACKERLAND HILL 2ND PLAT" THIS _____ DAY OF _____, 2021.

CHAIRPERSON / MICHAEL SMITH

COUNTY CLERK / JANET KLASINSKI (ATTEST)

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED)
- 1/2" REBAR WITH #1349 CAP IN CONCRETE (REF. #1)
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- U/E UTILITY EASEMENT
- R/W ROAD RIGHT OF WAY

REFERENCES:
1. DOC. #2020S076
2. ACKERLAND HILL PLAT
3. GLO NOTES

"UNPLATTED TRACT"
PN. 143-06-0-00-003-01-0

ROAD RECORD
C-24 (1870)
60' WIDE R/W

"UNPLATTED TRACT"
PN. 143-06-0-00-003-01-0

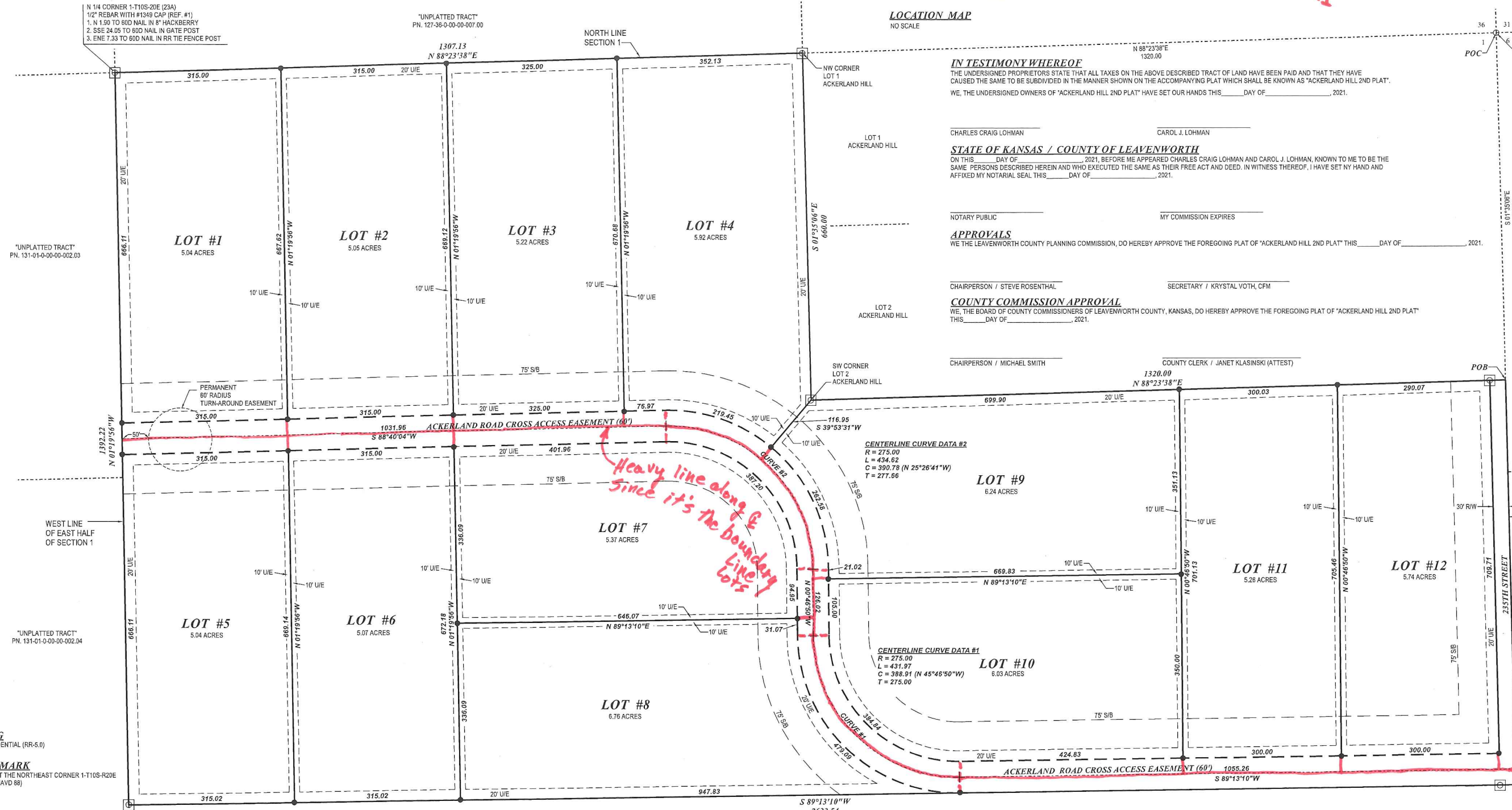
"UNPLATTED TRACT"
PN. 143-06-0-00-003-01-0



LARRY T. HAHN, LS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF JANUARY, 2021, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037.

Hahn Surveying
PO BOX 41
LANSING, KANSAS 66043
(913) 547-3405
hahnsurveying@gmail.com



N 1/4 CORNER 1-T10S-R20E (23A)
1/2" REBAR WITH #1349 CAP (REF. #1)
1. N 1.90 TO 60D NAIL IN 8" HACKBERRY
2. SSE 24.05 TO 60D NAIL IN GATE POST
3. ENE 7.33 TO 60D NAIL IN RR TIE FENCE POST

"UNPLATTED TRACT"
PN. 127-36-0-00-007-00

"UNPLATTED TRACT"
PN. 131-01-0-00-002-03

"UNPLATTED TRACT"
PN. 131-01-0-00-002-04

"UNPLATTED TRACT"
PN. 131-01-0-00-014-00-0

ZONING
RURAL RESIDENTIAL (RR-5.0)

BENCHMARK
3/4" REBAR AT THE NORTHEAST CORNER 1-T10S-R20E
EL. 1007.41 (NAVD 88)

- NOTES**
- EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RESIDENTIAL
 - LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
 - THIS PROPOSED PLAT IS NOT IN A SPECIAL FLOOD HAZARD AREA. FEMA MAP 20103C0225G, DATED 07/16/2015.

- RESTRICTIONS**
- 40' REAR SETBACK FOR RESIDENCES
 - 15' REAR SETBACK FOR ACCESSORY BUILDINGS
 - 15' SIDE SETBACK
 - AN ENGINEERED WASTEWATER DISPOSAL SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
 - 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.
 - LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
 - LOTS ARE SUBJECT TO THE OFF-PLAT HOME OWNERS ASSOCIATION DETAILING THE MAINTENANCE OF ACKERLAND ROAD EASEMENT.
 - LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY MAINTENANCE AND UPKEEP OF THE ROAD EASEMENT AND DRIVE APPURTENANCES.
 - LOT 12 ACCESS IS LIMITED TO THE CROSS ACCESS EASEMENT ONLY.

EASEMENT DEDICATION
AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPE, POLES, WIRES, DRAINAGE FACILITIES, DUCTS, CABLES AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THE PLAT AS UTILITY EASEMENT OR U/E IS HEREBY GRANTED TO LEAVENWORTH COUNTY, KANSAS WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

COUNTY ENGINEER APPROVAL
THE LEAVENWORTH COUNTY ENGINEERS 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
Reviewer
COUNTY SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN REVIEWED BY ME AND IS BEING FILED FOR SURVEY INFORMATION ONLY.

STEPHAN C. TUFT, KS PS NO. 1292
LEAVENWORTH COUNTY REVIEWER

STATE OF KANSAS / COUNTY OF LEAVENWORTH
FILED FOR RECORD IN DOCUMENT # _____ ON THIS _____ DAY OF _____, 2021
AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS, LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRI LOIS MASHBURN

Ackerland Phase 2
Leavenworth County Kansas
Drainage Report
Prepared February 11, 2021
Revised March 23, 2021



Parcel Information - The 65.2-acre (+/-) parcel is located north of Dempsey Road on 235th Street in Leavenworth County KS. The parcel is zoned RR 5.0.

Existing Conditions – The property is currently used for agriculture. The site has approx. 18 acres (28%) tree cover. The property can be divided into five drainage areas, see exhibit #1.

A composite c value was calculated for each drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and existing land use, see Exhibits #2, #3, and #4.

Existing	c value	Acres in each Drainage Area				
		DA #1	DA #2	DA #3	DA #4	DA #5
Wooded	0.35	14.10	3.20	0.20	0.50	0.40
Pasture	0.36	17.20	13.40	6.80	4.80	5.20
Composite c		0.36	0.36	0.36	0.36	0.36

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

Developed Conditions – The proposed development will create twelve residential building lots. The developed storm water runoff calculations include 10,000 sq ft of impervious area for each new building lot. This impervious area will account for the driveway, house footprint, and outbuilding. A c value of 0.20 is used for grass areas while a c value of 0.90 is used for the impervious areas. A composite c value for each drainage area was calculated as shown below.

Developed	c value	Acres in each Drainage Area				
		DA #1	DA #2	DA #3	DA #4	DA #5
Wooded	0.35	11.40	1.60	0.20	0.50	0.40
Impervious	0.90	1.60	0.90	0.20	0.20	0.00
Grass	0.20	17.70	13.20	6.40	4.80	5.20
Gravel Road	0.50	0.60	0.60	0.20	0.00	0.00
Composite c		0.30	0.26	0.23	0.24	0.21

$$\text{composite c} = \frac{(\text{Wooded Acres} * 0.35 + \text{Grass Acres} * 0.20 + \text{Impervious Acres} * 0.90 + \text{Gravel Road Acres} * 0.50)}{\text{Total Acres}}$$

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

DA #1

	Q10	Q100
Existing	57.9	102.7
Developed	46.6	83.7
Change	-19%	-19%

DA #2

	Q10	Q100
Existing	31.3	55.5
Developed	22.0	39.4
Change	-30%	-29%

DA #3

	Q10	Q100
Existing	13.6	24.1
Developed	8.2	14.7
Change	-39%	-39%

DA #4

	Q10	Q100
Existing	10.2	18.4
Developed	6.4	11.6
Change	-38%	-37%

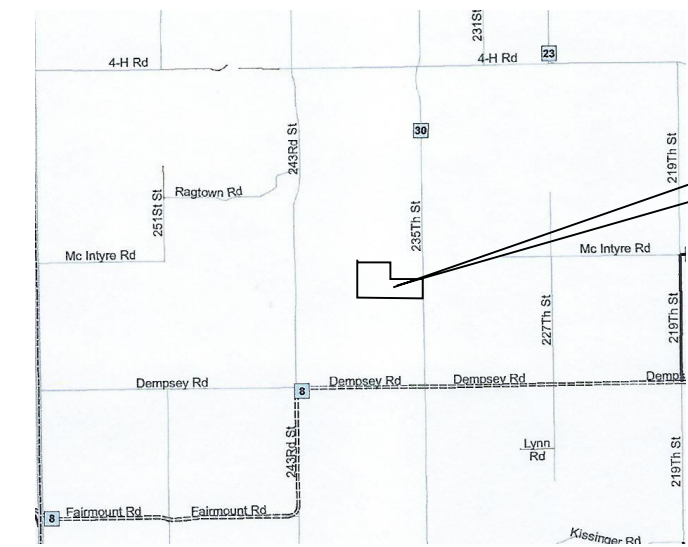
DA #5

	Q10	Q100
Existing	10.2	18.1
Developed	5.6	10.0
Change	-46%	-45%

Conclusion – The change in land use for this parcel of ground results in a decrease in storm water runoff from all five drainage areas.

ACKERLAND HILL 2ND PLAT

TRACT IN THE EAST HALF OF FRACTIONAL SECTION 1-T10S-R20E OF THE 6TH P.M.,
COUNTY OF LEAVENWORTH, KANSAS
PRELIMINARY PLAT



LOCATION MAP
NO SCALE

NE CORNER 1-T10S-R20E (25A)
3/4" REBAR (REF. #1)
1. SE 25.85 TO MAG NAIL IN CORNER POST
2. SSW 74.55 TO 60D NAIL IN TOP OF FENCE POST
3. WSW 35.00 TO 60D NAIL IN TOP OF CORNER POST
4. S 22.14 TO 1/2" REBAR

"UNPLATTED TRACT"
PN. 127-36-0-00-00-006.00
MARTHA A. RIVERA & JOSEPHINE DOLORES COOPER
1304 CRESTVIEW
LEAVENWORTH, KS. 66048

N 1/4 CORNER 1-T10S-20E (23A)
1/2" REBAR WITH #1349 CAP (REF. #1)
1. N 1.90 TO 60D NAIL IN 8" HACKBERRY
2. SSE 24.05 TO 60D NAIL IN GATE POST
3. ENE 7.33 TO 60D NAIL IN RR TIE FENCE POST

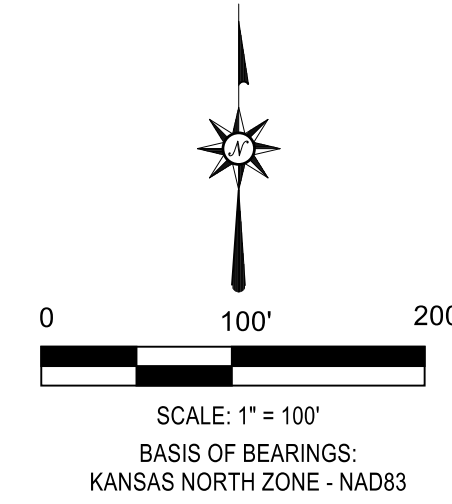
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MARTHA A. RIVERA & JOSEPHINE DOLORES COOPER
1304 CRESTVIEW
LEAVENWORTH, KS. 66048

LOT 1
ACKERLAND HILL
CHARLES CRAIG & CAROL LOHMAN
23012 207TH STREET
TONGANOXIE, KS. 66086

LOT 2
ACKERLAND HILL
CHARLES CRAIG & CAROL LOHMAN
23012 207TH STREET
TONGANOXIE, KS. 66086

- LEGEND
- 1/2" x 24" REBAR SET WITH #1349 CAP
 - SURVEY MONUMENT FOUND (AS NOTED)
 - ⊙ 1/2" REBAR WITH #1349 CAP IN CONCRETE (REF. #1)
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - U/E UTILITY EASEMENT
 - R/W ROAD RIGHT OF WAY

REFERENCES:
1. DCC #2023SD076
2. ACKERLAND HILL PLAT



CENTERLINE CURVE DATA #2
R = 275.00
L = 434.62
C = 390.78
T = 277.66

CENTERLINE CURVE DATA #1
R = 275.00
L = 431.97
C = 388.91
T = 275.00

"UNPLATTED TRACT"
PN. 131-01-0-00-00-014.00-0
ACKERLAND ACRES TRUST
23992 235TH STREET
MCLOUTH, KS. 66054

"UNPLATTED TRACT"
PN. 143-06-0-00-003.00-0
ACKERLAND ACRES TRUST
23992 235TH STREET
MCLOUTH, KS. 66054

"UNPLATTED TRACT"
PN. 143-06-0-00-003.01-0
ACKERLAND ACRES TRUST
23992 235TH STREET
MCLOUTH, KS. 66054

"UNPLATTED TRACT"
PN. 143-06-0-00-003.00-0
ACKERLAND ACRES TRUST
23992 235TH STREET
MCLOUTH, KS. 66054

OWNER / DEVELOPER
CHARLES CRAIG & CAROL J. LOHMAN
23012 207TH STREET
TONGANOXIE, KS. 66086
(913) 449-9750

UTILITIES
ELECTRIC / FREESTATE
WATER / R.W.D. #9
GAS / PRIVATE PROPANE
SEWAGE / PRIVATE ON SITE SYSTEM
TELEPHONE / AT&T

ZONING
RURAL RESIDENTIAL (RR-5.0)
BENCHMARK
3/4" REBAR AT THE NORTHEAST CORNER 1-T10S-R20E
EL. 1007.41 (NAVD 88)

RESTRICTIONS

1. 40' REAR SETBACK FOR RESIDENCES
- 15' REAR SETBACK FOR ACCESSORY BUILDINGS
- 15' SIDE SETBACK
2. AN ENGINEERED WASTEWATER DISPOSAL SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.

NOTES

1. FENCE LINES DO NOT DENOTE PROPERTY LINES.
2. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL
- PROPOSED USE - RESIDENTIAL
3. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
4. THIS PROPOSED PLAT IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXHIBIT #1

- EAST LINE SECTION 1 AND DELAWARE RESERVE LINE (25C)
1/2" REBAR (REF. #1)
1. E 30.60 TO 40D NAIL IN CORNER POST
2. SE 29.33 TO 60D NAIL IN POWER POLE
3. SW 39.90 TO MAG NAIL IN FENCE POST

THIS IS TO CERTIFY THAT IN THE MONTH OF JANUARY, 2021, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037.

LARRY T. HAHN, LS #1349
HAHN SURVEYING
PO BOX 41
LANISING, KANSAS 66043
(913) 547-3405
hahnsurveying@gmail.com

DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF FRACTIONAL SECTION 1-T10S-R20E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE, S 01°35'06"E, 660.00 FEET ALONG THE EAST LINE OF SECTION 1 TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, S 01°35'06"E, 770.15 FEET ALONG SAID EAST LINE; THENCE, S 89°13'10"W, 2633.54 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 1; THENCE, N 01°19'55"W, 1392.22 FEET ALONG SAID WEST LINE TO THE NORTH QUARTER CORNER OF SECTION 1; THENCE, N 89°23'38"E, 1307.13 FEET ALONG THE NORTH LINE OF SECTION 1 TO THE NORTHWEST CORNER OF LOT 1, ACKERLAND HILL; THENCE, S 01°35'06"E, 660.00 FEET ALONG THE WEST LINE OF ACKERLAND HILL TO THE SOUTHWEST CORNER OF LOT 2, ACKERLAND HILL; THENCE, N 89°23'38"E, 1320.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. CONTAINS 65.21 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

TABLE 1 Values of Runoff Coefficient C

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

AGRICULTURAL AREAS:

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

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

EXHIBIT #2

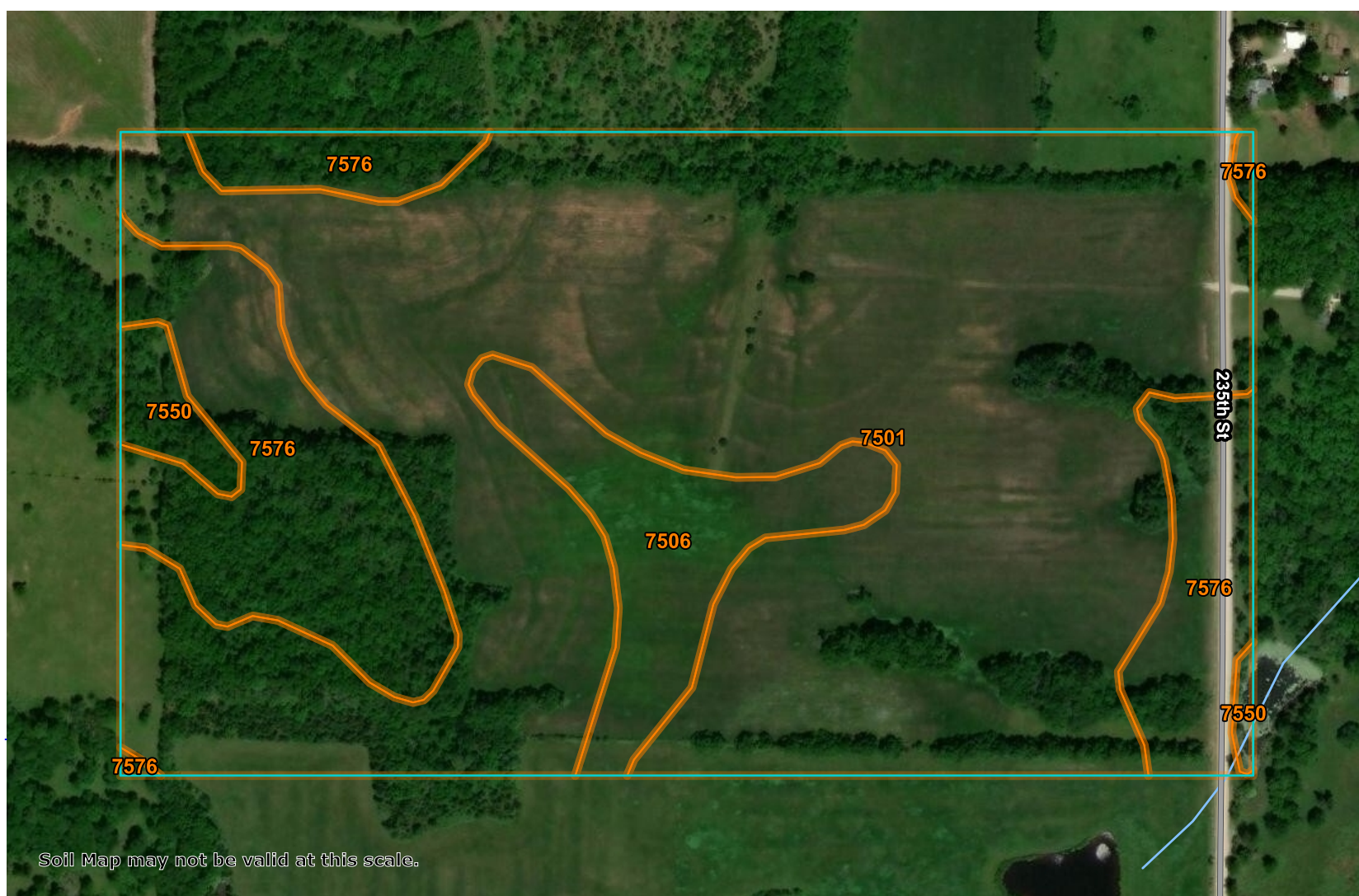
Table 3-1 Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Concrete or Asphalt Pavement	0.8 – 0.9
Commercial and Industrial	0.7 – 0.9
Gravel Roadways and Shoulders	0.5 – 0.7
Residential – Urban	0.5 – 0.7
Residential – Suburban	0.3 – 0.5
Undeveloped	0.1 – 0.3
Berms	0.1 – 0.3
Agricultural – Cultivated Fields	0.15 – 0.4
Agricultural – Pastures	0.1 – 0.4
Agricultural – Forested Areas	0.1 – 0.4

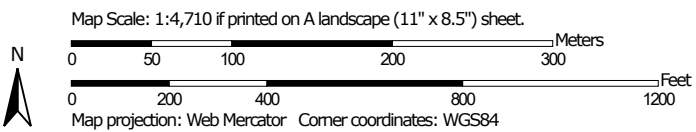
For flat slopes or permeable soil, lower values shall be used. For steep slopes or impermeable soil, higher values shall be used. Steep slopes are 2:1 or steeper.

From Michigan State Administrative Rules R 280.9.

Referenced from MDOT Drainage Manual, www.michigan.gov



Soil Map may not be valid at this scale.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	74.5	72.3%
7506	Pawnee clay loam, 1 to 4 percent slopes, eroded	7.5	7.3%
7550	Rosendale-Bendena silty clay loams, 3 to 40 percent slopes	1.9	1.8%
7576	Shelby clay loam, 8 to 12 percent slopes, eroded	19.2	18.6%
Totals for Area of Interest		103.1	100.0%

EXHIBIT #4



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

Drainage Area #1- 10 year

Existing Conditions

Area = 31.3 acres
C= 0.36
L= 1450
S= 6.5
K= 1

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

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

$$T_i = 12.4$$

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

$$T_t = 2.42$$

$$T_c = 14.9$$

$$i_{10} = 5.20$$

$$Q = KCiA$$

$$Q = 57.9 \text{ cfs}$$

Developed Conditions

Area = 31.3 acres
C= 0.30
L= 1450
S= 6.5
K= 1

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

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

$$T_i = 13.4$$

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

$$T_t = 2.42$$

$$T_c = 15.8$$

$$i_{10} = 5.03$$

$$Q = KCiA$$

$$Q = 46.6 \text{ cfs}$$

Drainage Area #1 - 100 year

Existing Conditions

Area = 31.3 acres
C= 0.36
L= 1450
S= 6.5
K= 1.25

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

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

$$T_i = 12.4$$

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

$$T_t = 2.42$$

$$T_c = 14.9$$

$$i_{100} = 7.39$$

$$Q = KCiA$$

$$Q = 102.7 \text{ cfs}$$

Developed Conditions

Area = 31.3 acres
C= 0.30
L= 1450
S= 6.5
K= 1.25

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

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

$$T_i = 13.4$$

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

$$T_t = 2.42$$

$$T_c = 15.8$$

$$i_{100} = 7.22$$

$$Q = KCiA$$

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

Drainage Area #2- 10 year

Existing Conditions

Area = 16.6 acres
C= 0.36
L= 1250
S= 6.5
K= 1

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

L max = 300

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

$$T_i = 12.4$$

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

$$T_t = 2.08$$

$$T_c = 14.5$$

$$i_{10} = 5.26$$

$$Q = KCiA$$

$$Q = 31.3 \text{ cfs}$$

Developed Conditions

Area = 16.6 acres
C= 0.26
L= 1250
S= 6.5
K= 1

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

L max = 300

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

$$T_i = 14.0$$

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

$$T_t = 2.08$$

$$T_c = 16.0$$

$$i_{10} = 5.01$$

$$Q = KCiA$$

$$Q = 22.0 \text{ cfs}$$

Drainage Area #2 - 100 year

Existing Conditions

Area = 16.6 acres
C= 0.36
L= 1250
S= 6.5
K= 1.25

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

L max = 300

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

5 < Tc < 15

$$T_i = 12.4$$

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

15 < Tc < 60

$$T_t = 2.08$$

$$T_c = 14.5$$

$$i_{100} = 7.47$$

$$Q = KCiA$$

$$Q = 55.5 \text{ cfs}$$

Developed Conditions

Area = 16.6 acres
C= 0.26
L= 1250
S= 6.5
K= 1.25

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

L max = 300

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

5 < Tc < 15

$$T_i = 14.0$$

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

15 < Tc < 60

$$T_t = 2.08$$

$$T_c = 16.0$$

$$i_{100} = 7.19$$

$$Q = KCiA$$

$$Q = 39.4 \text{ cfs}$$

Drainage Area #3- 10 year

Existing Conditions

Area = 7 acres
C= 0.36
L= 800
S= 6.5
K= 1

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

L max = 300

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

$$T_i = 12.4$$

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

$$T_t = 1.33$$

$$T_c = 13.7$$

$$i_{10} = 5.38$$

$$Q = KCiA$$

$$Q = 13.6 \text{ cfs}$$

Developed Conditions

Area = 7 acres
C= 0.23
L= 800
S= 6.5
K= 1

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

L max = 300

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

$$T_i = 14.5$$

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

$$T_t = 1.33$$

$$T_c = 15.8$$

$$i_{10} = 5.03$$

$$Q = KCiA$$

$$Q = 8.2 \text{ cfs}$$

Drainage Area #3 - 100 year

Existing Conditions

Area = 7 acres
C= 0.36
L= 800
S= 6.5
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 12.4$$

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

15 < T_c < 60

$$T_t = 1.33$$

$$T_c = 13.7$$

$$i_{100} = 7.64$$

$$Q = KCiA$$

$$Q = 24.1 \text{ cfs}$$

Developed Conditions

Area = 7 acres
C= 0.23
L= 800
S= 6.5
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 14.5$$

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

15 < T_c < 60

$$T_t = 1.33$$

$$T_c = 15.8$$

$$i_{100} = 7.22$$

$$Q = KCiA$$

$$Q = 14.7 \text{ cfs}$$

Drainage Area #4- 10 year

Existing Conditions

Area = 5.3 acres
C= 0.36
L= 800
S= 6.5
K= 1

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

L max = 300

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

$$T_i = 12.4$$

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

$$T_t = 1.33$$

$$T_c = 13.7$$

$$i_{10} = 5.38$$

$$Q = KCiA$$

$$Q = 10.2 \text{ cfs}$$

Developed Conditions

Area = 5.3 acres
C= 0.24
L= 800
S= 6.5
K= 1

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

L max = 300

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

$$T_i = 14.4$$

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

$$T_t = 1.33$$

$$T_c = 15.7$$

$$i_{10} = 5.05$$

$$Q = KCiA$$

$$Q = 6.4 \text{ cfs}$$

Drainage Area #4 - 100 year

Existing Conditions

Area = 5.3 acres
C= 0.36
L= 600
S= 6.5
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 12.4$$

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

15 < T_c < 60

$$T_t = 1.00$$

$$T_c = 13.4$$

$$i_{100} = 7.72$$

$$Q = KCiA$$

$$Q = 18.4 \text{ cfs}$$

Developed Conditions

Area = 5.3 acres
C= 0.24
L= 600
S= 6.5
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 14.4$$

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

15 < T_c < 60

$$T_t = 1.00$$

$$T_c = 15.4$$

$$i_{100} = 7.29$$

$$Q = KCiA$$

$$Q = 11.6 \text{ cfs}$$

Drainage Area #5- 10 year

Existing Conditions

Area = 5.3 acres
C= 0.36
L= 900
S= 6.5
K= 1

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

L max = 300

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

$$T_i = 12.4$$

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

$$T_t = 1.50$$

$$T_c = 13.9$$

$$i_{10} = 5.36$$

$$Q = KCiA$$

$$Q = 10.2 \text{ cfs}$$

Developed Conditions

Area = 5.3 acres
C= 0.21
L= 900
S= 6.5
K= 1

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

L max = 300

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

$$T_i = 14.9$$

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

$$T_t = 1.50$$

$$T_c = 16.4$$

$$i_{10} = 4.97$$

$$Q = KCiA$$

$$Q = 5.6 \text{ cfs}$$

Drainage Area #5 - 100 year

Existing Conditions

Area = 5.3 acres
C= 0.36
L= 900
S= 6.5
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 12.4$$

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

15 < T_c < 60

$$T_t = 1.50$$

$$T_c = 13.9$$

$$i_{100} = 7.60$$

$$Q = KCiA$$

$$Q = 18.1 \text{ cfs}$$

Developed Conditions

Area = 5.3 acres
C= 0.21
L= 900
S= 6.5
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 14.9$$

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

15 < T_c < 60

$$T_t = 1.50$$

$$T_c = 16.4$$

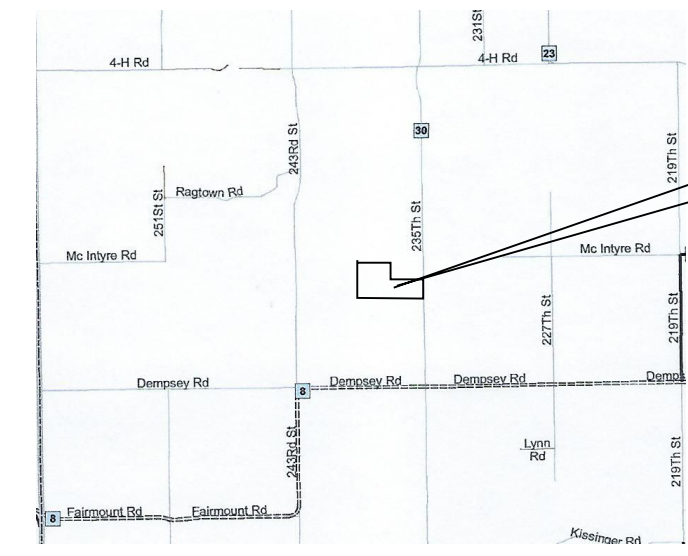
$$i_{100} = 7.14$$

$$Q = KCiA$$

$$Q = 10.0 \text{ cfs}$$

ACKERLAND HILL 2ND PLAT

A CROSS ACCESS EASEMENT PLAT
TRACT IN THE EAST HALF OF FRACTIONAL SECTION 1-T10S-R20E OF THE 6TH P.M.,
COUNTY OF LEAVENWORTH, KANSAS
PRELIMINARY PLAT



LOCATION MAP
NO SCALE

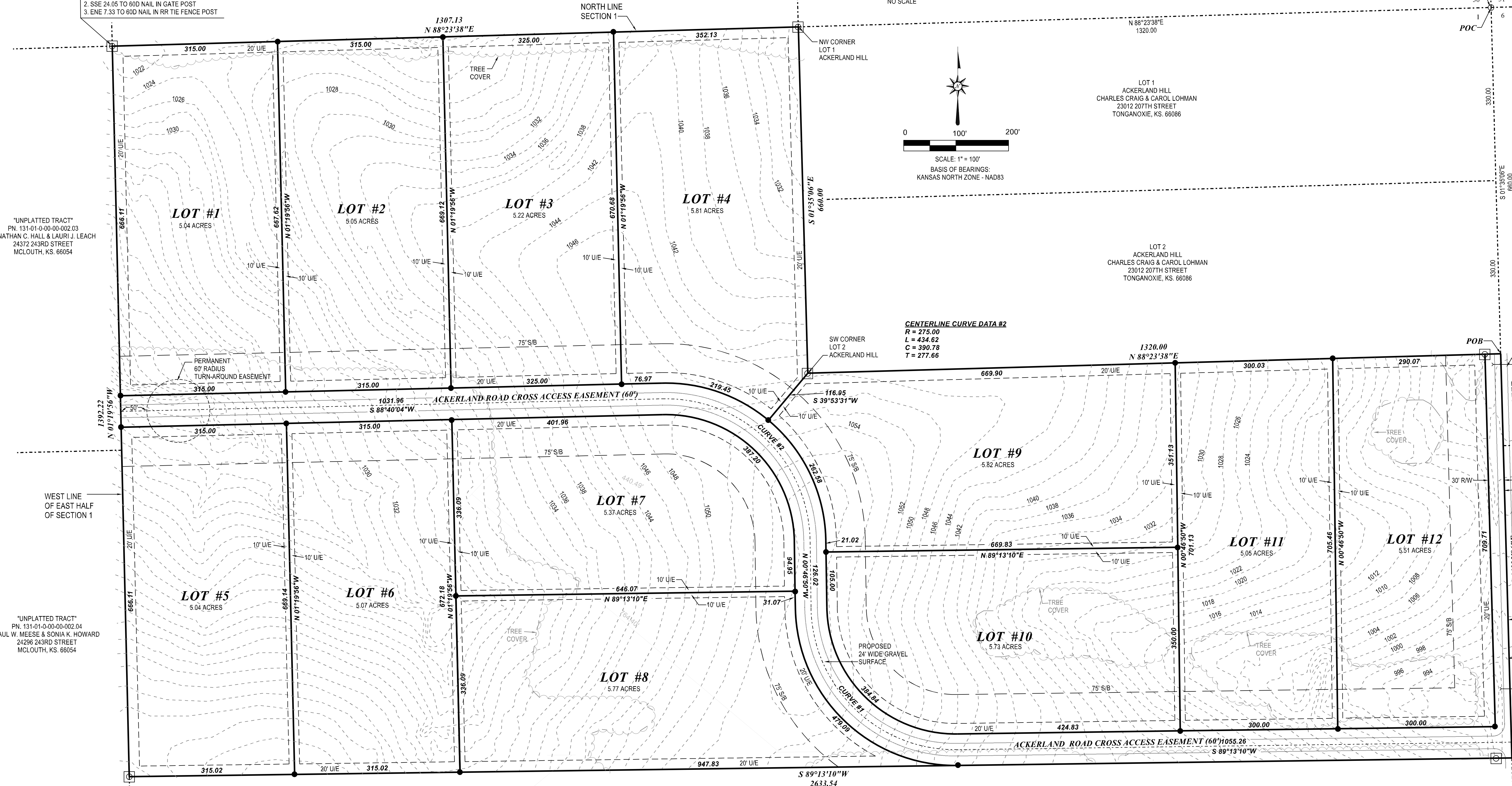
NE CORNER 1-T10S-R20E (25A)
3/4" REBAR (REF. #1)
1. SE 25.85 TO MAG NAIL IN CORNER POST
2. SSW 74.55 TO 60D NAIL IN TOP OF FENCE POST
3. SWW 35.00 TO 60D NAIL IN TOP OF CORNER POST
4. S 22.14 TO 1/2" REBAR

"UNPLATTED TRACT"
PN. 127-36-0-00-00-006.00
MARTHA A. RIVERA & JOSEPHINE DOLORES COOPER
1304 CRESTVIEW
LEAVENWORTH, KS. 66048

"UNPLATTED TRACT"
PN. 127-36-0-00-00-007.00
MARTHA A. RIVERA & JOSEPHINE DOLORES COOPER
1304 CRESTVIEW
LEAVENWORTH, KS. 66048

"UNPLATTED TRACT"
PN. 131-01-0-00-00-002.03
JONATHAN C. HALL & LAURI J. LEACH
24372 243RD STREET
MCLOUTH, KS. 66054

"UNPLATTED TRACT"
PN. 131-01-0-00-00-002.04
PAUL W. MEISE & SONIA K. HOWARD
24296 243RD STREET
MCLOUTH, KS. 66054



- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
 - SURVEY MONUMENT FOUND (AS NOTED)
 - 1/2" REBAR WITH #1349 CAP IN CONCRETE (REF. #1)
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - U/E UTILITY EASEMENT
 - R/W ROAD RIGHT OF WAY

REFERENCES:
1. DOC. #2020S076
2. ACKERLAND HILL PLAT

CENTERLINE CURVE DATA #2
R = 275.00
L = 434.62
C = 390.78
T = 277.66

CENTERLINE CURVE DATA #1
R = 275.00
L = 431.97
C = 388.91
T = 275.00

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GAS / PRIVATE PROPANE
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TELEPHONE / AT&T

ZONING
RURAL RESIDENTIAL (RR-5.0)

BENCHMARK
3/4" REBAR AT THE NORTHEAST CORNER 1-T10S-R20E
EL. 1007.41 (NAVD 88)

"UNPLATTED TRACT"
PN. 131-01-0-00-00-014.00.0
ACKERLAND ACRES TRUST
23992 235TH STREET
MCLOUTH, KS. 66054

RESTRICTIONS

1. 40' REAR SETBACK FOR RESIDENCES
- 15' REAR SETBACK FOR ACCESSORY BUILDINGS
- 15' SIDE SETBACK
2. AN ENGINEERED WASTEWATER DISPOSAL SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
7. LOT 12 ACCESS IS LIMITED TO THE CROSS ACCESS EASEMENT ONLY.
8. LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY MAINTENANCE AND UPKEEP OF THE CROSS ACCESS EASEMENT, ROAD AND ROAD APPURTENANCES.
9. LOTS ARE SUBJECT TO THE OFF-PLAT HOME OWNERS ASSOCIATION DETAILING THE MAINTENANCE OF ACKERLAND ROAD CROSS ACCESS EASEMENT.

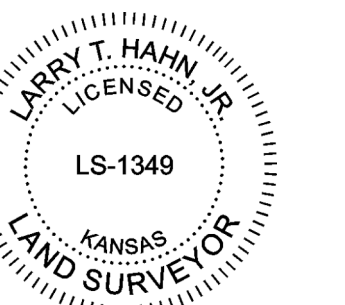
NOTES

1. FENCE LINES DO NOT DENOTE PROPERTY LINES.
2. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RESIDENTIAL
3. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
4. THIS PROPOSED PLAT IS NOT IN A SPECIAL FLOOD HAZARD AREA. FEMA MAP 2010C0225G, DATED 07/16/2015.

DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF FRACTIONAL SECTION 1-T10S-R20E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE, S 01°35'06"E, 660.00 FEET ALONG THE EAST LINE OF SECTION 1 TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, S 01°35'06"E, 770.15 FEET ALONG SAID EAST LINE; THENCE, S 89°13'10"W, 2633.54 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 1; THENCE, N 01°19'56"W, 1392.22 FEET ALONG SAID WEST LINE TO THE NORTH QUARTER CORNER OF SECTION 1; THENCE, N 88°23'38"E, 1307.13 FEET ALONG THE NORTH LINE OF SECTION TO THE NORTHWEST CORNER OF LOT 1, ACKERLAND HILL; THENCE, S 01°35'06"E, 660.00 FEET ALONG THE WEST LINE OF ACKERLAND HILL TO THE SOUTHWEST CORNER OF LOT 2, ACKERLAND HILL; THENCE, N 88°23'38"E, 1320.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. CONTAINS 65.21 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

EAST LINE SECTION 1 AND DELAWARE RESERVE LINE (25C)
1/2" REBAR (REF. #1)
1. E 30.60 TO 40D NAIL IN CORNER POST
2. SE 29.33 TO 60D NAIL IN POWER POLE
3. SW 39.80 TO MAG NAIL IN FENCE POST



LARRY T. HAHN, LS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF JANUARY, 2021, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037.

HAHN SURVEYING
PO BOX 41
LANSING, KANSAS 66043
(913) 547-3405
hahnsurvey@gmail.com



ACKERLAND HILL 2ND PLAT

A CROSS ACCESS EASEMENT PLAT

A SUBDIVISION IN THE EAST HALF OF FRACTIONAL SECTION 1-T10S-R20E OF THE 6TH P.M.,
COUNTY OF LEAVENWORTH, KANSAS

FINAL PLAT



DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF FRACTIONAL SECTION 1-T10S-R20E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE, S 01°35'06"E, 660.00 FEET ALONG THE EAST LINE OF SECTION 1 TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, S 01°35'06"E, 770.15 FEET ALONG SAID EAST LINE; THENCE, S 89°13'10"W, 2633.54 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 1; THENCE, N 01°19'56"W, 1392.22 FEET ALONG SAID WEST LINE TO THE NORTH QUARTER CORNER OF SECTION 1; THENCE, N 88°23'38"E, 1307.13 FEET ALONG THE NORTH LINE OF SECTION 1 TO THE NORTHWEST CORNER OF LOT 1, ACKERLAND HILL; THENCE, S 01°35'06"E, 660.00 FEET ALONG THE WEST LINE OF ACKERLAND HILL TO THE SOUTHWEST CORNER OF LOT 2, ACKERLAND HILL; THENCE, N 88°23'38"E, 1320.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. CONTAINS 65.21 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

LOCATION MAP

NO SCALE

IN TESTIMONY WHEREOF

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON 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 SHALL BE KNOWN AS "ACKERLAND HILL 2ND PLAT". WE, THE UNDERSIGNED OWNERS OF "ACKERLAND HILL 2ND PLAT" HAVE SET OUR HANDS THIS _____ DAY OF _____, 2021.

CHARLES CRAIG LOHMAN CAROL J. LOHMAN

STATE OF KANSAS / COUNTY OF LEAVENWORTH

ON THIS _____ DAY OF _____, 2021, BEFORE ME APPEARED CHARLES CRAIG LOHMAN AND CAROL J. LOHMAN, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVALS

WE THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "ACKERLAND HILL 2ND PLAT" THIS _____ DAY OF _____, 2021.

CHAIRPERSON / STEVE ROSENTHAL

SECRETARY / KRystal VOTH, CFM

COUNTY COMMISSION APPROVAL

WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "ACKERLAND HILL 2ND PLAT" THIS _____ DAY OF _____, 2021.

CHAIRPERSON / MICHAEL SMITH

COUNTY CLERK / JANET KLASINSKI (ATTEST)

NE CORNER 1-T10S-R20E (25A)
3/4" REBAR (REF. #1)
1. SE 25.85 TO MAG NAIL IN CORNER POST
2. SW 74.55 TO 60D NAIL IN TOP OF FENCE POST
3. SW 35.00 TO 60D NAIL IN TOP OF CORNER POST
4. S 22.14 TO 1/2" REBAR

REFERENCES:
1. DOC #2020S376
2. ACKERLAND HILL PLAT
3. GLO NOTES

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED)
- 1/2" REBAR WITH #1349 CAP IN CONCRETE (REF. #1)
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- U/E UTILITY EASEMENT - DEDICATED THIS PLAT
- R/W ROAD RIGHT OF WAY
- R RADIUS
- L LENGTH
- C CHORD
- T TANGENT

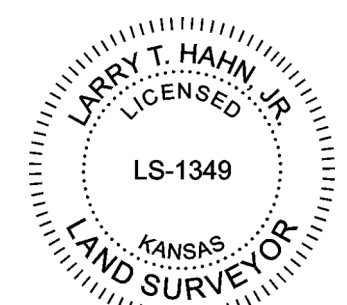
"UNPLATTED TRACT"
PN. 143-06-0-00-003-00-0

ROAD RECORD
C-24 (1970)
60' WIDE R/W

"UNPLATTED TRACT"
PN. 143-06-0-00-003-01-0

EAST LINE SECTION 1-T10S-R20E

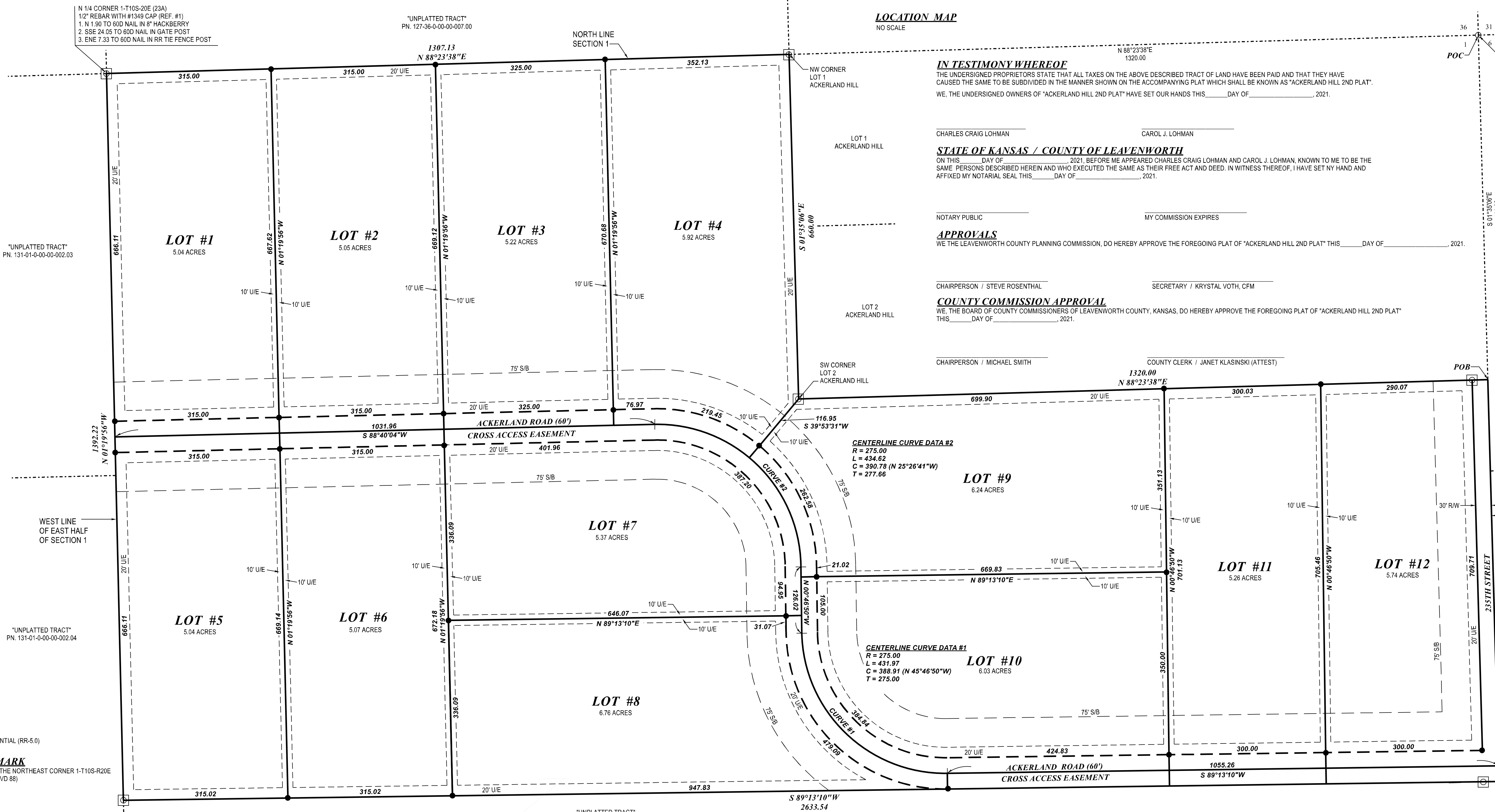
"UNPLATTED TRACT"
PN. 143-06-0-00-003-000-0



LARRY T. HAHN, LS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF JANUARY, 2021, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037.

HAHN SURVEYING
PO BOX 41
LANESING, KANSAS 66043
(913) 547-3405
hahnsurvey@gmail.com



N 1/4 CORNER 1-T10S-20E (23A)
1/2" REBAR WITH #1349 CAP (REF. #1)
1. N 1.90 TO 60D NAIL IN 8" HACKBERRY
2. SSE 24.05 TO 60D NAIL IN GATE POST
3. ENE 7.33 TO 60D NAIL IN RR TIE FENCE POST

"UNPLATTED TRACT"
PN. 127-36-0-00-007-00

"UNPLATTED TRACT"
PN. 131-01-0-00-002-003

WEST LINE OF EAST HALF OF SECTION 1

"UNPLATTED TRACT"
PN. 131-01-0-00-002-004

"UNPLATTED TRACT"
PN. 131-01-0-00-004-000-0

ZONING
RURAL RESIDENTIAL (RR-5.0)

BENCHMARK
3/4" REBAR AT THE NORTHEAST CORNER 1-T10S-R20E
EL. 1007.41 (NAVD 88)

NOTES
1. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RESIDENTIAL
2. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
3. THIS PROPOSED PLAT IS NOT IN A SPECIAL FLOOD HAZARD AREA. FEMA MAP 20103C0225G, DATED 07/16/2015.

RESTRICTIONS
1. 40' REAR SETBACK FOR RESIDENCES
15' REAR SETBACK FOR ACCESSORY BUILDINGS
15' SIDE SETBACK
2. AN ENGINEERED WASTEWATER DISPOSAL SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
7. LOTS ARE SUBJECT TO THE OFF-PLAT HOME OWNERS ASSOCIATION DETAILING THE MAINTENANCE OF ACKERLAND ROAD EASEMENT.
8. LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY MAINTENANCE AND UPKEEP OF THE ROAD EASEMENT AND DRIVE APPURTENANCES.
9. LOT 12 ACCESS IS LIMITED TO THE CROSS ACCESS EASEMENT ONLY.

EASEMENT DEDICATION
AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPE, POLES, WIRES, DRAINAGE FACILITIES, DUCTS, CABLES AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THE PLAT AS UTILITY EASEMENT OR U/E IS HEREBY GRANTED TO LEAVENWORTH COUNTY, KANSAS WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

COUNTY ENGINEER APPROVAL
THE LEAVENWORTH COUNTY ENGINEERS' REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY LEAVENWORTH COUNTY. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS AND QUANTITIES.

COUNTY ENGINEER

COUNTY SURVEYOR CERTIFICATION
I HEREBY CERTIFY THIS PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS PLAT WAS REVIEWED BASED ON KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

COUNTY SURVEYOR / WAYNE MALNICOF, LS

STATE OF KANSAS / COUNTY OF LEAVENWORTH
FILED FOR RECORD IN DOCUMENT # _____ ON THIS _____ DAY OF _____, 2021 AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS, LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRI LOIS MASHBURN

*****Consent Agenda*****
Case No. DEV-21-023 & 024
Browning Estates
Preliminary and Final Plat

Staff Report – Planning Commission

April 14, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Robbins Acquisitions
P.O. Box 480
Tonganoxie, KS 66048

Legal Description: A tract of land in the Southwest Quarter of Section 10, Township 10 South,
Range 20 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 46 acres

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

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

Parcel ID No.: 132-10-0-00-00-005.00

Planner: Joshua Gentzler

REPORT:

Request

The applicant is requesting a Preliminary and Final Plat for a five-lot subdivision.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 5 acres to over 400 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0200G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Tonganoxie
Water: Rural Water District 9
Electric: Freestate

Access/Streets

The property is accessed by Dempsey Road and 259th Street. This road is a Local County Road with a gravel surface ± 22' wide.

Agency Comments

See attached comments – Email – Mitch Pleak – Public Works, April 5, 2021
See attached comments – Email – Chuck Magaha – Emergency Management, March 9, 2021
See attached comments – Email – Name – Rural Water District 9, March 2, 2021
See attached comments – Email – Amanda Tarwater – FreeState, March 2, 2021

Findings

1. The proposed subdivision is consistent with the zoning district of RR 5; Rural Residential Zoning 5 acre minimum size parcels and meets the lot-depth to lot-width ratio of 3.5:1 or 4:1, have the minimum frontage of 300', and a minimum lot size of 5 acres.
2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by

staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.

3. At time of development, fire hydrants shall be required if necessary infrastructure is available.
4. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

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

Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision. (See condition 3.)

Staff Comments

The applicant is requesting approval of a five (5) lot subdivision located approximately 25843 Dempsey Road. Zoning in the area is Rural Residential 5-acres. Lots One, Two, and Three range from 5.01 to 6.18 acres in size. Lots Four and Five are 14.18 and 15.32 acres in size, respectively. Lots Four and Five do not meet the depth-width ratio by 0.5% and 2.4% respectively. All lots meet all other requirements for the RR-5 zoning district.

Lot Three is created in such a way as to stay on the low side of the ridge running northeast to southwest across the property, while meeting the southwest corner of Lot Two.

Staff is supportive of the request as proposed as it is an orderly subdivision of land and in line with the zoning regulations. Staff recommends approval of the development.

STAFF RECOMMENDATION:

The staff recommends approval of Case No. DEV-21-023 & 024, Preliminary and Final Plat for Browning Estates, with the following conditions:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. 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 shall be granted for the lot-depth to lot-width ratio for Lots Four and Five.
6. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-21-023 & 024, Preliminary and Final Plat for Browning Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-21-023 & 024, Preliminary and Final Plat for Browning Estates, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

ATTACHMENTS:

Aerial Map
Memorandums
Preliminary and Final Plat

BROWNING ESTATES

A Minor Subdivision in the Southwest Quarter of Section 10, Township 10 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Robbins Acquisitions
PO BOX 480
Tonganoxie, KS 66086
PID #132-10-0-00-005

RECORD DESCRIPTION - Parent Tract
That portion of the West Half of the Northwest Quarter, lying North of the Right of Way of the Leavenworth and Topeka Railroad of Section 10, Township 10 South, Range 20 East of the 6th PM, also all of the right, title, and interest of the grantor in and to the now abandoned Right of Way of the Leavenworth and Topeka Railroad Company adjoining said premises

LESS
A tract of land in the West Half of the Northwest Quarter of Section 10, Township 10 South, Range 20 East of the 6th PM, more fully described as follows: Beginning at a point 494.00 feet East of the Northwest corner of the Northwest Quarter of said Section 10; thence East 400.00 feet along the North line of said Section 10; thence South 544.50 feet; thence West 400.00 feet; thence North 544.50 feet to the North line of said Section 10, and the point of beginning. And less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

SURVEYOR'S DESCRIPTION:
That part of the West Half of the Northwest Quarter, lying North of the abandoned centerline of the Leavenworth and Topeka Railroad of Section 10, Township 10 South, Range 20 East of the 6th PM, more fully described as follows: Beginning at the Northwest corner of said Northwest Quarter; thence North 88 degrees 10'40" East for a distance of 494.00 feet along the North line of said Northwest Quarter; thence South 01 degrees 49'20" East for a distance of 544.50 feet; thence North 88 degrees 10'40" East for a distance of 400.00 feet; thence North 01 degrees 49'20" West for a distance of 544.50 feet to said North line; thence North 88 degrees 10'40" East for a distance of 483.89 feet to the East line of the West Half of said Northwest Quarter; thence South 01 degrees 44'14" East for a distance of 1857.35 feet along said East line to the apparent centerline of said abandoned railroad; thence North 76 degrees 39'34" West for a distance of 1373.73 feet along said centerline to the West line of said Northwest Quarter; thence North 01 degrees 47'34" West for a distance of 1498.03 feet along said West line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 46.11 acres, more or less, including road right of way. Error of Closure - 1 : 2638304

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: BROWNING ESTATES.

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

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

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

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

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

Ben Robbins
Robbins Acquisitions, LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Ben Robbins, Robbins Acquisitions, LLC, 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 BROWNING ESTATES this _____ day of _____, 2021.

Secretary Krystal A. Voth
Chairman Steven Rosenthal

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

County Engineer - _____

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

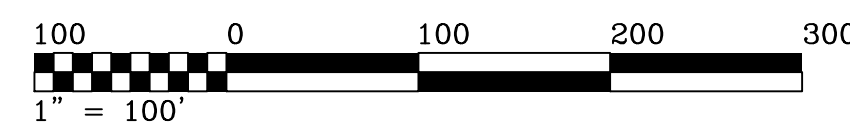
Chairman Michael W. Smith
County Clerk Attest: Janet Klasiński

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

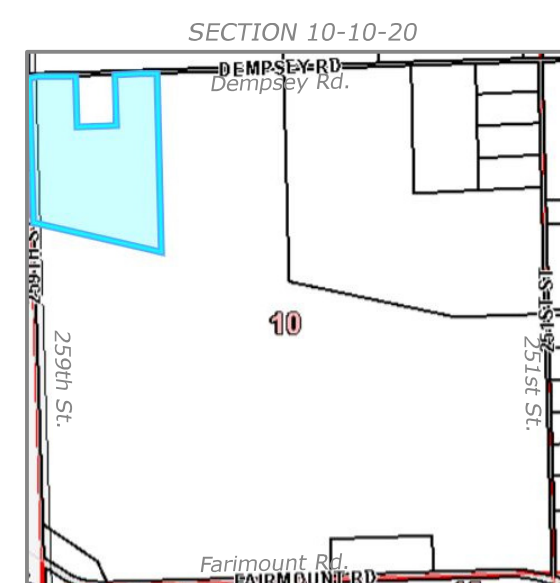
Register of Deeds - TerriLois G. Mashburn



Scale 1" = 100'



13G
West Quarter Corner
Sec. 32-10-21(Level)(Herring)
1/2" Bar at Surface (raised bar from 1/2" Bar next to stone - previous survey)
1) Nail U/G Cable Post SE 31.3'
2) Nail U/G Cable Post WSW 91.8'
3) Center 4" Plastic U/G Post WSW 81.6'
4) Nail Power Pole NNW 43.25'



COUNTY SURVEYOR
I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

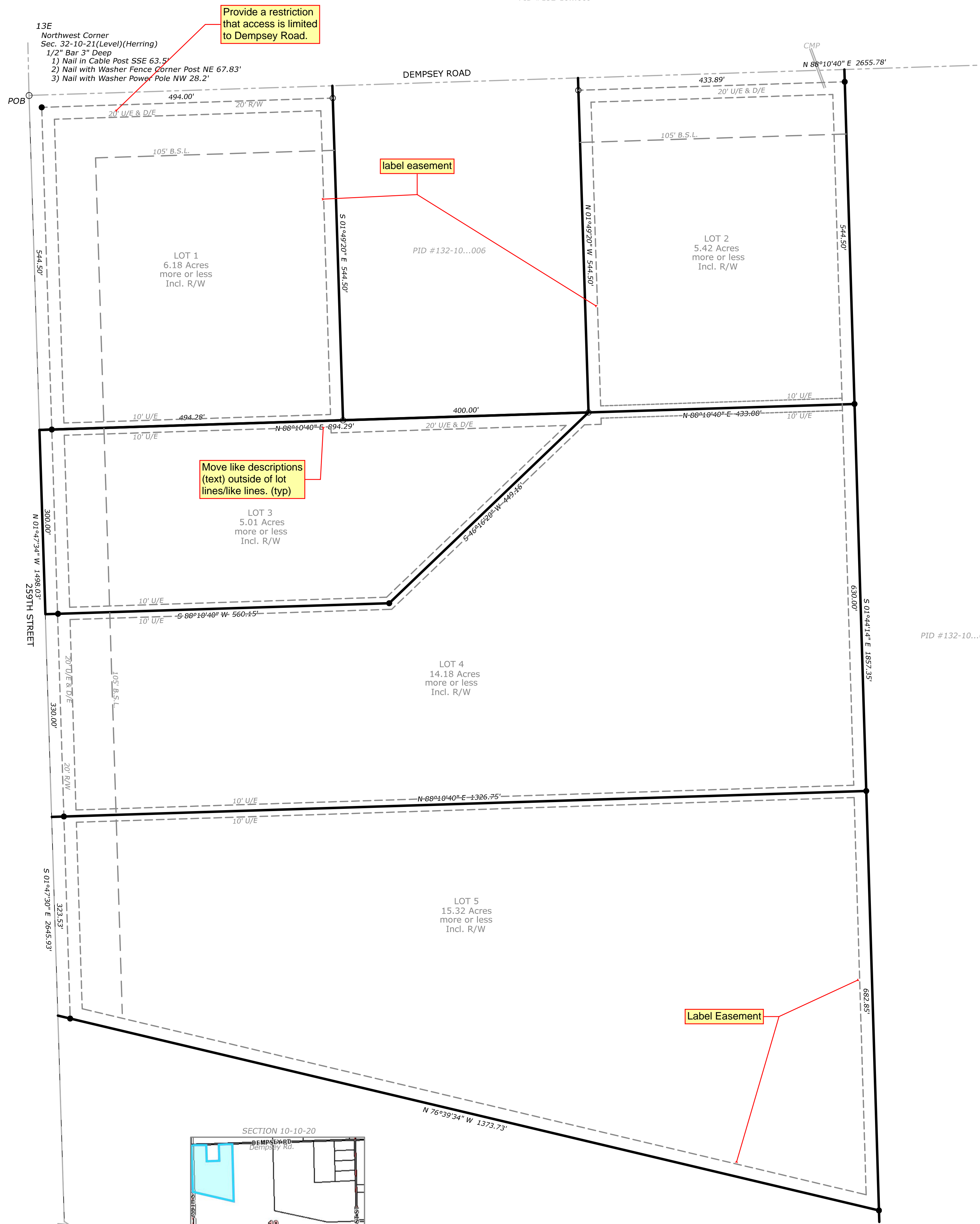
COUNTY SURVEYOR -
Stephan C. Tuttle, KS PS No. 1252
Leavenworth County Reviewer

Job # K-21-1433
February 14, 2021



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

03-08-2021
OLSSON REVIEW



Provide a restriction that access is limited to Dempsey Road.

label easement

Move like descriptions (text) outside of lot lines/like lines. (typ)

Label Easement

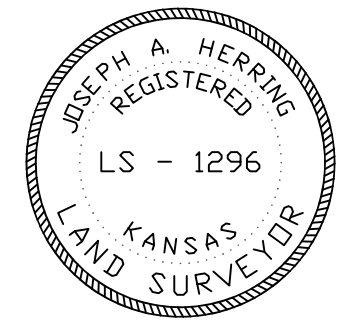
15E
North Quarter Corner
Sec. 32-10-21(Level)(Herring)
1/2" Bar 3" Deep
1) Nail Fence Corner Post S 29.9'
2) Nail Fence Corner Post N 31.9'
3) Nail Top Fence Post NW 52.0'

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

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

- NOTES:
- This survey does not show ownership.
 - All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - All recorded and measured distances are the same, unless otherwise noted.
 - Error of Closure - See Error of Closure Calculations
 - Basis of Bearing - KS State Plane NAD 83, North Zone 1501
 - Point Origin Unknown, unless otherwise noted.
 - Proposed Lots for Residential Use.
 - Road Record - See Survey
 - Benchmark - NAVD88
Project Benchmark (BM) - 999.5'
10) Easements, if any, are created hereon or listed in referenced title commitment.
 - Reference Recorded Deed Document Number 2020R11726
 - Utility Companies -
- Water - RWD 9
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
 - Reference Continental Title Insurance Company Case Number 21403176 updated February 11, 2021
 - Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0200G dated July 16, 2015
 - Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - Distances to and of structures, if any, are +- 1'.
 - Easements as per referenced Title Commitment are shown hereon
- Oil and Gas Lease Bk 367 Pg 736, Bk 375 Pg 404, blanket in nature, not shown.
- Terms and provisions of Agreement recorded in Book 775 Page 406, not shown hereon.
- Terms and provisions of the Gas Storage Lease recorded in Book 375 at Page 404 not shown hereon.
 - Fence Lines do not necessarily denote the boundary line for the property.
 - Reference Surveys:
8557 - Recorded Survey Book B Page 557 dated 1924 (MDC) - M.D.Cooper Survey Book S-11 #61 1978 (JAH) - J.A.Herring Survey Doc #2007S001

- 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
BM - Benchmark
POB - Point of Beginning



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

Joseph A. Herring
PS # 1296

BROWNING ESTATES

A Minor Subdivision in the Southwest Quarter of Section 10, Township 10 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

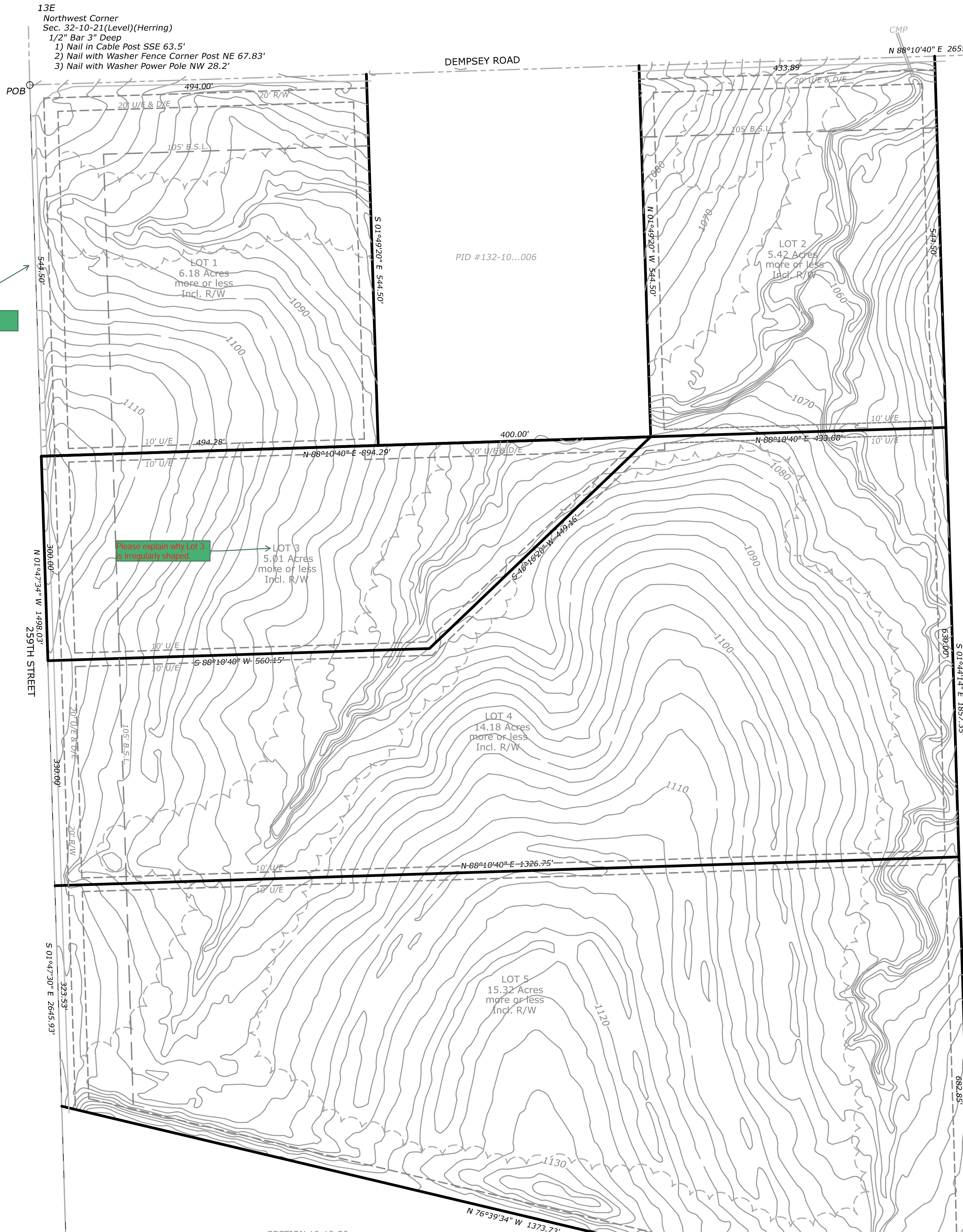
PREPARED FOR:
Robbins Acquisitions
PO BOX 480
Tonganoxie, KS 66086
PID #132-10-00-00-005

RECORD DESCRIPTION - Parent Tract
That portion of the West Half of the Northwest Quarter, lying North of the Right of Way of the Leavenworth and Topeka Railroad of Section 10, Township 10 South, Range 20 East of the 6th PM, also all of the right, title, and interest of the grantor in and to the now abandoned Right of Way of the Leavenworth and Topeka Railroad Company adjoining said premises LESS

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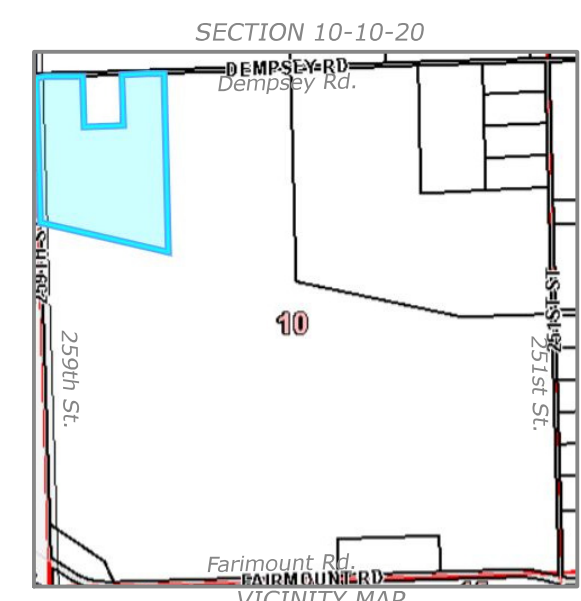
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PID #132-10...009



Nail Nicks on these boundaries

There is a caption only LOT 3 (5.01 Acres) (Incl. R/W)



15E North Quarter Corner Sec. 32-10-21(Level)(Herring)
1/2" Bar 3" Deep
1) Nail Fence Corner Post S 29.9'
2) Nail Fence Corner Post N 31.9'
3) Nail Top Fence Post NW 52.0'

RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation Jurisdiction.
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- 4) Lots are subject to the current Access Management Policy
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ZONING:

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

NOTES:

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- 8) Road Record - See Survey
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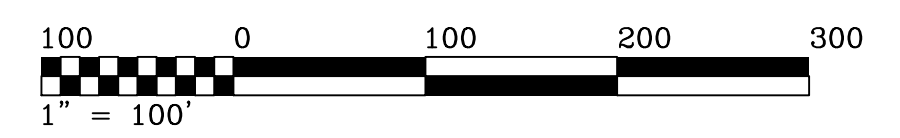
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- ◇ - Gas Valve
- ⊠ - Water Meter/Valve
- ⊞ - Telephone Pedestal
- W - 6" Water Line - location as per district



Scale 1" = 100'

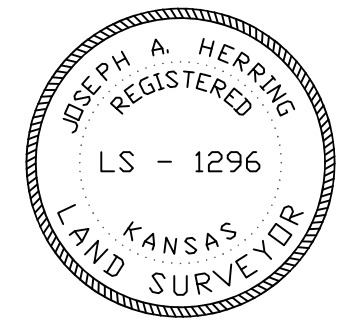
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3) Center 4" Plastic U/G Post WSW 81.6'
4) Nail Power Pole NNW 43.25'



Job # K-21-1433
February 14, 2021

J. HERRING & COMPANY
SURVEYING

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



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

Joseph A. Herring
PS # 1296

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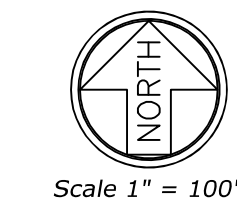
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**03-08-2021
OLSSON REVIEW**

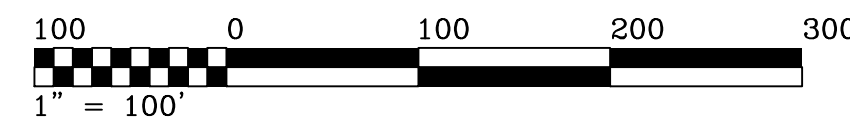


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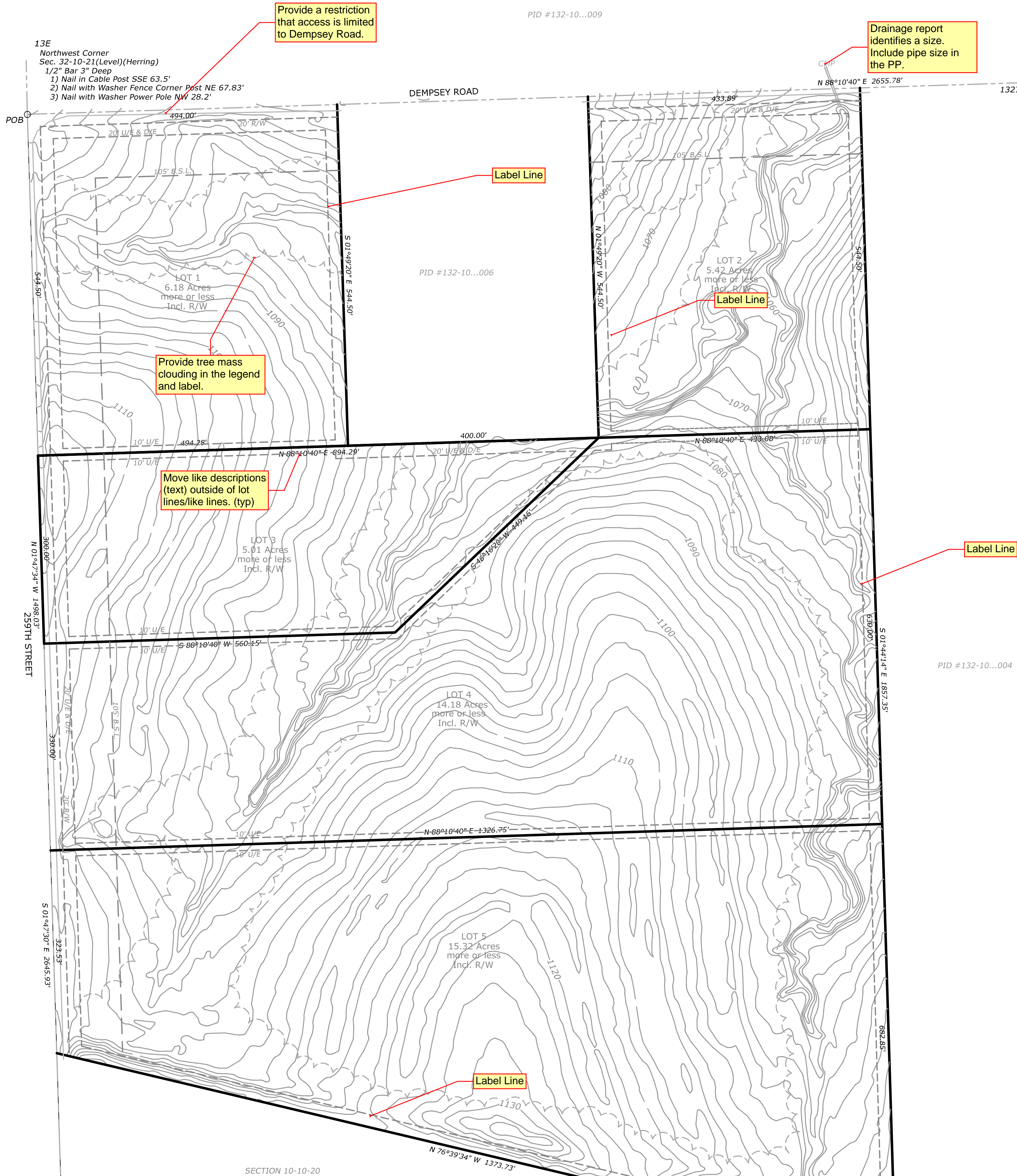
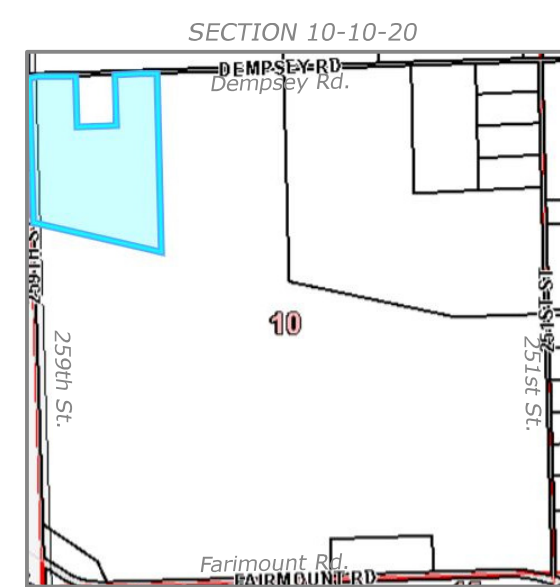
Job # K-21-1433
February 14, 2021



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Drainage report identifies a size. Include pipe size in the PP.

Provide tree mass clouding in the legend and label.

Move like descriptions (text) outside of lot lines/like lines. (typ)

Label Line

Label Line

Label Line

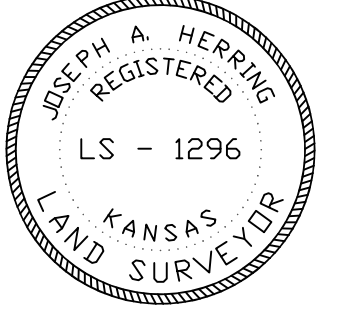
Label Line

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Joseph A. Herring
PS # 1296

From: [Mitch Pleak](#)
Sent: Wednesday, March 10, 2021 8:56 AM
To: [Gentzler, Joshua](#)
Cc: [Anderson, Lauren](#); [Noll, Bill](#); [Voth, Krystal](#); [019-2831](#)
Subject: RE: DEV-21-023 & 024 Preliminary/Final Plat Review Requested -
Browning Estates
Attachments: Attachments.html

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

Joshua,
PP and FP comments are in the link below. The drainage report (dated 2/18/21) comments include:

- Revise c values in the composite c formula to match the tables in the report.
- Exhibit 1 change the "3' culvert" to "60 inch Culvert".

Citrix Attachments	Expires September 6, 2021
2021.02.26 DEV-21-023_24 Final Plat.pdf	2.1 MB
2021.02.26 DEV-21-023_24 Prelim Plat.pdf	2 MB

[Download Attachments](#)

Mitchell Pleak uses Citrix Files to share documents securely.

Sincerely,

Mitch Pleak, PE
Project Engineer / Civil

D 913.748.2503

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



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[View Legal Disclaimer](#)

From: Gentzler, Joshua
Sent: Monday, March 1, 2021 4:42 PM

To: Anderson, Lauren ; Mitch Pleak ; Noll, Bill

Subject: DEV-21-023 & 024 Preliminary/Final Plat Review Requested

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Browning Estates.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Tuesday, March 9th.

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

Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0464

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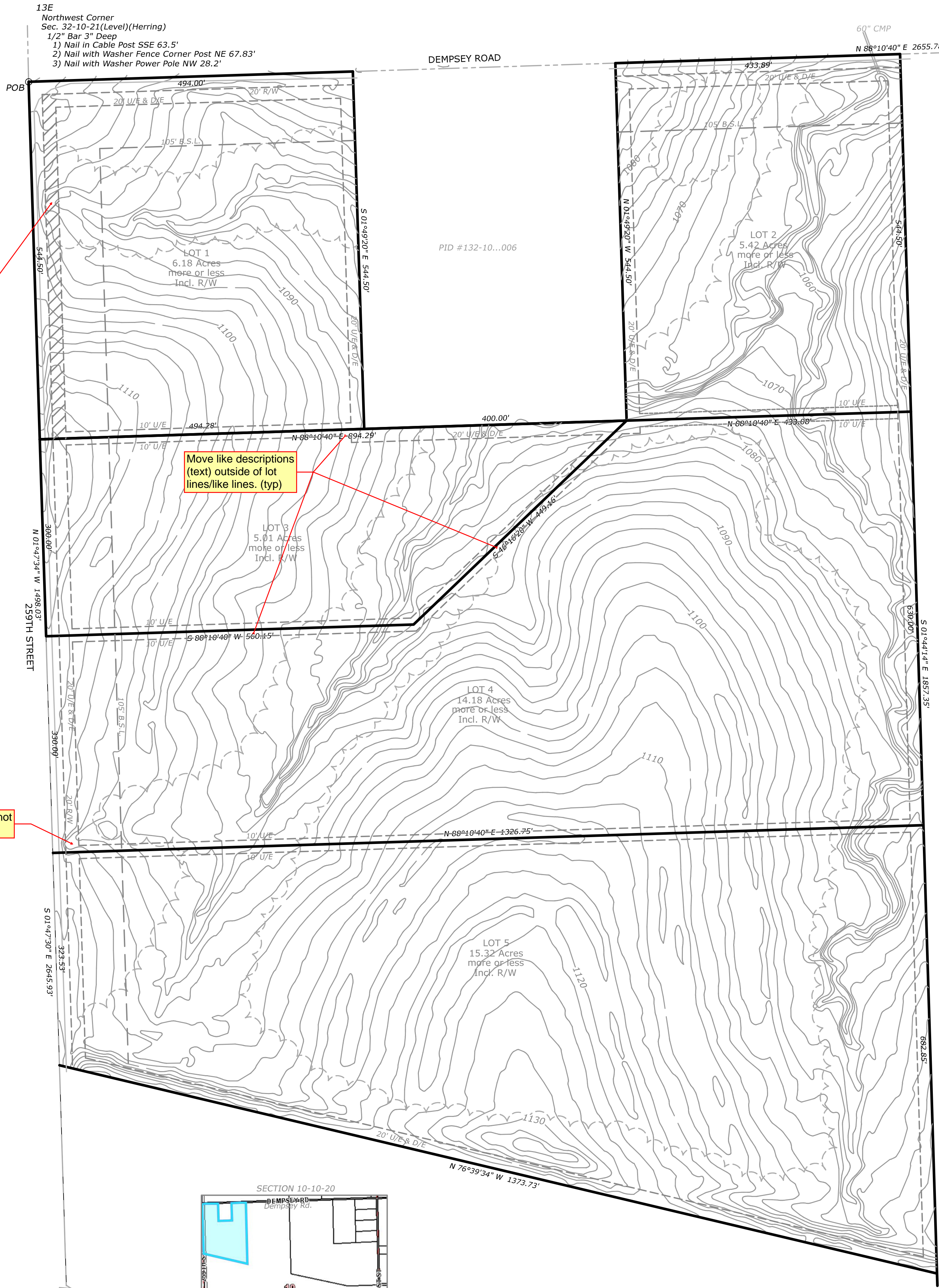
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Revise to: No Vehicle Entrance Access



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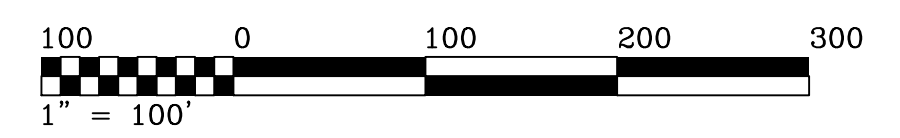
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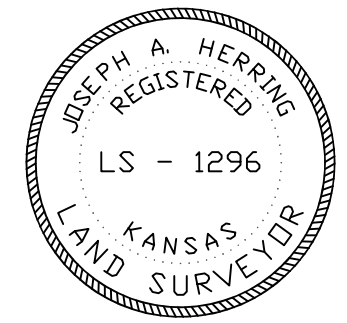
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CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall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

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

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

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

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

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

Ben Robbins
Robbins Acquisitions, LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Ben Robbins, Robbins Acquisitions, LLC, 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 BROWNING ESTATES this _____ day of _____, 2021.

Secretary Krystal A. Voth
Chairman Steven Rosenthal

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

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

Chairman Michael W. Smith
County Clerk Attest: Janet Klasinski

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

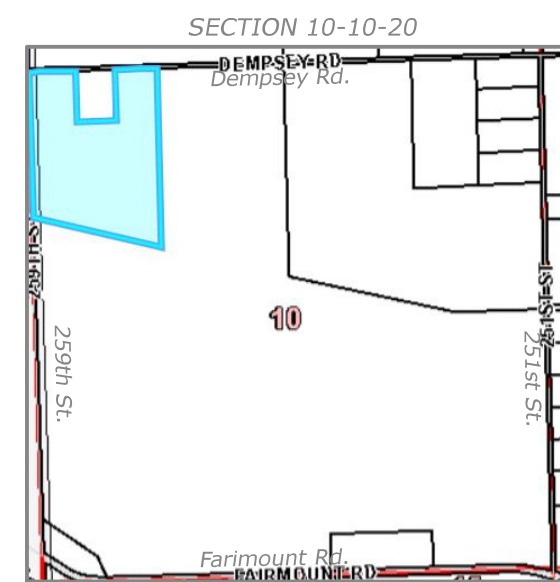
Register of Deeds - TerriLois G. Mashburn



Scale 1" = 100'



13G
West Quarter Corner
Sec. 32-10-21(Level)(Herring)
1/2" Bar at Surface (raised bar from 1/2" Bar next to stone - previous survey)
1) Nail U/G Cable Post SE 31.3'
2) Nail U/G Cable Post WSW 91.8'
3) Center 4" Plastic U/G Post WSW 81.6'
4) Nail Power Pole NNW 43.25'



COUNTY SURVEYOR
I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

COUNTY SURVEYOR -
Stephan C. Tuttle, KS PS No. 1252
Leavenworth County Reviewer



04-05-2021
OLSSON REVIEW

15E
North Quarter Corner
Sec. 32-10-21(Level)(Herring)
1/2" Bar 3" Deep
1) Nail Fence Corner Post S 29.9'
2) Nail Fence Corner Post N 31.9'
3) Nail Top Fence Post NW 52.0'

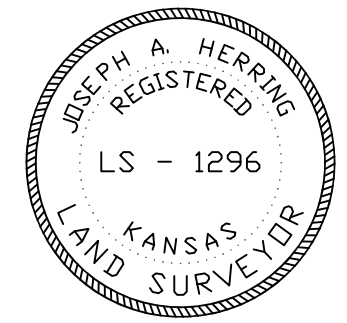
RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
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3) Erosion and sediment control measures shall be used when designing and constructing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

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

- NOTES:
- 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
 - 6) Point Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88 Project Benchmark (BM) - Northwest Corner - 999.5'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Document Number 2020R11726
 - 12) Utility Companies -
 - Water - RWD 9
 - Electric - Freestate
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Continental Title Insurance Company Case Number 21403176 updated February 11, 2021
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0200G dated July 16, 2015
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 - All rear yard setbacks - 40' (Accessory - 15')
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 - 17) Easements as per referenced Title Commitment are shown hereon
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 - Terms and provisions of Agreement recorded in Book 775 Page 406, not shown hereon.
 - Terms and provisions of the Gas Storage Lease recorded in Book 375 at Page 404 not shown hereon.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - 8557 - Recorded Survey Book B Page 557 dated 1924 (MDC) - M.D.Cooper Survey Book S-11 #61 1978
 - (JAH) - J.A.Herring Survey Doc #2007S001

- 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
 - BM - Benchmark
 - POB - Point of Beginning
 - //// - No Access

Revise to: No Vehicle Entrance Access



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

Joseph A. Herring
PS # 1296

Job # K-21-1433
February 14, 2021
J. HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@jeancash.com

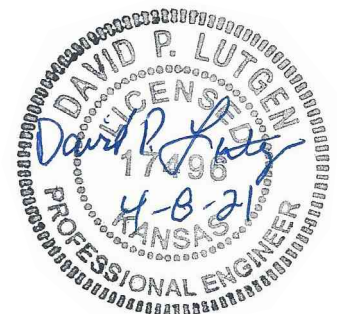
Browning Estates
Leavenworth County Kansas

Drainage Report

Prepared February 15, 2021

Revised April 8, 2021

dlutgen72@gmail.com



Parcel Information - The 46.1-acre (+/-) parcel is located at the south east corner of the intersection of 259th Street and Dempsey Road in Leavenworth County KS. The parcel is zoned RR 5.0. Approximately 21.2 acres of the parcel is wooded while the remainder is used as farm ground.

Existing Conditions – The entire site drains to a 60-in culvert in the north east corner of the property, see exhibit #1. A composite c value was calculated for each drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and existing land use, see Exhibits #2, #3, and #4.

Existing	c value	Acres in each Drainage Area			
		DA #1			
Wooded	0.35	21.2			
Crops	0.60	24.9			
Composite c		0.49			

$$\text{composite c} = \frac{(\text{Wooded Acres} * 0.35 + \text{Crop Acres} * 0.60)}{\text{Total Acres}}$$

Developed Conditions – The proposed development will create 5 residential building lots. The developed storm water runoff calculations include 10,000 sq ft of impervious area for each lot. This impervious area will account for the driveway, house footprint, and outbuilding. The remainder of the lot, outside of the wooded areas, is assumed to be maintained as pasture. A c value of 0.36 is used for pasture area while a c value of 0.90 is used for the impervious areas. A composite c value for each drainage area was calculated as shown below.

Developed	c value	Acres in each Drainage Area			
		DA #1			
Wooded	0.35	19.0			
Pasture	0.36	26.0			
Impervious	0.90	1.1			
Composite c		0.38			

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

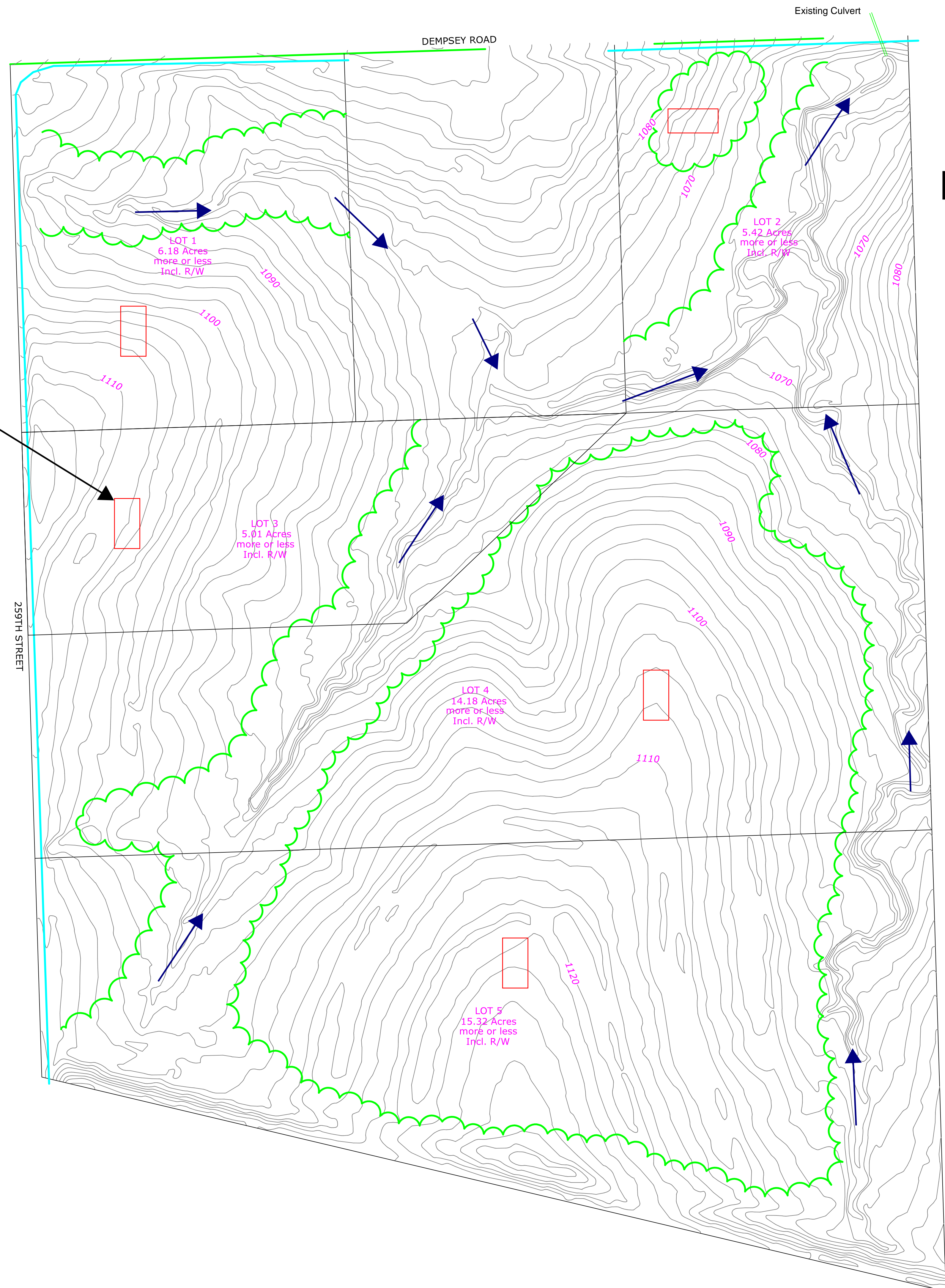
The storm water runoff for existing and developed conditions is summarized in the following table. Calculations for the storm water runoff are included with the report.

DA #1

	Q10	Q100
Existing	126.8	224.5
Developed	94.3	167.3
Change	-26%	-26%

Conclusion – The development of this property along with the change in land use results in a 26% decrease in storm water runoff from the site.

Assumed Home Location (TYP)



NORTH

TABLE 1 Values of Runoff Coefficient C

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

AGRICULTURAL AREAS:

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

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

Exhibit #2

95° 10' 52" W

95° 10' 27" W

39° 12' 11" N

39° 12' 11" N



39° 11' 45" N

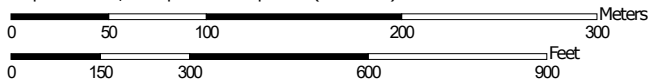
39° 11' 45" N

95° 10' 52" W

95° 10' 27" W



Map Scale: 1:3,870 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

Exhibit #3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	4.8	6.8%
7576	Shelby clay loam, 8 to 12 percent slopes, eroded	0.7	1.0%
Subtotals for Soil Survey Area		5.6	7.9%
Totals for Area of Interest		70.9	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	1.2	1.6%
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	22.8	32.1%
7550	Rosendale-Bendena silty clay loams, 3 to 40 percent slopes	3.6	5.1%
7576	Shelby clay loam, 8 to 12 percent slopes, eroded	37.8	53.3%
Subtotals for Soil Survey Area		65.4	92.1%
Totals for Area of Interest		70.9	100.0%

Drainage Area #1- 10 year

Existing Conditions

Area = 46.1 acres
C= 0.49
L= 1900
S= 10.0
K= 1

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

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

$$T_i = 8.9$$

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

$$T_t = 3.17$$

$$T_c = 12.1$$

$$i_{10} = 5.67$$

$$Q = KCiA$$

$$Q = 126.8 \text{ cfs}$$

Developed Conditions

Area = 46.1 acres
C= 0.38
L= 1900
S= 10.0
K= 1

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

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

$$T_i = 10.4$$

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

$$T_t = 3.17$$

$$T_c = 13.6$$

$$i_{10} = 5.40$$

$$Q = KCiA$$

$$Q = 94.3 \text{ cfs}$$

Drainage Area #1 - 100 year

Existing Conditions

Area = 46.1 acres
C= 0.49
L= 1900
S= 10.0
K= 1.25

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

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

$$T_i = 8.9$$

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

$$T_t = 3.17$$

$$T_c = 12.1$$

$$i_{100} = 8.03$$

$$Q = KCiA$$

$$Q = 224.5 \text{ cfs}$$

Developed Conditions

Area = 46.1 acres
C= 0.38
L= 1900
S= 10.0
K= 1.25

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

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

$$T_i = 10.4$$

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

$$T_t = 3.17$$

$$T_c = 13.6$$

$$i_{100} = 7.66$$

$$Q = KCiA$$

$$Q = 167.3 \text{ cfs}$$

From: [Rural Water District 9 lvrwd9](#)
Sent: Tuesday, March 2, 2021 10:12 AM
To: [Gentzler, Joshua](#)
Subject: Re: DEV-21-023 & 024 Preliminary/Final Plat Review Requested

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

We can provide water to all lots.

On Mon, Mar 1, 2021 at 4:44 PM Gentzler, Joshua <JGentzler@leavenworthcounty.gov> wrote:

Good afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Browning Estates.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Tuesday, March 9th.

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

Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0464

--

Thanks,



Jon Orndorff

District Manager

913-845-3571

Gentzler, Joshua

From: Amanda Tarwater <amanda.holloway@freestate.coop>
Sent: Tuesday, March 2, 2021 8:13 AM
To: Gentzler, Joshua
Subject: Re: DEV-21-023 & 024 Preliminary/Final Plat Review Requested

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

FreeState Electric has no objection to this request.

Thank you,

Amanda Tarwater
Member Account Coordinator



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

From: "Gentzler, Joshua" <JGentzler@leavenworthcounty.gov>
Date: Monday, March 1, 2021 at 4:44 PM
To: "chief1860@ttrfd.com" <chief1860@ttrfd.com>, "Lvrwd9@gmail.com" <Lvrwd9@gmail.com>, Amanda Tarwater <amanda.holloway@freestate.coop>
Subject: DEV-21-023 & 024 Preliminary/Final Plat Review Requested

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[Planning & Zoning](#)
Leavenworth County
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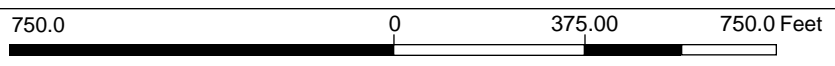
DEV-21-023 & 024 Browning Estates Plat



Legend

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

1 in. = 375ft.



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

Notes

BROWNING ESTATES

A Minor Subdivision in the Southwest Quarter of Section 10, Township 10 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

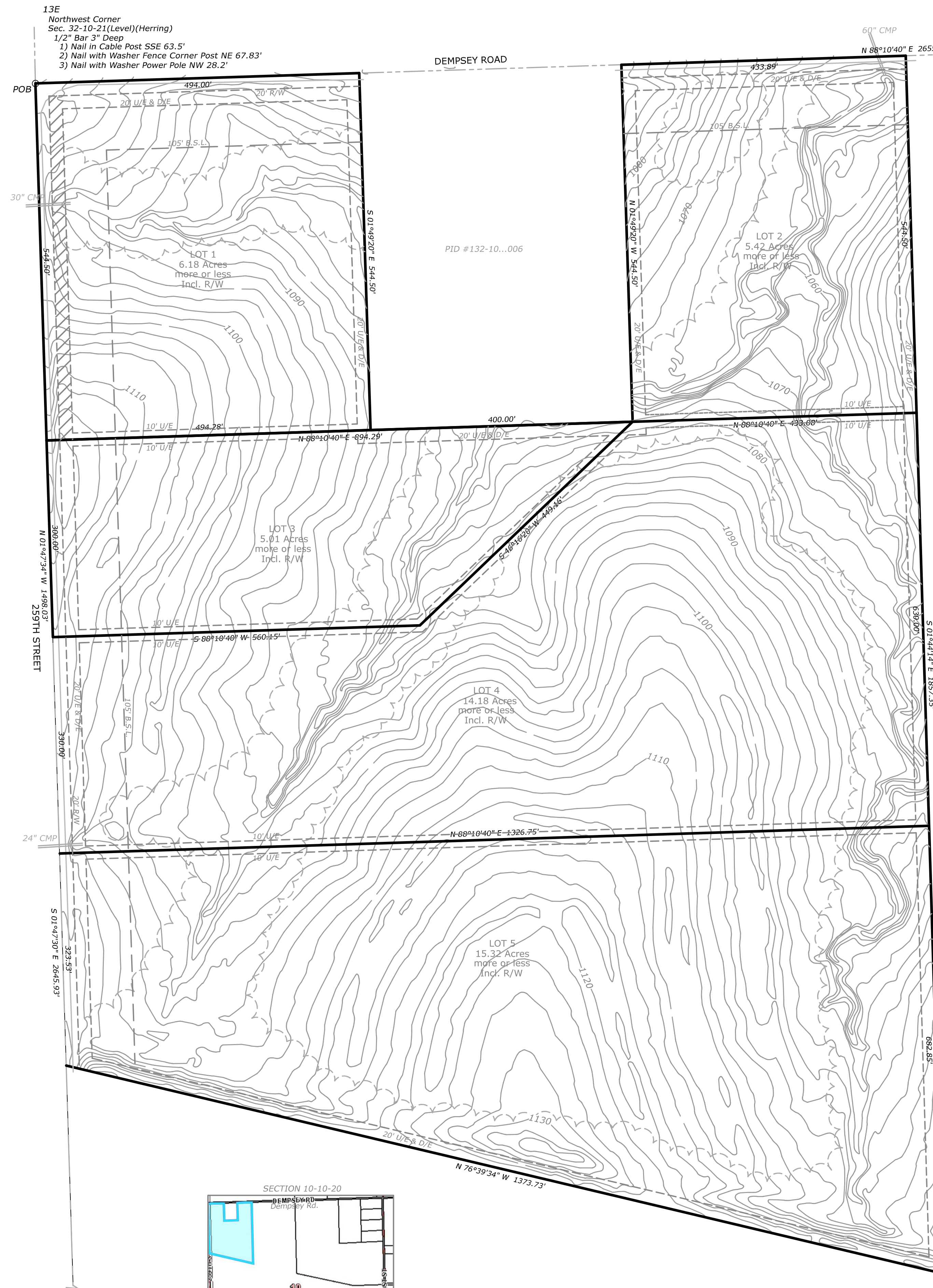
PREPARED FOR:
Robbins Acquisitions
PO BOX 480
Tonganoxie, KS 66086
PID #132-10-00-00-005

RECORD DESCRIPTION - Parent Tract
That portion of the West Half of the Northwest Quarter, lying North of the Right of Way of the Leavenworth and Topeka Railroad of Section 10, Township 10 South, Range 20 East of the 6th PM, also all of the right, title, and interest of the grantor in and to the now abandoned Right of Way of the Leavenworth and Topeka Railroad Company adjoining said premises
LESS

A tract of land in the West Half of the Northwest Quarter of Section 10, Township 10 South, Range 20 East of the 6th PM, more fully described as follows: Beginning at a point 494.00 feet East of the Northwest corner of the Northwest Quarter of said Section 10; thence East 400.00 feet along the North line of said Section 10; thence South 544.50 feet; thence West 400.00 feet; thence North 544.50 feet to the North line of said Section 10, and the point of beginning.
And less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

SURVEYOR'S DESCRIPTION:
That part of the West Half of the Northwest Quarter, lying North of the abandoned centerline of the Leavenworth and Topeka Railroad of Section 10, Township 10 South, Range 20 East of the 6th PM, more fully described as follows:
Beginning at the Northwest corner of said Northwest Quarter; thence North 88 degrees 10'40" East for a distance of 494.00 feet along the North line of said Northwest Quarter; thence South 01 degrees 49'20" East for a distance of 544.50 feet; thence North 88 degrees 10'40" East for a distance of 400.00 feet; thence North 01 degrees 49'20" West for a distance of 544.50 feet to said North line; thence North 88 degrees 10'40" East for a distance of 483.89 feet to the East line of the West Half of said Northwest Quarter; thence South 01 degrees 44'14" East for a distance of 1857.35 feet along said East line to the apparent centerline of said abandoned railroad; thence North 76 degrees 39'34" West for a distance of 1373.73 feet along said centerline to the West line of said Northwest Quarter; thence North 01 degrees 47'34" West for a distance of 1498.03 feet along said West line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 46.11 acres, more or less, including road right of way.
Error of Closure - 1 : 2638304

PID #132-10...009



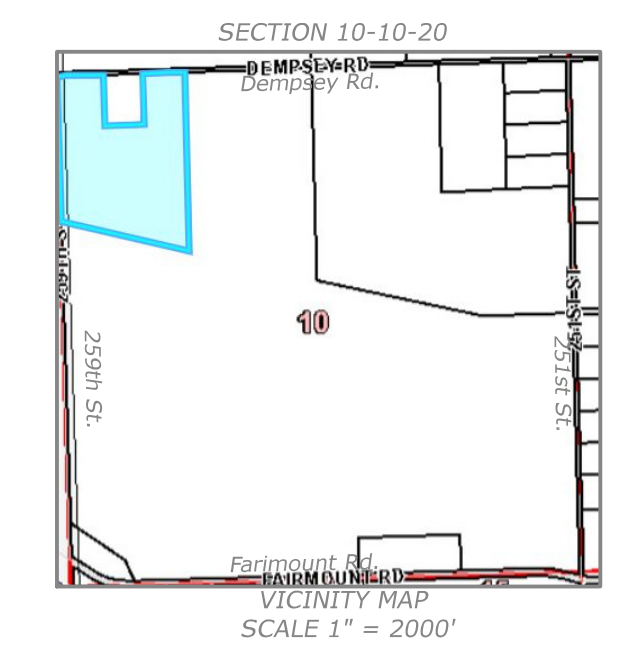
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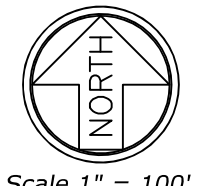
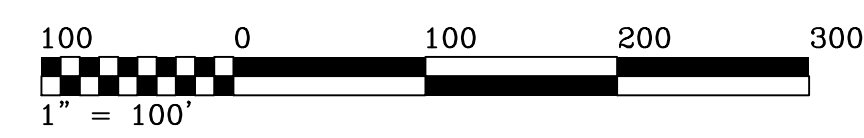
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D/E - Drainage Easement
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BM - Benchmark
POB - Point of Beginning
○ - Power Pole
X - Fence Line
OHP - Overhead Power Lines
T - Underground Telephone/Fiber Optic Line
- Gas Valve
- Water Meter/Valve
- Telephone Pedestal
W - 6" Water Line - location as per district
- No Vehicle Entrance Access
- Tree/Brush Line



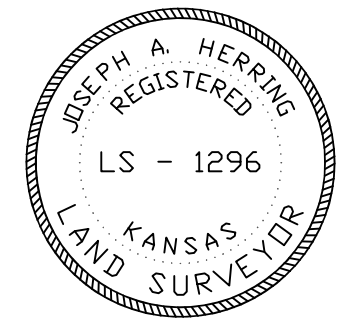
13G West Quarter Corner Sec. 32-10-21(Level)(Herring)
1/2" Bar at Surface (raised bar from 1/2" Bar next to stone - previous survey)
1) Nail U/G Cable Post SE 31.3'
2) Nail U/G Cable Post WSW 91.8'
3) Center 4" Plastic U/G Post WSW 81.6'
4) Nail Power Pole NNW 43.25'



Scale 1" = 100'

Job # K-21-1433
February 14, 2021 Rev. 4-8-21

J. HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@jeanash.com



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

Joseph A. Herring
PS # 1296

BROWNING ESTATES

A Minor Subdivision in the Southwest Quarter of Section 10, Township 10 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Robbins Acquisitions
PO BOX 480
Tonganoxie, KS 66086
PID #132-10-0-00-005

RECORD DESCRIPTION - Parent Tract
That portion of the West Half of the Northwest Quarter, lying North of the Right of Way of the Leavenworth and Topeka Railroad of Section 10, Township 10 South, Range 20 East of the 6th PM, also all of the right, title, and interest of the grantor in and to the now abandoned Right of Way of the Leavenworth and Topeka Railroad Company adjoining said premises

LESS
A tract of land in the West Half of the Northwest Quarter of Section 10, Township 10 South, Range 20 East of the 6th PM, more fully described as follows: Beginning at a point 494.00 feet East of the Northwest corner of the Northwest Quarter of said Section 10; thence East 400.00 feet along the North line of said Section 10; thence South 544.50 feet; thence West 400.00 feet; thence North 544.50 feet to the North line of said Section 10, and the point of beginning. And less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

SURVEYOR'S DESCRIPTION:
That part of the West Half of the Northwest Quarter, lying North of the abandoned centerline of the Leavenworth and Topeka Railroad of Section 10, Township 10 South, Range 20 East of the 6th PM, more fully described as follows: Beginning at the Northwest corner of said Northwest Quarter; thence North 88 degrees 10'40" East for a distance of 494.00 feet along the North line of said Northwest Quarter; thence South 01 degrees 49'20" East for a distance of 544.50 feet; thence North 88 degrees 10'40" East for a distance of 400.00 feet; thence North 01 degrees 49'20" West for a distance of 544.50 feet to said North line; thence North 88 degrees 10'40" East for a distance of 483.89 feet to the East line of the West Half of said Northwest Quarter; thence South 01 degrees 44'14" East for a distance of 1857.35 feet along said East line to the apparent centerline of said abandoned railroad; thence North 76 degrees 39'34" West for a distance of 1373.73 feet along said centerline to the West line of said Northwest Quarter; thence North 01 degrees 47'34" West for a distance of 1498.03 feet along said West line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 46.11 acres, more or less, including road right of way. Error of Closure - 1 : 2638304

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: BROWNING ESTATES.

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

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

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

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

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

Ben Robbins
Robbins Acquisitions, LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Ben Robbins, Robbins Acquisitions, LLC, 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 BROWNING ESTATES this _____ day of _____, 2021.

Secretary Krystal A. Voth
Chairman Steven Rosenthal

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

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

Chairman Michael W. Smith
County Clerk Attest: Janet Klasinski

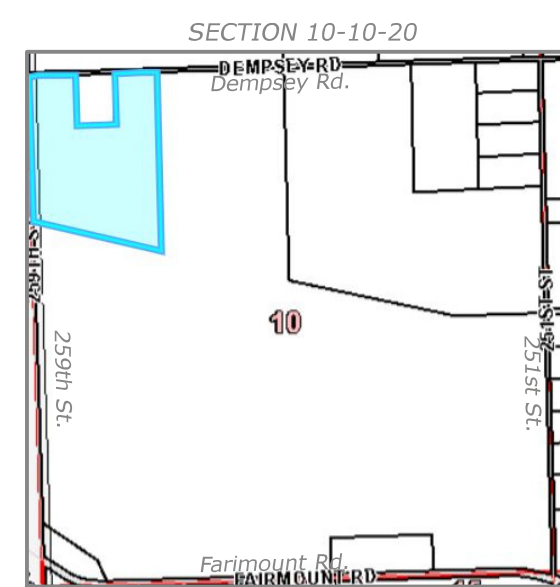
REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2021 at _____ o'clock ____M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn



Scale 1" = 100'

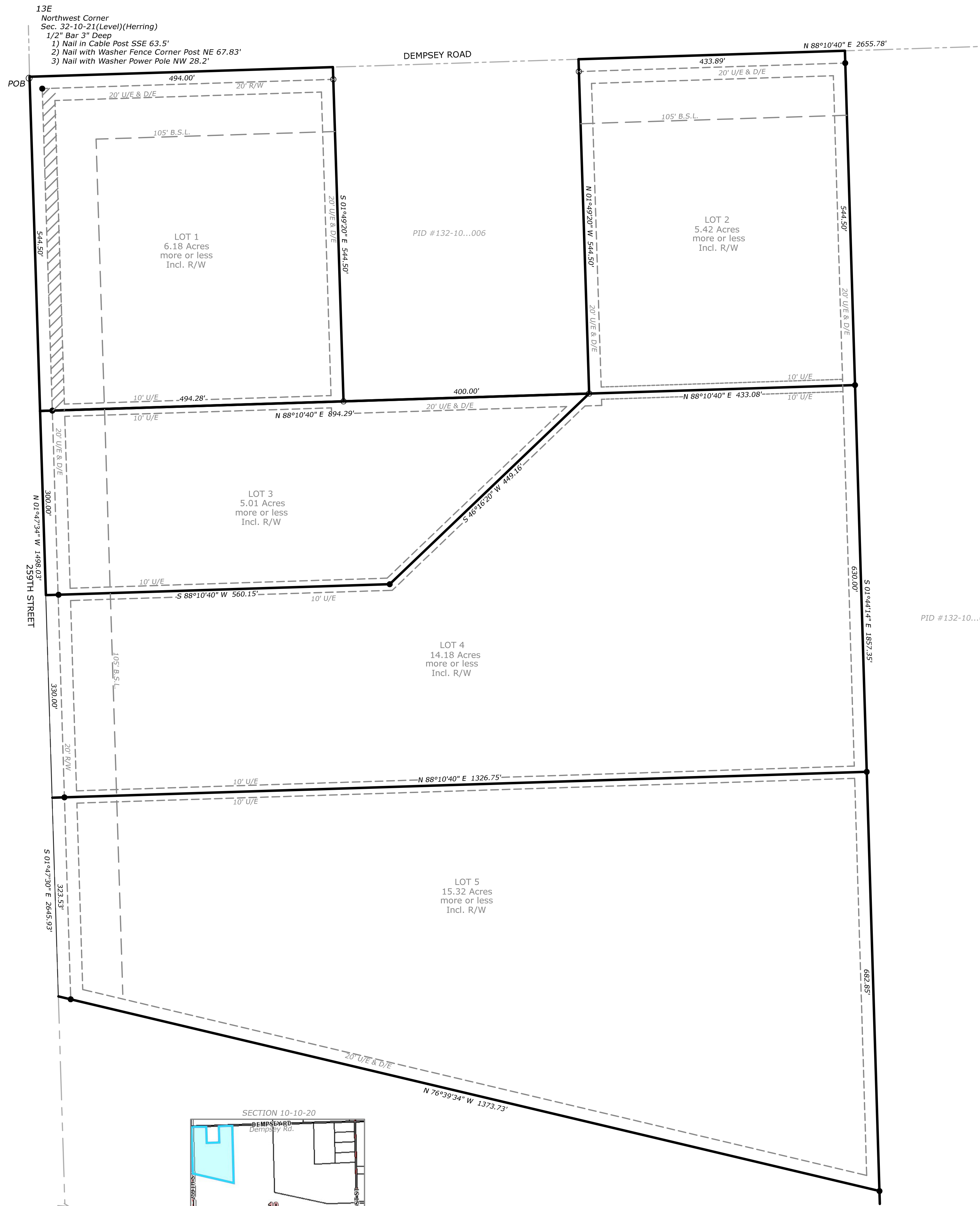
13G
West Quarter Corner
Sec. 32-10-21(Level)(Herring)
1/2" Bar at Surface (raised bar from 1/2" Bar next to stone - previous survey)
1) Nail U/G Cable Post SE 31.3'
2) Nail U/G Cable Post WSW 91.8'
3) Center 4" Plastic U/G Post WSW 81.6'
4) Nail Power Pole NNW 43.25'



COUNTY REVIEWER
I hereby certify this plat meets the requirements of KSA-58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

COUNTY REVIEWER -
Stephan C. Tufte, KS PS No. 1252
Leavenworth County Reviewer

PID #132-10...009



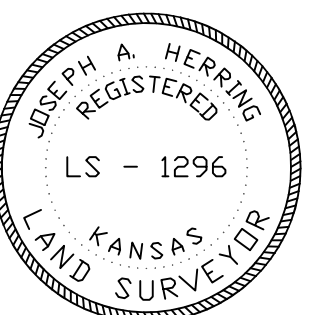
15E
North Quarter Corner
Sec. 32-10-21(Level)(Herring)
1/2" Bar 3" Deep
1) Nail Fence Corner Post S 29.9'
2) Nail Fence Corner Post N 31.9'
3) Nail Top Fence Post NW 52.0'

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

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

NOTES:
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
6) Point Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - Northwest Corner - 999.5'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Document Number 2020R11726
12) Utility Companies -
- Water - RWD 9
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Continental Title Insurance Company Case Number 21403176 updated February 11, 2021
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0200G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Distances to and of structures, if any, are +- 1'.
17) Easements as per referenced Title Commitment are shown hereon
- Oil and Gas Lease Bk 367 Pg 736, Bk 375 Pg 404, blanket in nature, not shown.
- Terms and provisions of Agreement recorded in Book 775 Page 406, not shown hereon.
- Terms and provisions of the Gas Storage Lease recorded in Book 375 at Page 404 not shown hereon.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
8557 - Recorded Survey Book B Page 557 dated 1924 (MDC) - M.D.Cooper Survey Book S-11 #61 1978 (JAH) - J.A.Herring Survey Doc #2007S001

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
BM - Benchmark
POB - Point of Beginning
///// - No Vehicle Entrance Access



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

Joseph A. Herring
PS # 1296

Job # K-21-1433
February 14, 2021 Rev. 4-8-21



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

*****Consent Agenda*****
Case No. DEV-21-025 & 026
Hillard Addition
Preliminary and Final Plat

Staff Report – Planning Commission

April 14, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** James & Allison Hillard
23138 195th Street
Leavenworth, KS 66048

Legal Description: A Tract Of Land In The Southwest Quarter Of Section 12, Township 10 South, Range 21 East of the 6th P.M in Leavenworth County, Kansas.

Parcel Size: ± 10 acres

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

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

Parcel ID No.: 141-12-0-00-00-006.00

Planner: Joshua Gentzler

REPORT:

Request

The applicant is requesting a Preliminary and Final Plat for a two-lot subdivision.

Adjacent Land Use

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

Flood Plain

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

Utilities/Services

Sewer: Private septic system
Fire: Stranger
Water: Rural Water District 8
Electric: Evergy

Access/Streets

The property is accessed by 195th Street. This road is a local County road with a gravel surface ± 22' wide.

Agency Comments

See attached comments – Email – Mitch Pleak – Public Works, April 9, 2021
See attached comments – Email – Becky Fousek – Rural Water District 8, March 3, 2021

Findings

1. The proposed subdivision is consistent with the zoning district of RR 5; Rural Residential Zoning 5-acre minimum size parcels and meets the lot-depth to lot-width ratio of 3.5:1, have the minimum frontage of 300' and a minimum lot size of 5 acres.
2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.

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

Subdivision Classification

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

Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660’ of the subdivision. (See condition 4.)

Staff Comments

The applicant is requesting approval of a 2-lot subdivision located at 23138 195th Street. Zoning in the area is RR 5. Both Lots One and Two are 5 acres in size and meet the requirements for the zoning district.

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

STAFF RECOMMENDATION:

The staff recommends approval of Case No. DEV-21-025 & 026, Preliminary and Final Plat for Hillard Addition, with the following conditions:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. The applicant shall adhere to the following memorandums:
 - a. Mitch Pleak – Public Works, March 29, 2021
 - b. Becky Fousek -- Rural Water District 8, March 3, 2021
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required if necessary infrastructure is available.
6. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-21-025 & 026, Preliminary and Final Plat for Hillard Addition, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-21-025 & 026, Preliminary and Final Plat for Hillard Addition, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

ATTACHMENTS:

Aerial Map
Memorandums
Preliminary and Final Plat

03-08-2021
OLSSON REVIEW

FINAL PLAT HILLARD ADDITION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 21 EAST IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY KANSAS

- Provide Planning Commission, County Engineer and County Commission signature blocks per the subdivision regulations. Revise certificate block language per subdivision regulations.
- Scale bar doesn't match the plat view scale.
- Provide a legend of all the symbols used in the plat.
- Utility easements shall have a min width of 20 feet total. Said easement can be centered along plated lot lines for a continuous 20 feet.
- Provide building line setback lines and label.
- Provide side and rear yard setbacks.
- Show limits of flood zones and label.

- Provide statement of restrictions to include:
 - *All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulations jurisdiction.
 - *Provide a statement on how sanitary sewer will be handled. Note, sanitary sewer shall comply Leavenworth County Sanitary Code.
 - *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.
 - *Lots are subject to the current Access Management Policy.
 - *Plat restrictions (if any).



LEGEND

- △ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
- DENOTES FOUND MONUMENT AS NOTED

GENERAL NOTES

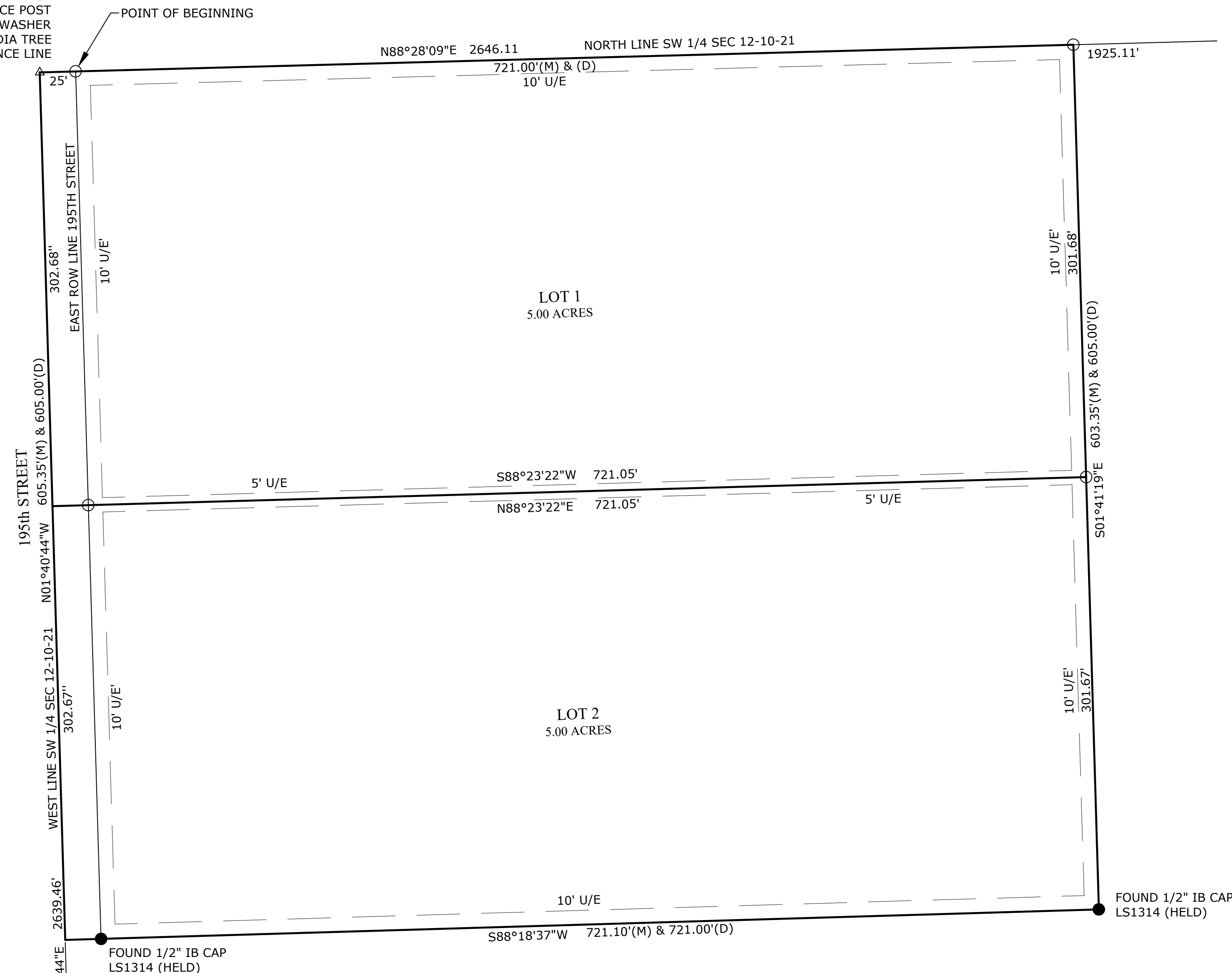
- The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983.
- All distances shown hereon are ground distances in feet.
- Floodplain Note: According to "FIRM" Map Community Panel Numbers 20103C02255, effective July 16, 2015, this plat is located in Zones "AE" and "X".
- All section corners were found and held.
- Error in Closure: 1 part in 2,0151,886.14"
- 10' proposed U/E surrounding property - 10' U/E centered on interior lot lines.
- Current Zoning R-5

Verify with Planning and Zoning if statement is applicable.

Revise vicinity map per preliminary plat comments.

POINT OF COMMENCEMENT
FOUND 1/2" IB ORIGIN UNK
NW CORNER OF SW 1/4 SEC 12-10-21

- 30.00' E TO FENCE CORNER
- 34.30' SE TO FOUND 40D NAIL IN TOP FENCE POST
- 30.30' W TO SET PK NAIL AND WASHER IN EAST FACE OF 8" DIA TREE
- 30.00' E TO SOUTH FENCE LINE



FOUND 1/2" IB CAP LS356
NE CORNER OF SW 1/4 SEC 12-10-21

- 9.12' S TO 60D NAIL IN FENCE POST
- 0.40' SW TO CORNER POST
- 21.55' N TO 60D NAIL IN 14" HEDGE
- 15.62' W TO 60D NAIL IN 10" HEDGE

BROKEN SCALE

DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 21 EAST IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N88°28'09"E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 720.70 FEET; THENCE S01°41'19"E, A DISTANCE OF 603.35 FEET; THENCE S88°18'37"W, A DISTANCE OF 721.10 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N01°40'44"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 605.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: 435,766 SQUARE FEET OR 10.00 ACRES MORE OR LESS

DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HILLARD ADDITION"

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Leavenworth, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement is hereby granted to the City of Leavenworth, Leavenworth County, Kansas, to enter upon, construct, maintain, use and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Leavenworth, Leavenworth County, Kansas.

The undersigned proprietors of the above described land hereby consents and agrees the City Council of Leavenworth, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

The use of all units in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Leavenworth County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

IN TESTIMONY WHEREOF,

I, undersigned owner of SADDLE RIDGE have set our hands this ____ day of _____, 20__.

JAMES C HILLARD
OWNER

ALLISON HILLARD
OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON 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: _____

COUNTY REVIEWER CERTIFICATION

I hereby certify that this document has been reviewed by me and is being filed for survey information only.

Stephan C. Tufte, KS PS No. 1252
Leavenworth County Reviewer

State of KANSAS)
County of)

This is to certify that this instrument was filed for record in the Register of Deeds office on this ____ day of _____, 20__, at ____ o'clock and is duly recorded.

TERRILOIS G. MASHBURN, Register of Deeds

_____, Deputy

This plat of HILLARD ADDITION has been submitted to and approved by the Leavenworth, Kansas Planning Commission.

Dated this ____ day of _____, 20__,
Leavenworth, Kansas Planning Commission

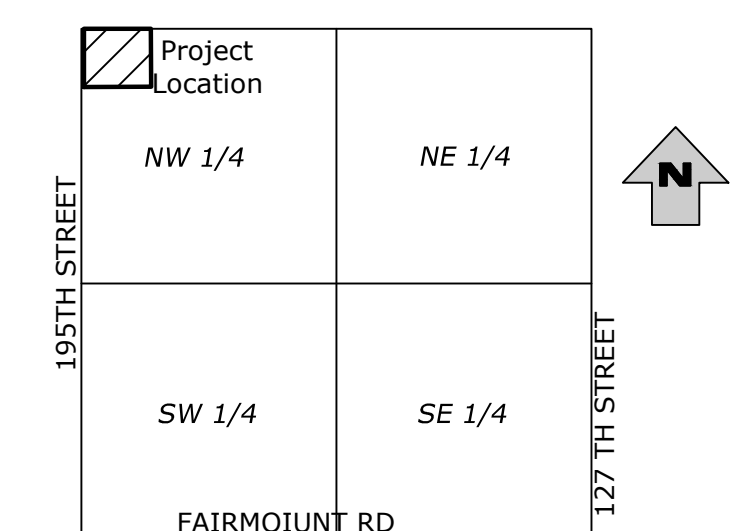
By _____, Director of Planning and Zoning
Krystal Voth

FOUND 5/8" IB ORIGIN UNK
SW CORNER OF SW 1/4 SEC 12-10-21

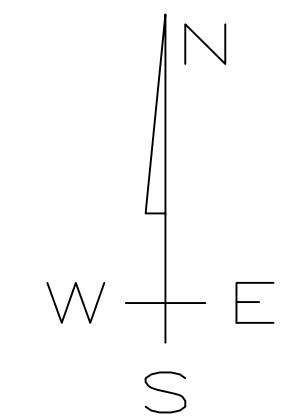
- 26.79' S TO MAG NAIL LS WASHER RHODES IN NORTH FACE OF FENCE POST
- 66.22' ENE TO MAG NAIL AND LS WASHER RHODES IN WEST FACE OF POWER POLE
- 31.28' NE TO A MAG NAIL IN THE SOUTHWEST FACE OF A FENCE CORNER POST
- 55.43' NNE TO A MAG NAIL AND LS WASHER RHODES IN THE SOUTH FACE OF A POWER POLE
- 6.00' S TO CENTERLINE OF FAIRMOUNT
- 5.00' W TO CENTER LINE OF 195TH STREET

BROKEN SCALE

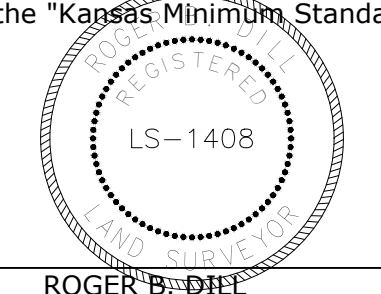
VICINITY MAP



SECTION 12-10-21
Not to Scale



This is to certify on this 11th day of February, 2021 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.



SCALE PREPARED FOR

1"=60'

SEC-TWN-RNG

12-10-21

HILLARD

ADDRESS: 23138 195TH STREET,
LEAVENWORTH KS 66048

DATE

FEBRUARY 11, 2021

Comments:
 1) Provide the PID for surrounding parcels.
 2) Update the Vicinity Map.
 3) Correct spelling of Fairmount Road.
 4) Provide the legal descriptions of both lots.

PRELIMINARY PLAT HILLARD ADDITION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH,
 RANGE 21 EAST IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY KANSAS



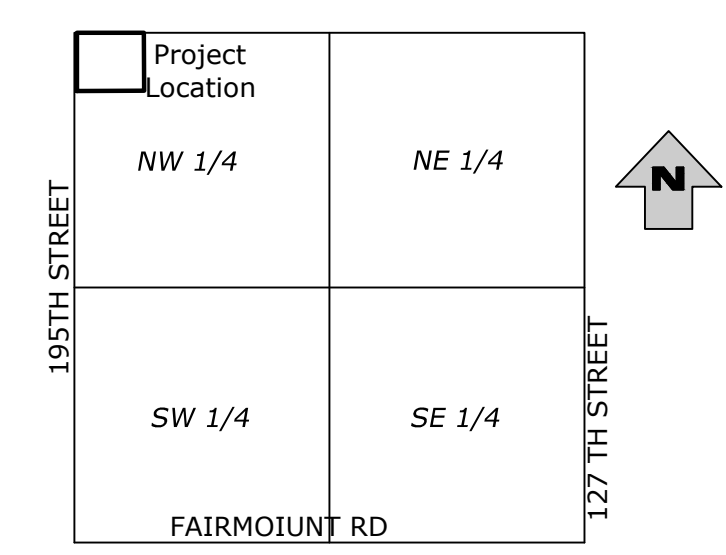
LEGEND

- △ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
- DENOTES FOUND MONUMENT AS NOTED

GENERAL NOTES

1. The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983.
2. All distances shown hereon are ground distances in feet.
3. Floodplain Note: According to "FIRM" Map Community Panel Numbers 20103C02265, effective July 16, 2015, this plat is located in Zones "AE" and "X".
4. All section corners were found and held.
5. Error in Closure: 1 part in 2,015,886.14
6. 10' proposed U/E surrounding property - 10' U/E centered on interior lot lines.
7. Current Zoning R-5

VICINITY MAP

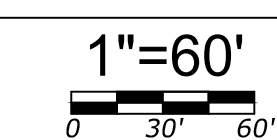


SECTION 12-10-21
 Not to Scale

This is to certify on this 11th day of February, 2021 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ROGER B. DILL LS 1408

SCALE 1"=60' PREPARED FOR



SEC-TWN-RNG

HILLARD
 ADDRESS: 23138 195TH STREET,
 LEAVENWORTH KS 66048

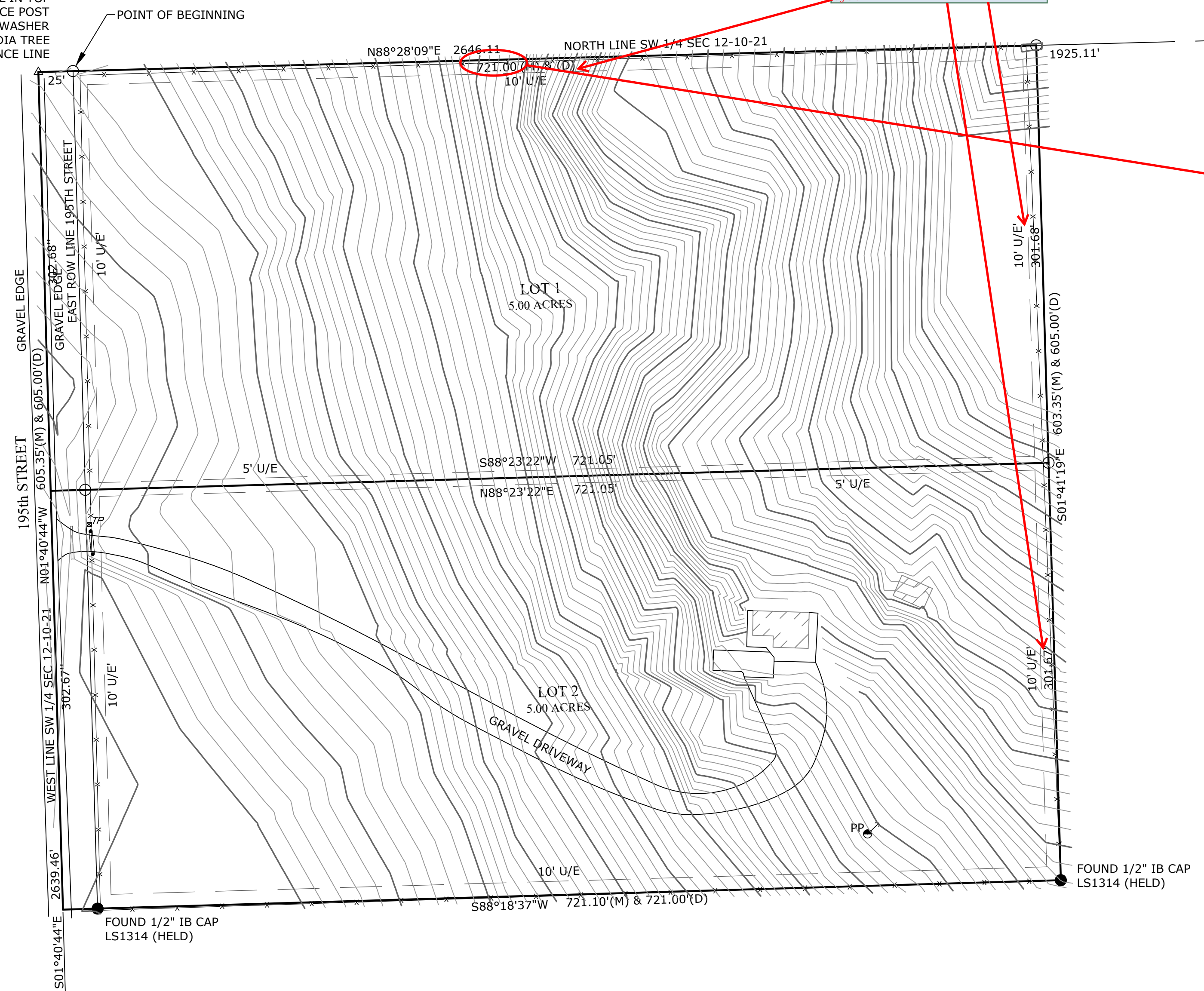
12-10-21

DATE

FEBRUARY 11, 2021

POINT OF COMMENCEMENT
 FOUND 1/2" IB ORIGIN UNK
 NW CORNER OF SW 1/4 SEC 12-10-21

1. 30.00' E TO FENCE CORNER
2. 34.30' SE TO FOUND 40D NAIL IN TOP FENCE POST
3. 30.30' W TO SET PK NAIL AND WASHER IN EAST FACE OF 8" DIA TREE
4. 30.00' E TO SOUTH FENCE LINE



FOUND 1/2" IB CAP LS356
 NE CORNER OF SW 1/4 SEC 12-10-21

1. 9.12' S TO 60D NAIL IN FENCE POST
2. 0.40' SW TO CORNER POST
3. 21.55' N TO 60D NAIL IN 14" HEDGE
4. 15.62' W TO 60D NAIL IN 10" HEDGE

BROKEN SCALE

DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 21 EAST IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N88°28'09"E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 20.70 FEET; THENCE S01°41'19"E, A DISTANCE OF 603.35 FEET; THENCE S88°18'37"W, A DISTANCE OF 721.10 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N01°40'44"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 605.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: 435,766 SQUARE FEET OR 10.00 ACRES MORE OR LESS

Please move all measurements so they are legible

BROKEN SCALE

FOUND 5/8" IB ORIGIN UNK
 SW CORNER OF SW 1/4 SEC 12-10-21

1. 26.79' S TO MAG NAIL LS WASHER RHODES IN NORTH FACE OF FENCE POST
2. 66.22' ENE TO MAG NAIL AND LS WASHER RHODES IN WEST FACE OF POWER POLE
3. 31.28' NE TO A MAG NAIL IN THE SOUTHWEST FACE OF A FENCE CORNER POST
4. 55.43' NNE TO A MAG NAIL AND LS WASHER RHOEDS IN THE SOUTH FACE OF A POWER POLE
5. 6.00' S TO CENTERLINE OF FAIRMOUNT
6. 5.00' W TO CENTER LINE OF 195TH STREET

Comments:
 1) Update the Vicinity Map.
 2) Correct spelling of Fairmount Road.
 3) Provide the legal descriptions of both lots.
 4) Add a space for Chairman of Planning Commission to sign the Plat.

FINAL PLAT HILLARD ADDITION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH,
RANGE 21 EAST IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY KANSAS



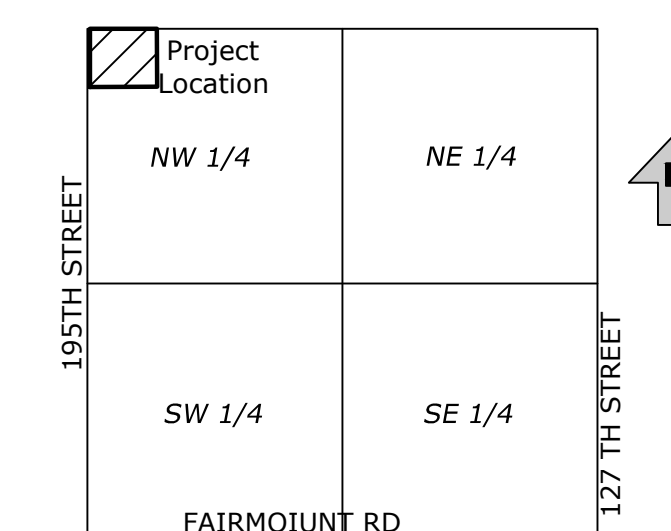
LEGEND

- △ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
- DENOTES FOUND MONUMENT AS NOTED

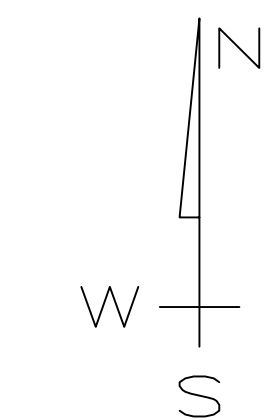
GENERAL NOTES

1. The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983.
2. All distances shown hereon are ground distances in feet.
3. Floodplain Note: According to "FIRM" Map Community Panel Numbers 20103C02265, effective July 16, 2015, this plat is located in Zones "AE" and "X".
4. All section corners were found and held.
5. Error in Closure: 1 part in 2,0151,886.14
6. 10' proposed U/E surrounding property - 10' U/E centered on interior lot lines.
7. Current Zoning R-5

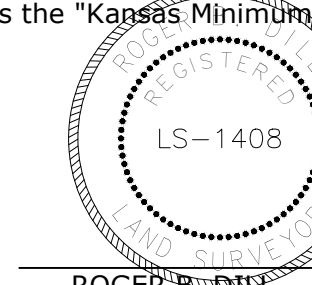
VICINITY MAP



SECTION 12-10-21
Not to Scale



This is to certify on this 11th day of February, 2021 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.



SCALE PREPARED FOR

1"=60'

SEC-TWN-RNG

HILLARD

12-10-21

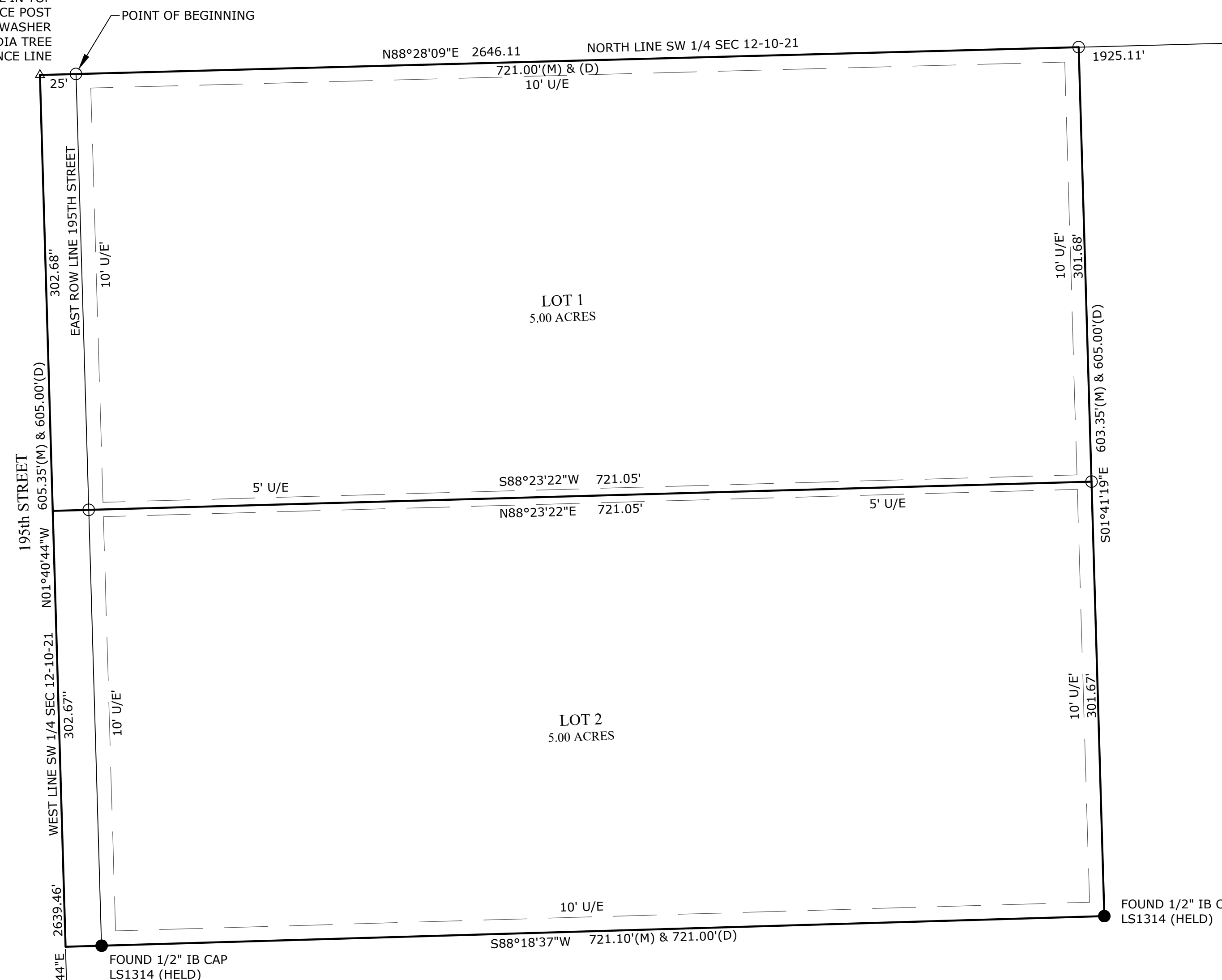
ADDRESS: 23138 195TH STREET,
LEAVENWORTH KS 66048

DATE

FEBRUARY 11, 2021

POINT OF COMMENCEMENT
FOUND 1/2" IB ORIGIN UNK
NW CORNER OF SW 1/4 SEC 12-10-21

1. 30.00' E TO FENCE CORNER
2. 34.30' SE TO FOUND 40D NAIL IN TOP FENCE POST
3. 30.30' W TO SET PK NAIL AND WASHER IN EAST FACE OF 8" DIA TREE
4. 30.00' E TO SOUTH FENCE LINE



FOUND 1/2" IB CAP LS356
NE CORNER OF SW 1/4 SEC 12-10-21

1. 9.12' S TO 60D NAIL IN FENCE POST
2. 0.40' SW TO CORNER POST
3. 21.55' N TO 60D NAIL IN 14" HEDGE
4. 15.62' W TO 60D NAIL IN 10" HEDGE

BROKEN SCALE

DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 21 EAST IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N88°28'09"E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 720.70 FEET; THENCE S01°41'19"E, A DISTANCE OF 603.35 FEET; THENCE S88°18'37"W, A DISTANCE OF 721.10 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N01°40'44"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 605.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: 435,766 SQUARE FEET OR 10.00 ACRES MORE OR LESS

DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HILLARD ADDITION"

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Leavenworth, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement is hereby granted to the City of Lansing, Leavenworth County, Kansas, to enter upon, construct, maintain, use and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Leavenworth, Leavenworth County, Kansas.

The undersigned proprietors of the above described land hereby consents and agrees the City Council of Leavenworth, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

The use of all units in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Leavenworth County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

IN TESTIMONY WHEREOF,
I, undersigned owner of SADDLE RIDGE have set our hands this ____ day of _____, 20__.

JAMES C HILLARD
OWNER

ALLISON HILLARD
OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON 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: _____

COUNTY REVIEWER CERTIFICATION

I hereby certify that this document has been reviewed by me and is being filed for survey information only.

Stephan C. Tufte, KS PS No. 1252
Leavenworth County Reviewer

State of KANSAS)
County of)SS

This is to certify that this instrument was filed for record in the Register of Deeds office on this ____ day of _____, 20__, at ____ o'clock and is duly recorded.

TERRILOIS G. MASHBURN, Register of Deeds

, Deputy

This plat of HILLARD ADDITION has been submitted to and approved by the Leavenworth, Kansas Planning Commission.

Dated this ____ day of _____, 20__
Leavenworth, Kansas Planning Commission

By _____, Director of Planning and Zoning
Krystal Voth

FOUND 5/8" IB ORIGIN UNK
SW CORNER OF SW 1/4 SEC 12-10-21

1. 26.79' S TO MAG NAIL LS WASHER RHODES IN NORTH FACE OF FENCE POST
2. 66.22' ENE TO MAG NAIL AND LS WASHER RHODES IN WEST FACE OF POWER POLE
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5. 6.00' S TO CENTERLINE OF FAIRMOUNT
6. 5.00' W TO CENTER LINE OF 195TH STREET

BROKEN SCALE

Gentzler, Joshua

From: Mitch Pleak <mpleak@olsson.com>
Sent: Tuesday, March 9, 2021 8:53 AM
To: Gentzler, Joshua
Cc: Voth, Krystal; Anderson, Lauren; Noll, Bill; 019-2831
Subject: RE: DEV-21-025 & 026 Preliminary/Final Plat Review Requested
Attachments: Storm Report Requirements for LVCO.pdf; Attachments.html

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

Joshua,
Hillard PP and FP comments are in the link below. Please note, there is a none typical statement on the final plat regarding special assessments. Will you please verify if this is applicable to County standards. If you want to discuss further please let Lauren and I know.

Typically, drainage reports include the following requirements attached. The drainage letter does not include such requirements and shall be revised. It might be helpful to forward a past drainage report to assist the applicant. If the applicant would like to see a previous report, please let me know and I can forward one to you.

Citrix Attachments	Expires September 5, 2021
2021.02.26 DEV-21-025 Preliminary Plat.pdf	724.8 KB
2021.02.26 DEV-21-026 Final Plat.pdf	608.9 KB

[Download Attachments](#)

Mitchell Pleak uses Citrix Files to share documents securely.

Sincerely,

Mitch Pleak, PE

Project Engineer / Civil

D 913.748.2503

7301 W. 133rd Street, Suite 200

Overland Park, KS 66213

O 913.381.1170



[View Legal Disclaimer](#)

From: Gentzler, Joshua
Sent: Tuesday, March 2, 2021 5:10 PM
To: Anderson, Lauren ; Mitch Pleak ; Noll, Bill
Subject: DEV-21-025 & 026 Preliminary/Final Plat Review Requested

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Hillard Addition.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Tuesday, March 9th.

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

Thank you,

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

PRELIMINARY PLAT HILLARD ADDITION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH,
RANGE 21 EAST IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY KANSAS



03-08-2021
OLSSON REVIEW

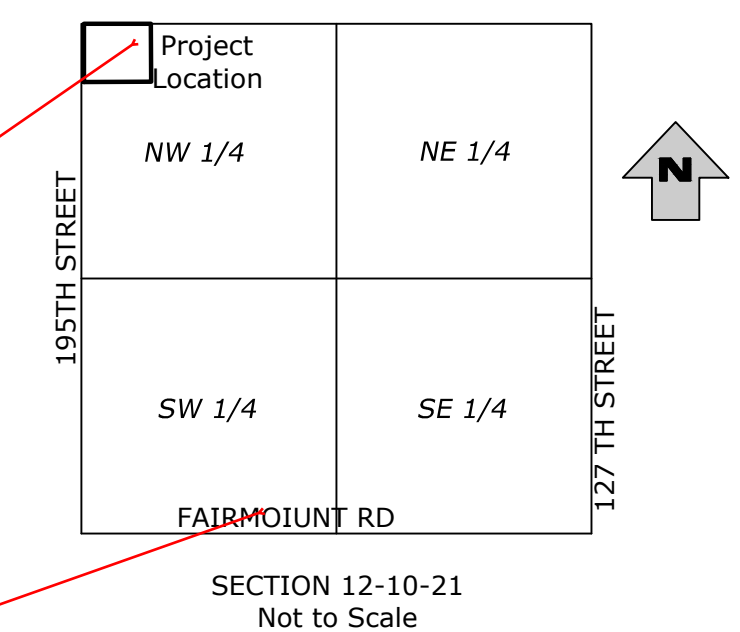
LEGEND

- △ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
- DENOTES FOUND MONUMENT AS NOTED

GENERAL NOTES

1. The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983.
2. All distances shown hereon are ground distances in feet.
3. Floodplain Note: According to "FIRM" Map Community Panel Numbers 20103C0226S, effective July 16, 2015, this plat is located in Zones "AE" and "X".
4. All section corners were found and held.
5. Error in Closure: 1 part in 2,0151,886.14
6. 10' proposed U/E surrounding property - 10' U/E centered on interior lot lines.
7. Current Zoning R-5

VICINITY MAP



Revise Vicinity Map. Property is at a different location.

Spell Check

This is to certify on this 11th day of February, 2021 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ROGER B. DILL LS 1408

SCALE PREPARED FOR

1"=60'

SEC-TWN-RNG

HILLARD
ADDRESS: 23138 195TH STREET,
LEAVENWORTH KS 66048

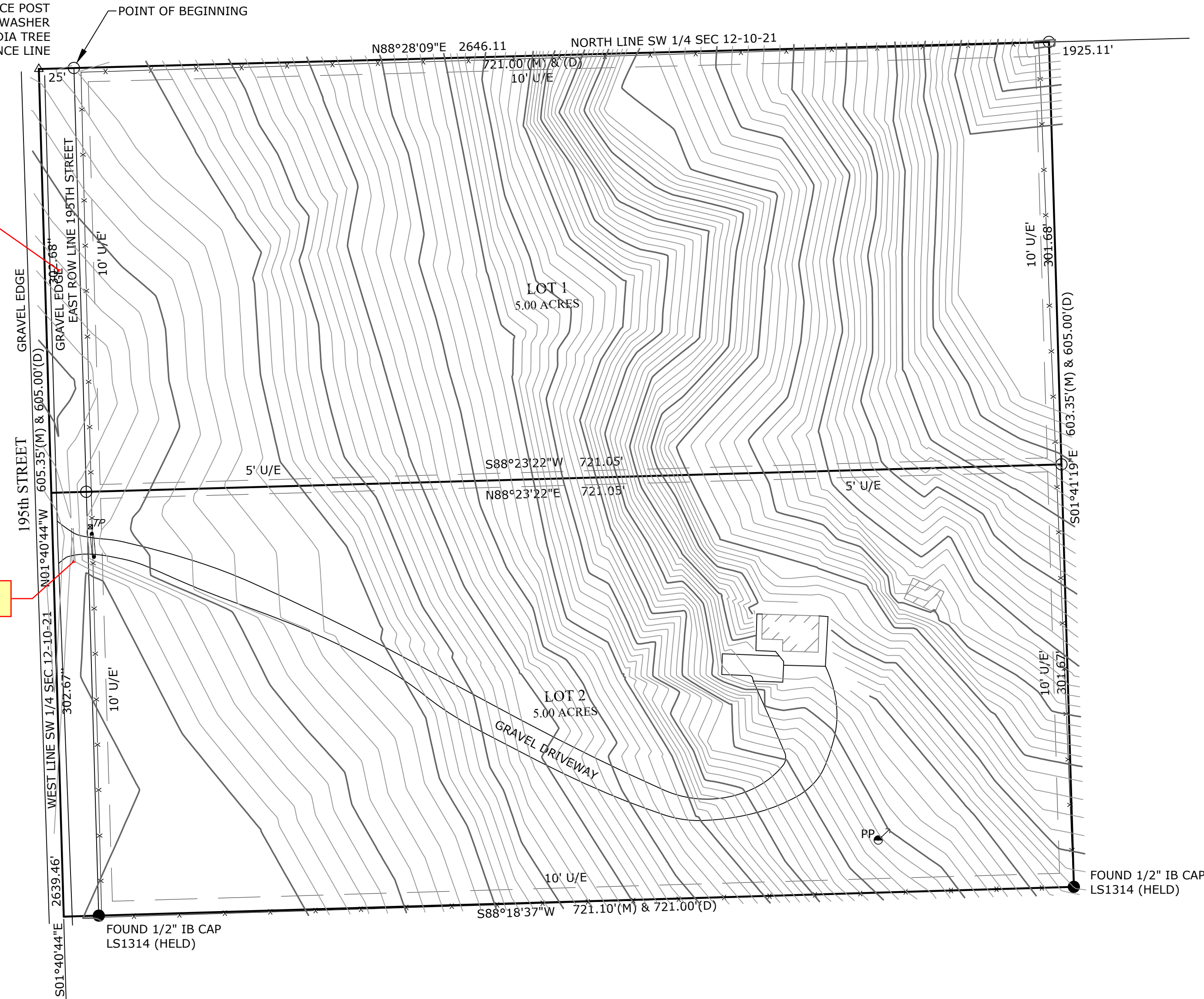
12-10-21

DATE

FEBRUARY 11, 2021

POINT OF COMMENCEMENT
FOUND 1/2" IB ORIGIN UNK
NW CORNER OF SW 1/4 SEC 12-10-21

1. 30.00' E TO FENCE CORNER
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3. 30.30' W TO SET PK NAIL AND WASHER IN EAST FACE OF 8" DIA TREE
4. 30.00' E TO SOUTH FENCE LINE



Text overlay (typ)

provide size and type of culvert.

FOUND 1/2" IB CAP LS356
NE CORNER OF SW 1/4 SEC 12-10-21

1. 9.12' S TO 60D NAIL IN FENCE POST
2. 0.40' SW TO CORNER POST
3. 21.55' N TO 60D NAIL IN 14" HEDGE
4. 15.62' W TO 60D NAIL IN 10" HEDGE

BROKEN SCALE

DESCRIPTION

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CONTAINS: 435,766 SQUARE FEET OR 10.00 ACRES MORE OR LESS

- Label Contours.
- Label Buildings.
- Show limits of existing onsite waste system. Will the existing system cross proposed lot line?
- Provide name and address of owner.
- Provide name, address of the person providing the plat.
- Scale bar doesn't match the plat view scale.
- Identify adjacent property owners.
- Provide a legend of all the symbols used in the plat.
- Provide a statement of the proposed use.
- Utility easements shall have a min width of 20 feet total. Said easement can be centered along platted lot lines for a continuous 20 feet.
- Provide building line setback lines and label.
- Provide side and rear yard setbacks.
- Provide a written statement of the availability including providers of gas, electricity and water.
- Show limits flood zones.
- Add tree mass and label.
- Provide statement of restrictions to include:
 - *All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulations jurisdiction.
 - *Provide a statement on how sanitary sewer will be handled. Note, sanitary sewer shall comply Leavenworth County Sanitary Code.
 - *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.
 - *Lots are subject to the current Access Management Policy.

BROKEN SCALE

FOUND 5/8" IB ORIGIN UNK
SW CORNER OF SW 1/4 SEC 12-10-21

1. 26.79' S TO MAG NAIL LS WASHER RHODES IN NORTH FACE OF FENCE POST
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3. 31.28' NE TO A MAG NAIL IN THE SOUTHWEST FACE OF A FENCE CORNER POST
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5. 6.00' S TO CENTERLINE OF FAIRMOUNT
6. 5.00' W TO CENTER LINE OF 195TH STREET

PRELIMINARY PLAT HILLIARD ADDITION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH,
RANGE 21 EAST IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY KANSAS

04-08-2021
Planning & Zoning
Review



ADDRESS: 207 S 5TH STREET LEAVENWORTH, KS 66048

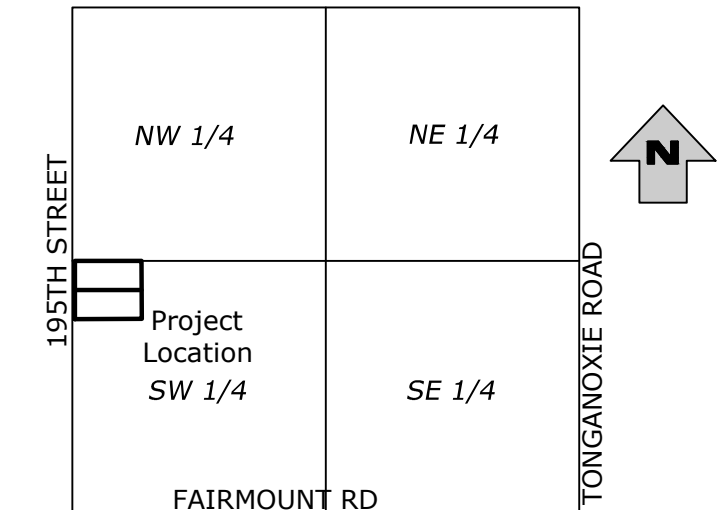
LEGEND

- △ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES FENCE
- ⊕ DENOTES TELEPHONE PEDESTAL
- DENOTES POWER POLE
- DENOTES TREE LINE

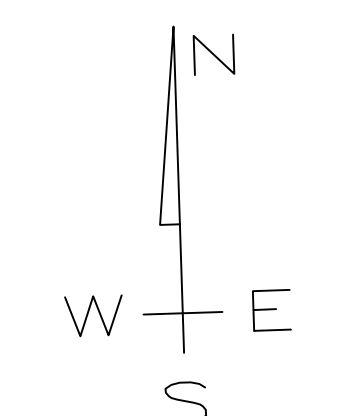
GENERAL NOTES

1. The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983.
2. All distances shown herein are ground distances in feet.
3. Floodplain Note: According to "FIRM" Map Community Panel Numbers 20103C0225G, effective July 16, 2015, this plat is located in Zones "AE" and "X".
4. All section corners were found and held.
5. Error in Closure: 1 part in 2,0151,886.14'
6. 20' proposed U/E surrounding property - 20' U/E centered on interior lot lines.
7. Current/Proposed Zoning R-S
8. Proposed use residential.
9. All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulations jurisdiction.
10. Sanitary sewer via septic. Sanitary sewer shall comply with Leavenworth County Sanitary Code.
11. 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.
12. Lots are subject to the current Access Management Policy.

VICINITY MAP



SECTION 12-10-21
Not to Scale



This is to certify on this 11th day of February, 2021 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ROGER B. DILL LS 1408

SCALE PREPARED FOR

1"=60'

SEC-TWN-RNG

HILLIARD
ADDRESS: 23138 195TH STREET,
LEAVENWORTH KS 66048

12-10-21

DATE

FEBRUARY 11, 2021

Remove

Add a comma here

04-07-2021
OLSSON REVIEW

POINT OF BEGINNING OVERALL, LOT 1
POINT OF COMMENCEMENT LOT 2
FOUND 1/2" IB ORIGIN UNK
NW CORNER OF SW 1/4 SEC 12-10-21

1. 30.00' E TO FENCE CORNER
2. 34.30' SE TO FOUND 40D NAIL IN TOP FENCE POST
3. 30.30' W TO SET PK NAIL AND WASHER IN EAST FACE OF 8" DIA TREE
4. 30.00' E TO SOUTH FENCE LINE

CURRENT OWNER:
ROBERT M & HELEN M KLINKENBERG
PARCEL ID #
141-12-0-00-00-004.00-0

FOUND 1/2" IB CAP LS356
NE CORNER OF SW 1/4 SEC 12-10-21

1. 9.12' S TO 60D NAIL IN FENCE POST
2. 0.40' SW TO CORNER POST
3. 21.55' N TO 60D NAIL IN 14" HEDGE
4. 15.62' W TO 60D NAIL IN 10" HEDGE

BROKEN SCALE

DESCRIPTION

OVERALL

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 21 EAST IN LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N88°28'09"E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 721.00 FEET; THENCE S01°41'19"E, A DISTANCE OF 603.35 FEET; THENCE S88°18'37"W, A DISTANCE OF 721.10 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N01°40'44"W, ALONG WEST, A DISTANCE OF 605.35 FEET TO THE POINT OF BEGINNING.
CONTAINS: 435,766 SQUARE FEET OR 10.00 ACRES MORE OR LESS

LOT 1

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 21 EAST LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS 217,877 SQUARE FEET MORE OR LESS OR 5.00 ACRES

LOT 2

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 21 EAST IN LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE S01°40'44"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 302.68 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE N88°23'22"E, A DISTANCE OF 721.05 FEET; THENCE S01°41'19"E, A DISTANCE OF 301.67 FEET; THENCE S88°18'37"W, A DISTANCE OF 721.10 FEET TO POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N01°40'44"W, ALONG SAID WEST LINE, A DISTANCE OF 302.67 FEET TO THE POINT OF BEGINNING.
CONTAINS 217,895 SQUARE FEET MORE OR LESS OR 5.00 ACRES

CURRENT OWNER:
HEATHER R FERRIS
ADDRESS:
23072 195TH ST
PARCEL ID #
141-12-0-00-00-007.00-0

CURRENT OWNER:
HEATHER R FERRIS
ADDRESS:
23072 195TH ST
PARCEL ID #
141-12-0-00-00-007.00-0

Parcel ID's are different than the revised final plat Parcel ID's. Revise/Check all.

County records show different utility providers. Revise.

UTILITY PROVIDERS:
WATER - RWD #9
ELECTRICAL - FREESTATE ELECTRICAL COOP
SEWER - NONE/ON-SITE DISPOSAL PER LVCO SANITARY CODE
GAS - NONE/PROPANE

BROKEN SCALE

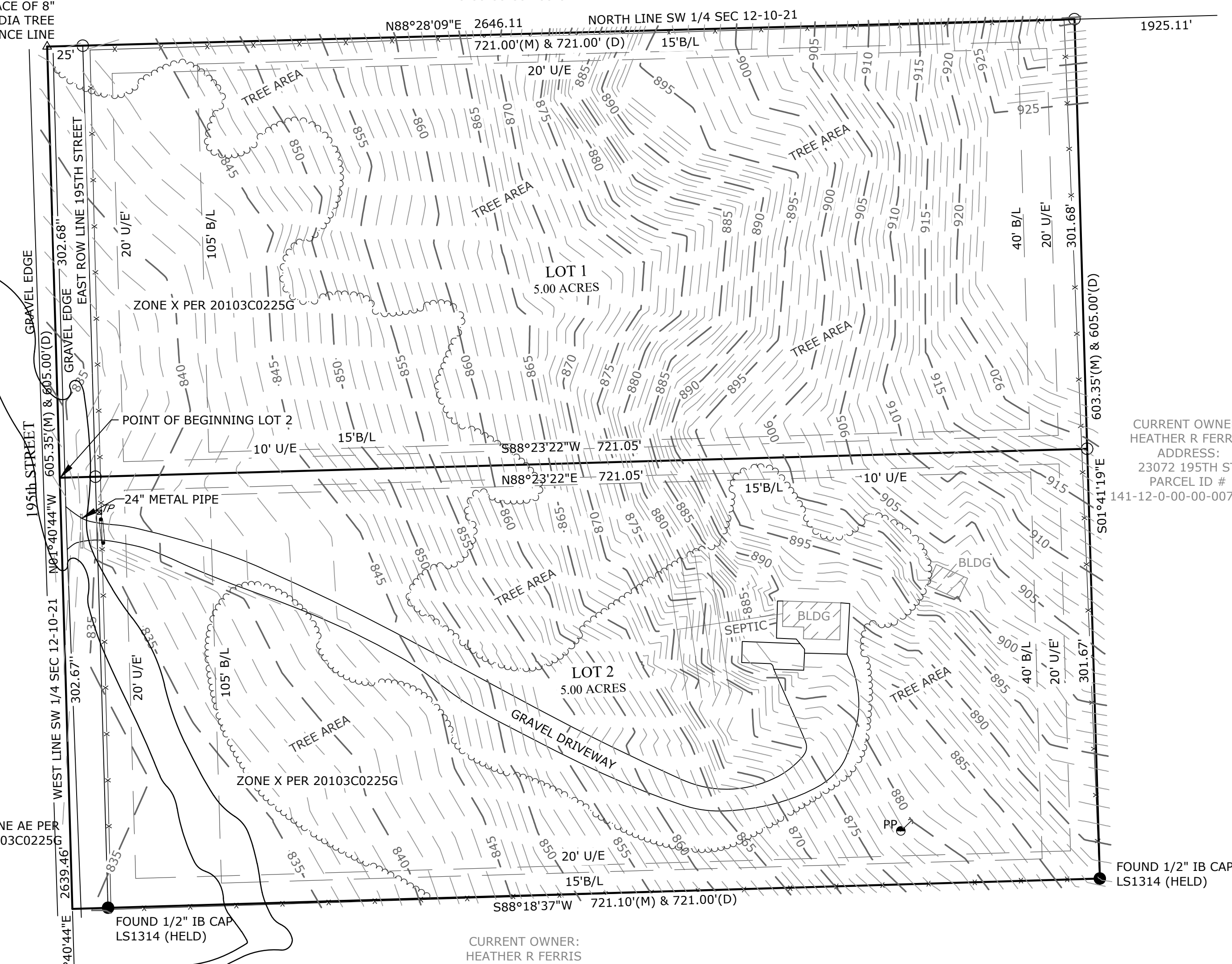
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SW CORNER OF SW 1/4 SEC 12-10-21

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5. 6.00' S TO CENTERLINE OF FAIRMOUNT
6. 5.00' W TO CENTER LINE OF 195TH STREET

CURRENT OWNER:
NEW HAVEN LAND & CATTLE LLC
PARCEL ID #
41-11-0-00-00-012.00-0

Cut off #

Label



From: [Mitch Pleak](#)
Sent: Friday, April 9, 2021 11:28 AM
To: [Gentzler, Joshua](#)
Cc: [Anderson, Lauren](#); [Noll, Bill](#); [Voth, Krystal](#); [019-2831](#)
Subject: FW: DEV-21-025 & 026 Hillard Addition 2nd Review
Attachments: Attachments.html

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

Joshua,
Lauren and I have gone through the resubmittal. Yes, there is no more comments on the PP, FP, and DR. Below is a link of the documents you sent that are accepted.
Thanks,

Mitch Pleak

Citrix Attachments	Expires October 6, 2021
Hillard Final Plat.pdf	491.4 KB
Hillard Preliminary Plat.pdf	653.2 KB
Hilliard Drainage Report 4-8-2021.pdf	4 MB

[Download Attachments](#)

Mitchell Pleak uses Citrix Files to share documents securely.

Mitch Pleak, PE
Project Engineer / Civil

D 913.748.2503

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



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[View Legal Disclaimer](#)

From: Gentzler, Joshua
Sent: Thursday, April 8, 2021 1:46 PM
To: Anderson, Lauren ; Mitch Pleak
Subject: FW: DEV-21-025 & 026 Hillard Addition 2nd Review

Here are the revisions the applicant submitted today. Let me know what you think. Should be the last round.

Joshua Gentzler
[Planning & Zoning](#)

From: Austin Thompson <austin.thompson@atlassurveyors.com>
Sent: Thursday, April 8, 2021 10:37 AM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>
Subject: Re: DEV-21-025 & 026 Hillard Addition 2nd Review

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

Joshua,

Please see attached. Thank you for your patients. We apologize for the minor errors that should have been corrected. I will make sure, going forward, we take better action to eliminate these small mistakes.

Thanks

On Thu, Apr 8, 2021 at 9:52 AM Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com> wrote:

Thank you,
Andrea Weishaubt, LSIT
Partner
Atlas Surveyors
913-702-5073

----- Forwarded message -----

From: **Andrea Weishaubt** <andrea.weishaubt@atlassurveyors.com>
Date: Wed, Apr 7, 2021 at 8:39 AM
Subject: Fwd: DEV-21-025 & 026 Hillard Addition 2nd Review
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>

Please see attached revised drainage study

----- Forwarded message -----

From: **brett napiereng.com** <brett@napiereng.com>
Date: Wed, Apr 7, 2021, 8:32 AM
Subject: Re: DEV-21-025 & 026 Hillard Addition 2nd Review
To: Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>

Here is the Drainage Report.

BN

From: Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>
Sent: Thursday, April 1, 2021 9:22 AM
To: Austin Thompson <austin.thompson@atlassurveyors.com>; brett napiereing.com
<brett@napiereing.com>
Subject: Fwd: DEV-21-025 & 026 Hillard Addition 2nd Review

Please see attached review. Thank you

----- Forwarded message -----

From: **Gentzler, Joshua** <JGentzler@leavenworthcounty.gov>
Date: Thu, Apr 1, 2021, 9:13 AM
Subject: DEV-21-025 & 026 Hillard Addition 2nd Review
To: Andrea Weishaubt (andrea.weishaubt@atlassurveyors.com)
<andrea.weishaubt@atlassurveyors.com>

Andrea,

Please see the attached review of your revised preliminary plat, final plat and drainage report for the Hillard Addition plat cases. Please respond with a revised documents by April 7th, 2021. The plats need to be ready to be signed by the time the PC meets on the 14th.

Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0464

--

Austin Thompson @austin.thompson@atlassurveyors.com

CAD Technician II

UAS Remote Pilot

Cell: (913) 957-3315

2300 Hutton Road Suite 108 Kansas City, KS 66109

207 S. 5th Street Leavenworth, KS 66048

[Redacted signature area]

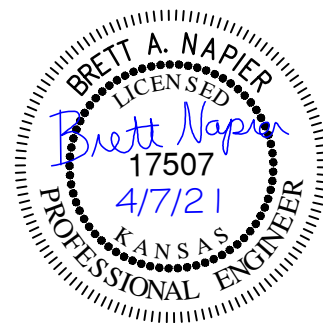
**NAPIER
ENGINEERING, LLC**

207 South 5th Street
Leavenworth, KS 66048

**DRAINAGE REPORT
FOR
HILLIARD ADDITION**

LEAVENWORTH, KANSAS

Revised April 7, 2021



SITE LOCATION:

This 10.0 Acre, two lot subdivision is located in the SW ¼ of Section 12, Township 10 South, Range 21 East, approximately 2,000 feet north of the Northeast corner of Fairmount Road and 195th Street in Leavenworth County, Kansas. The address to the home on Lot 2 is 23138 195th Street. The parcel is zoned R5. (See Attached Exhibit A - Project Location Map).

EXISTING CONDITIONS:

The subdivision has one drainage area labeled D1. The drainage area is shown on the enclosed drawing. I have assumed that the existing house and driveway will remain on Lot 2 and new house and driveway will be constructed on Lot 1. The composite runoff coefficient “C” value for the existing condition is 0.481. The composite “C” value is based on the soil type, slope, and cover type (See Attached Drainage Calcs & Exhibit B – NRCS Runoff Coefficients).

DEVELOPED CONDITONS:

The proposed development will create one additional 5-acre single family residential lot. The developed storm water runoff will include an additional 7,280 square feet of gravel driveway and an additional 2,500 square feet of impervious area (roof/house). The remainder of the lot will be assumed to remain as the existing condition. The “C” value for the developed condition increases from 0.481 to 0.490(See Attached Drainage Calcs & Exhibit B – NRCS Runoff Coefficients).

STORM WATER RUNOFF:

The enclosed table shows the results of the existing and developed conditions for the subdivision for the 10 and 100-year design storms (See Attached Drainage Calcs)

	Q10 (cfs)	Q100 (cfs)
Existing Condition	37.8	53.4
Developed Condition	38.6	54.4
Amount of Increase	0.8	1.0
% Increase	1.87%	1.87%

The quantifiable impact of the flow can be expressed in the amount of increase in a downstream swale. Drainage area D1 flows to the west and then south in a roadside ditch. The ditch was assumed to be 6-ft wide with 4:1 side-slopes and a depth of 2-ft. The following table gives the depth of runoff for the existing and developed conditions.

	10-Yr	100-Yr
Existing Condition	11.88 in	14.16 in
Developed Condition	12.00 in	14.28 in
Change	+0.12 in	+0.12 in

SUMMARY/ CONCLUSION:

- The additional lot and subsequent house and driveway increase the storm water runoff from the site by 1.87% for the 10 and 100-year design storms.
- The amount of depth in the assumed swale was 0.12 in for both design storms and represent less than a 10% increase in storm water runoff from the site.
- No storm water detention is recommended for the site.

Attachments

Leavenworth County, KS



Legend

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

Notes

Hilliard Subdivision
Location

Exhibit A

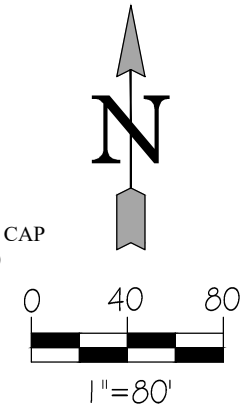
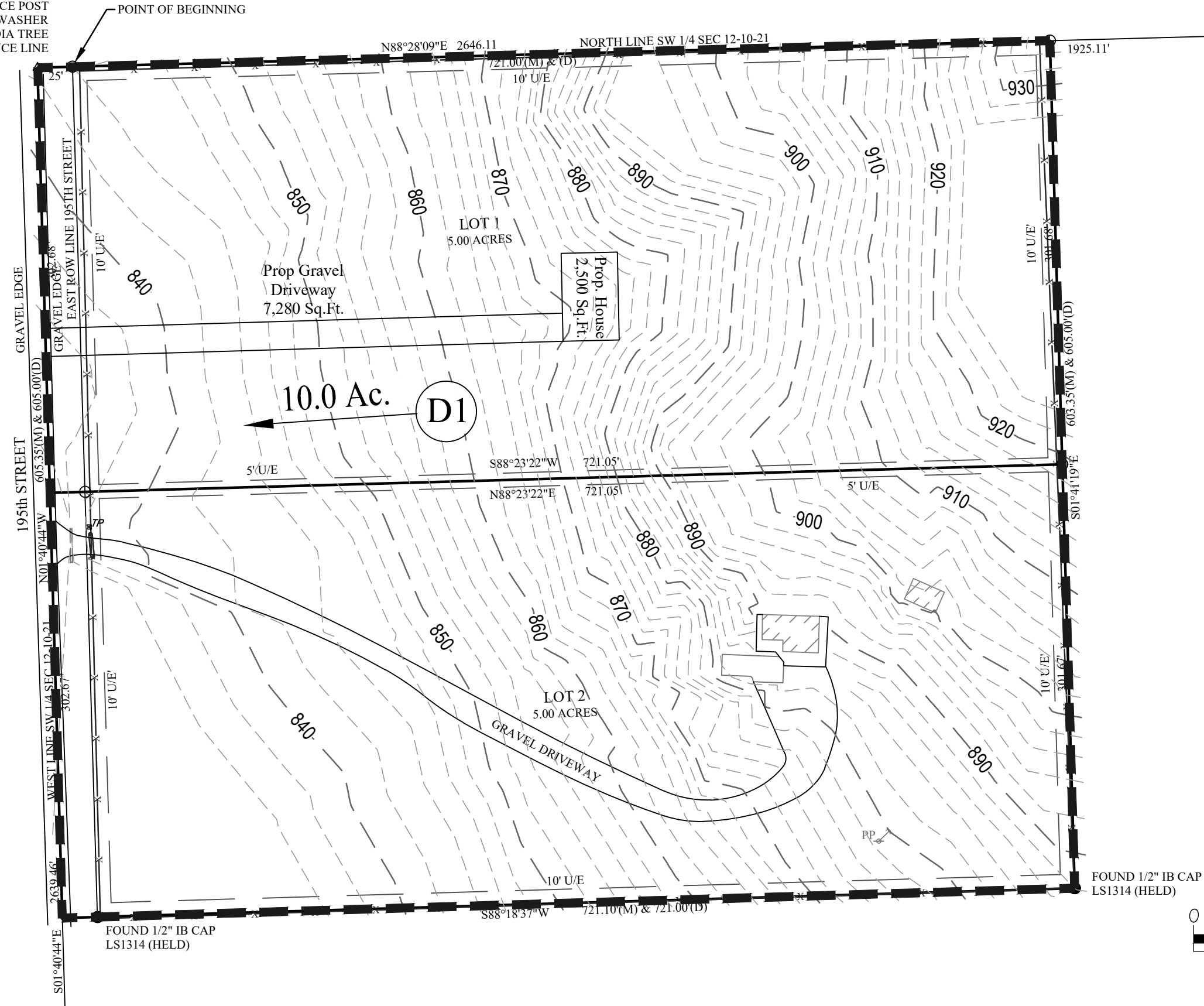
421.4 0 210.69 421.4 Feet

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

POINT OF COMMENCEMENT
 FOUND 1/2" IB ORIGIN UNK
 NW CORNER OF SW 1/4 SEC 12-10-21

1. 30.00' E TO FENCE CORNER
2. 34.30' SE TO FOUND 40D NAIL IN TOP FENCE POST
30.30' W TO SET PK NAIL AND WASHER IN EAST FACE OF 8" DIA TREE
4. 30.00' E TO SOUTH FENCE LINE



DRAINAGE AREAS

Hillard Addition
 A Subdivision in the
 SW 1/4
 Sec. 12, T10S, R21E

Prepared For:

James C &
 Allison Hillard
 23138 195th Street
 Leavenworth, KS 66048

NAPIER ENGINEERING, LLC

207 S. 5th Street
 Leavenworth, Kansas 66048
 913.375.0482
 brett@napiereng.com



Date of Preparation:
 February 24, 2021

Soil Map—Leavenworth County, Kansas
(Hilliard Soils)

95° 1' 55" W

95° 1' 40" W

39° 11' 39" N

39° 11' 39" N



39° 11' 32" N

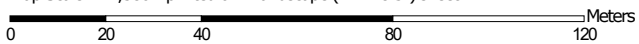
39° 11' 32" N

95° 1' 55" W

95° 1' 40" W



Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84

Exhibit C



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/22/2021
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Leavenworth County, Kansas

Survey Area Data: Version 15, Jun 10, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 16, 2019—Sep 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7091	Wabash silty clay, occasionally flooded	0.2	2.0%
7170	Reading silt loam, rarely flooded	1.1	11.4%
7550	Rosendale-Bendena silty clay loams, 3 to 40 percent slopes	5.2	53.6%
7576	Shelby clay loam, 8 to 12 percent slopes, eroded	3.2	33.0%
Totals for Area of Interest		9.7	100.0%

TABLE 1 Values of Runoff Coefficient C

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

AGRICULTURAL AREAS:

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

Exhibit B

Table 3-1 Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Concrete or Asphalt Pavement	0.8 – 0.9
Commercial and Industrial	0.7 – 0.9
Gravel Roadways and Shoulders	0.5 – 0.7
Residential – Urban	0.5 – 0.7
Residential – Suburban	0.3 – 0.5
Undeveloped	0.1 – 0.3
Berms	0.1 – 0.3
Agricultural – Cultivated Fields	0.15 – 0.4
Agricultural – Pastures	0.1 – 0.4
Agricultural – Forested Areas	0.1 – 0.4

For flat slopes or permeable soil, lower values shall be used. For steep slopes or impermeable soil, higher values shall be used. Steep slopes are 2:1 or steeper.

From Michigan State Administrative Rules R 280.9.

Exhibit B

Referenced from MDOT Drainage Manual, www.michigan.gov

NAPIER ENGINEERING

207 South 5th Street Leavenworth, KS 66048 (913) 682-8600

Time of Concentration (T_c) or Travel Time (T_t)

Project: Hilliard Addition - Drainage Area 1 (D1)	By: BAN	Date: 2/24/2021
Location: SW 1/4 of Sec 12, T10S, R21E	Checked:	Date:

Check one: Present Developed
Check one: T_c T_t through subarea

Sheet Flow (Applicable to T_c only)

	Segment ID				
1. Surface description	1				
2. Manning's roughness coefficient, n (table 3-1)	Wooded Area				
3. Flow length, L (total L \leq 300 ft.) ft	0.1				
4. Two-year 24-hour rainfall, P_2 in	250				
5. Land slope, s ft/ft	2.35				
	0.16				
6. $T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr	0.12	+	[]	=	0.12

Shallow Concentrated Flow

	Segment ID				
7. Surface description (paved or unpaved)	2				
8. Flow length, L ft	Unpaved				
9. Watercourse slope, s ft/ft	491				
10. Average velocity, V (figure 3-1) ft/s	0.12				
	5.5				
11. $T_t = \frac{L}{3600 V}$ Compute T_t hr	0.02	+	[]	=	0.02

Channel Flow

	Segment ID				
12. Cross sectional flow area, a ft ²					
13. Wetted perimeter, p_w ft					
14. Hydraulic radius, $r = a / p_w$ ft					
15. Channel slope, s ft/ft					
16. Manning's roughness coefficient, n					
17. $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V ft/s					
18. Flow length, L ft					
19. $T_t = \frac{L}{3600 V}$ Compute T_t hr	[]	+	[]	=	[]
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19) hr					0.15
					9.0

NAPIER ENGINEERING

207 South 5th Street Leavenworth, KS 66048 (913) 682-8600

Storm Drainage Study

For: Hilliard Addition

$k_{10}=1.00$; $k_{100}=1.25$

Design Criteria

Storm Frequency: 10-Yr

Drainage Area Designation	Time of Concentration (Min)	Area (Ac.)	Rainfall Intensity (in)	Runoff Coef. "C"	10-Yr Runoff cfs	Increase in 10-Yr Runoff cfs
D1 (Exist)	9.0	10.00	6.29	0.481	37.8	0.0
D1 (Dev)	9.0	10.00	6.29	0.490	38.6	0.7
% Increase						1.87%

Storm Frequency: 100-Yr

Drainage Area Designation	Time of Concentration (Min)	Area (Ac.)	Rainfall Intensity (in)	Runoff Coef. "C"	100-Yr Runoff cfs	Increase in 100-Yr Runoff cfs
D1 (Exist)	9.0	10.00	8.89	0.481	53.4	0.0
D1 (Dev)	9.0	10.00	8.89	0.490	54.4	1.0
% Increase						1.87%

Existing Composite Runoff Coefficient

Existing Condition	"C" Value	Drainage Area
Wooded Hilly Area	0.5	6.5
Pasture / Meadow	0.42	3.13
Gravel Driveway	0.6	0.31
Roof / Imperv. Area	0.95	0.06
Composite C Value	0.481	

Total Area = 10.0 Ac

$$\text{Composite "C"} = \frac{(\text{Wooded Ac} * 0.50 + \text{Pasture Ac} * 0.42 + \text{Grave Ac} * 0.60 + \text{Roof Ac} * 0.95)}{\text{Total Acres}}$$

Proposed Composite Runoff Coefficient

Existing Condition	"C" Value	Drainage Area
Wooded Hilly Area	0.5	6.36
Pasture / Meadow	0.42	3.04
Ex. Gravel Driveway	0.6	0.31
Ex. Roof / Imperv. Area	0.95	0.06
New Development	0.9	0.22
Composite C Value	0.490	

Total Area = 10.0 Ac

$$\text{Composite "C"} = \frac{(\text{Wooded Ac} * 0.50 + \text{Pasture Ac} * 0.42 + \text{Grave Ac} * 0.60 + \text{Roof Ac} * 0.95 + \text{New Dev Ac} * 0.90)}{\text{Total Acres}}$$

Drainage Calcs

From: [Rural Water](#)
Sent: Wednesday, March 3, 2021 2:09 PM
To: [Gentzler, Joshua](#)
Subject: RWD#8 Reply to :Hilliard Addition

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.

RWD#8 has a 2" waterline on the west side of 195th St. and would be able to provide water service to Lot 1 with a road bore (proper application to the Board of RWD#8 is required).

There are no fire hydrants in this area. RWD#8 does not have any plans to put in fire hydrants.

If you have any further questions: 913-796-2164.

--

Becky Fousek

Office Manager

Rural Water District #8-LV CO

DEV-21-025 & 026 Hilliard Addition Plat



Legend

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

Notes

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

FINAL PLAT HILLIARD ADDITION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH,
RANGE 21 EAST IN LEAVENWORTH COUNTY, KANSAS



ADDRESS: 207 S 5TH STREET LEAVENWORTH, KS 66048

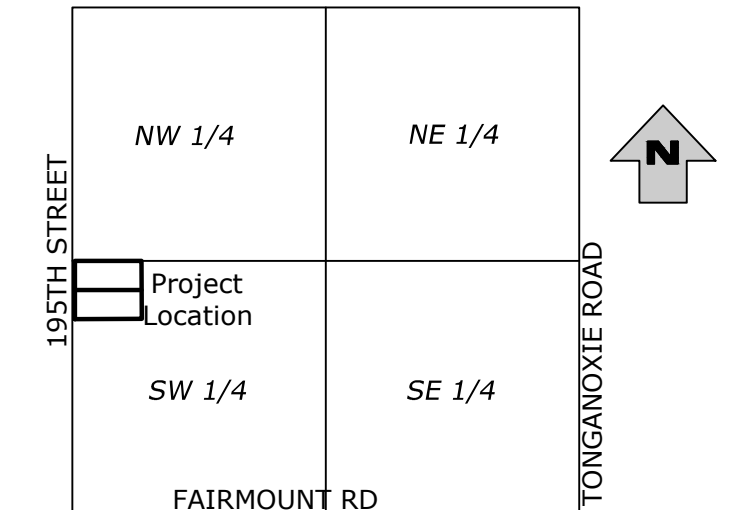
LEGEND

- Δ DENOTES FOUND MONUMENT AS NOTED
- \circ DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
- \bullet DENOTES FOUND MONUMENT AS NOTED

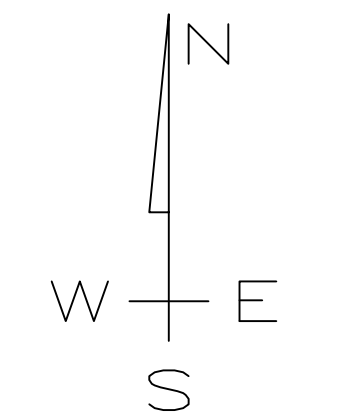
GENERAL NOTES

1. The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983.
2. All distances shown herein are ground distances in feet.
3. Floodplain Note: According to "FIRM" Map Community Panel Numbers 20103C0225G, effective July 16, 2015, this plat is located in zones "AE" and "X".
4. All section corners were found and held.
5. Error in Closure: 1 part in 2,0151,886.14'
6. 20' proposed U/E surrounding property - 20' U/E centered on interior lot lines.
7. Current/Proposed Zoning R-S
8. Proposed use residential.
9. All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulations jurisdiction.
10. Sanitary sewer via septic. Sanitary sewer shall comply with Leavenworth County Sanitary Code.
11. 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.
12. Lots are subject to the current Access Management Policy.
13. Zone X defined as 0.2% Annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile per FEMA.

VICINITY MAP



SECTION 12-10-21
Not to Scale



This is to certify on this 11th day of February, 2021 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ROGER B. DILL LS 1408

SCALE

1"=60'

0 30' 60'

PREPARED FOR

SEC-TWN-RNG

12-10-21

HILLIARD
ADDRESS: 23138 195TH STREET,
LEAVENWORTH KS 66048

DATE

FEBRUARY 11, 2021

POINT OF COMMENCEMENT OVERALL, LOT 1
POINT OF COMMENCEMENT LOT 2
FOUND 1/2" IB ORIGIN UNK
NW CORNER OF SW 1/4 SEC 12-10-21

1. 30.00' E TO FENCE CORNER
2. 34.30' SE TO FOUND 40D NAIL IN TOP FENCE POST
3. 30.30' W TO SET PK NAIL AND WASHER IN EAST FACE OF 8" DIA TREE
4. 30.00' E TO SOUTH FENCE LINE

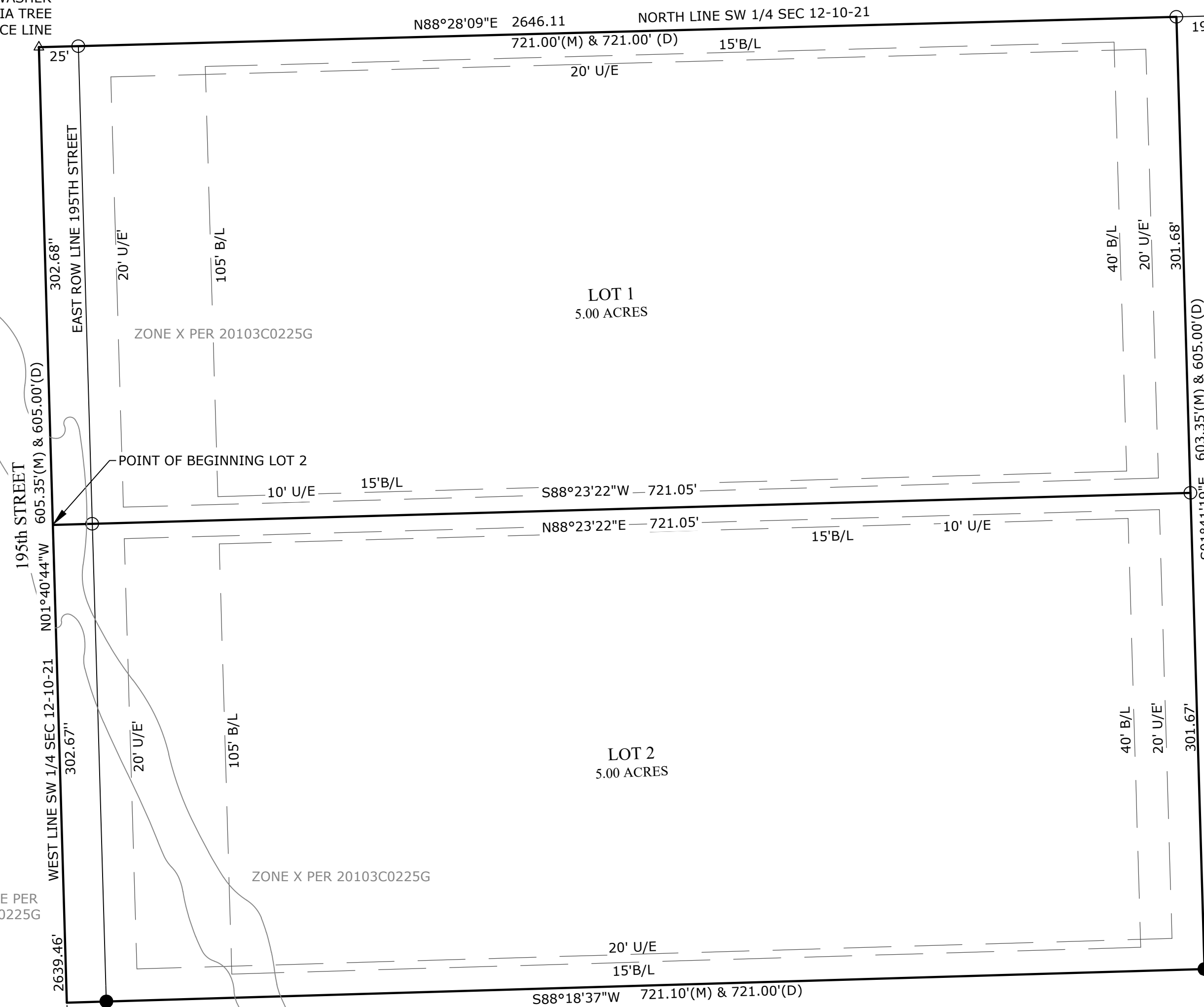
CURRENT OWNER:
ROBERT M & HELEN M KLINKENBERG
PARCEL ID #
141-12-0-00-00-004.00-0

N88°28'09"E 2646.11 NORTH LINE SW 1/4 SEC 12-10-21
721.00'(M) & 721.00' (D) 15'B/L

CURRENT OWNER:
NEW HAVEN LAND & CATTLE LLC
PARCEL ID #
141-11-0-00-00-011.00-0

ZONE X PER
20103C0225G (SEE
NOTE 13)

ZONE AE PER
20103C0225G



CURRENT OWNER:
HEATHER R FERRIS
ADDRESS:
23072 195TH ST
PARCEL ID #
141-12-0-00-00-007.00-0

FOUND 1/2" IB CAP
LS1314 (HELD)

CURRENT OWNER:
HEATHER R FERRIS
ADDRESS:
23072 195TH ST
PARCEL ID #
141-12-0-00-00-007.00-0

ZONE X PER
20103C0225G
(SEE NOTE 13)

FOUND 5/8" IB ORIGIN UNK
SW CORNER OF SW 1/4 SEC 12-10-21

1. 26.79' S TO MAG NAIL LS WASHER RHODES IN NORTH FACE OF FENCE POST
2. 66.22' ENE TO MAG NAIL AND LS WASHER RHODES IN WEST FACE OF POWER POLE
3. 31.28' NE TO A MAG NAIL IN THE SOUTHWEST FACE OF A FENCE CORNER POST
4. 55.43' NNE TO A MAG NAIL AND LS WASHER RHODES IN THE SOUTH FACE OF A POWER POLE
5. 6.00' S TO CENTERLINE OF FAIRMOUNT
6. 5.00' W TO CENTER LINE OF 195TH STREET

This plat of HILLIARD ADDITION has been submitted to and approved by the Leavenworth County, Kansas County Engineer.

Dated this _____ day of _____, 20__

By _____, County Engineer

This plat of HILLIARD ADDITION has been submitted to and approved by the Leavenworth, Kansas Planning Commission.

Dated this _____ day of _____, 20__
Leavenworth, Kansas Planning Commission

By _____, Director of Planning and Zoning
Krystal Voth

This plat of HILLIARD ADDITION has been submitted to and approved by the Leavenworth, Kansas County Commission.

Dated this _____ day of _____, 20__
Leavenworth, Kansas County Commission

By _____, County Commissioner
Mike Smith

FOUND 1/2" IB CAP LS356
NE CORNER OF SW 1/4 SEC 12-10-21

1. 9.12' S TO 60D NAIL IN FENCE POST
2. 0.40' SW TO CORNER POST
3. 21.55' N TO 60D NAIL IN 14" HEDGE
4. 15.62' W TO 60D NAIL IN 10" HEDGE

BROKEN SCALE

DESCRIPTION

OVERALL
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 21 EAST IN LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N88°28'09"E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 721.00 FEET; THENCE S01°41'19"E, A DISTANCE OF 603.35 FEET; THENCE S88°18'37"W, A DISTANCE OF 721.10 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N01°40'44"W, ALONG WEST, A DISTANCE OF 605.35 FEET TO THE POINT OF BEGINNING.
CONTAINS: 435,766 SQUARE FEET OR 10.00 ACRES MORE OR LESS

LOT 1

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 21 EAST IN LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N88°28'09"E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 721.00 FEET; THENCE S01°41'19"E, A DISTANCE OF 301.68 FEET; THENCE S88°23'22"W, A DISTANCE OF 721.05 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N01°40'44"W, ALONG SAID WEST LINE, A DISTANCE OF 302.68 FEET TO THE POINT OF BEGINNING.
CONTAINS 217,877 SQUARE FEET MORE OR LESS OR 5.00 ACRES

LOT 2

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 21 EAST IN LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE S01°40'44"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 302.68 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE N88°23'22"E, A DISTANCE OF 721.05 FEET; THENCE S01°41'19"E, A DISTANCE OF 301.67 FEET; THENCE S88°18'37"W, A DISTANCE OF 721.10 FEET TO POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N01°40'44"W, ALONG SAID WEST LINE, A DISTANCE OF 302.67 FEET TO THE POINT OF BEGINNING.
CONTAINS 217,895 SQUARE FEET MORE OR LESS OR 5.00 ACRES

DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HILLIARD ADDITION"

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the County of Leavenworth, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement is hereby granted to the Leavenworth County, Kansas, to enter upon, construct, maintain, use and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the County, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the Leavenworth County, Kansas.

The undersigned proprietors of the above described land hereby consents and agrees the Board of County Commissioners of Leavenworth, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

The use of all units in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Leavenworth County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

IN TESTIMONY WHEREOF,
I, undersigned owner of HILLIARD ADDITION have set our hands this _____ day of _____, 20__.

JAMES C HILLIARD
OWNER

ALLISON HILLIARD
OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON 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: _____

State of KANSAS)
County of)SS

This is to certify that this instrument was filed for record in the Register of Deeds office on this _____ day of _____, 20__, at _____ o'clock and is duly recorded.

TERRILOIS G. MASHBURN, Register of Deeds

, Deputy

COUNTY REVIEWER CERTIFICATION
I hereby certify that this document has been reviewed by me and is being filed for survey information only.

Stephan C. Tufte, KS PS No. 1252
Leavenworth County Reviewer

FINAL PLAT HILLIARD ADDITION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH,
RANGE 21 EAST IN LEAVENWORTH COUNTY, KANSAS



ADDRESS: 207 S 5TH STREET LEAVENWORTH, KS 66048

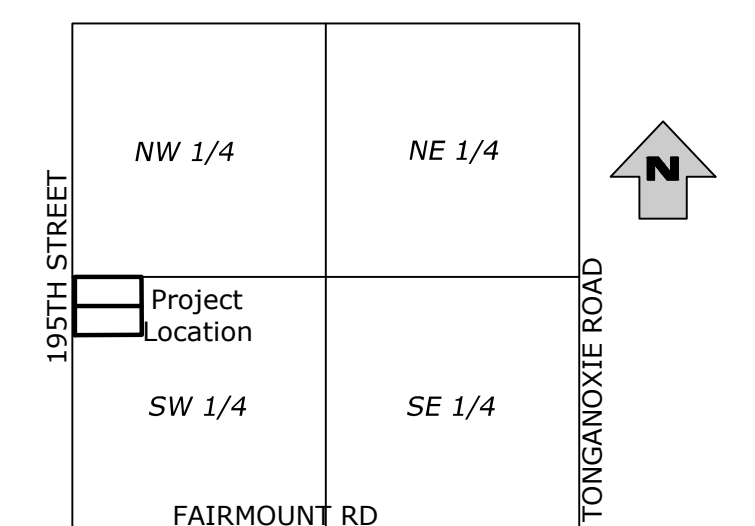
LEGEND

- ▲ DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" REBAR IN CONCRETE WITH LS# 1408 CAP
- DENOTES FOUND MONUMENT AS NOTED

GENERAL NOTES

- The basis for the bearing system for this plat is the Kansas North Zone U.S. State Plane 1983.
- All distances shown herein are ground distances in feet.
- Floodplain Note: According to "FIRM" Map Community Panel Numbers 20103C0225G, effective July 16, 2015, this plat is located in zones "AE" and "X".
- All section corners were found and held.
- Error in Closure: 1 part in 2,0151,886.14'
- 20' proposed U/E surrounding property - 20' U/E centered on interior lot lines.
- Current/Proposed Zoning R-5
- Proposed use residential.
- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulations jurisdiction.
- Sanitary sewer via septic. Sanitary sewer shall comply with Leavenworth County Sanitary Code.
- 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.
- Lots are subject to the current Access Management Policy.
- Zone X defined as 0.2% Annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile per FEMA.

VICINITY MAP



195TH STREET

Project Location

FAIRMOUNT RD

TONGANOXIE ROAD

SECTION 12-10-21
Not to Scale

N
W E
S

This is to certify on this 11th day of February, 2021 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ROGER B. DILL LS 1408

SCALE

PREPARED FOR

1"=60'

HILLIARD

SEC-TWN-RNG

ADDRESS: 23138 195TH STREET,
LEAVENWORTH KS 66048

12-10-21

DATE

FEBRUARY 11, 2021

POINT OF COMMENCEMENT OVERALL, LOT 1
POINT OF COMMENCEMENT LOT 2
FOUND 1/2" IB ORIGIN UNK
NW CORNER OF SW 1/4 SEC 12-10-21

- 30.00' E TO FENCE CORNER
- 34.30' SE TO FOUND 40D NAIL IN TOP FENCE POST
- 30.30' W TO SET PK NAIL AND WASHER IN EAST FACE OF 8" DIA TREE
- 30.00' E TO SOUTH FENCE LINE

CURRENT OWNER:
ROBERT M & HELEN M KLINKENBERG
PARCEL ID #
141-12-0-00-00-004.00-0

FOUND 1/2" IB CAP LS356
NE CORNER OF SW 1/4 SEC 12-10-21

- 9.12' S TO 60D NAIL IN FENCE POST
- 0.40' SW TO CORNER POST
- 21.55' N TO 60D NAIL IN 14" HEDGE
- 15.62' W TO 60D NAIL IN 10" HEDGE

BROKEN SCALE

DESCRIPTION

OVERALL
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 21 EAST IN LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N88°28'09"E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 721.00 FEET; THENCE S01°41'19"E, A DISTANCE OF 603.35 FEET; THENCE S88°18'37"W, A DISTANCE OF 721.10 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N01°40'44"W, ALONG WEST, A DISTANCE OF 605.35 FEET TO THE POINT OF BEGINNING.
CONTAINS: 435,766 SQUARE FEET OR 10.00 ACRES MORE OR LESS

LOT 1

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 21 EAST IN LEAVENWORTH COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS 217,895 SQUARE FEET MORE OR LESS OR 5.00 ACRES

DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HILLIARD ADDITION"

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the County of Leavenworth, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement is hereby granted to the Leavenworth County, Kansas, to enter upon, construct, maintain, use and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the County, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the Leavenworth County, Kansas.

The undersigned proprietors of the above described land hereby consents and agrees the Board of County Commissioners of Leavenworth, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

The use of all units in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Leavenworth County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

IN TESTIMONY WHEREOF,
I, undersigned owner of HILLIARD ADDITION have set our hands this ____ day of _____, 20__.

JAMES C HILLIARD
OWNER

ALLISON HILLIARD
OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON 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: _____

State of KANSAS)
County of)SS

This is to certify that this instrument was filed for record in the Register of Deeds office on this ____ day of _____, 20__, at ____ o'clock and is duly recorded.

COUNTY REVIEWER CERTIFICATION

I hereby certify that this document has been reviewed by me and is being filed for survey information only.

TERRILOIS G. MASHBURN, Register of Deeds

_____, Deputy

Stephan C. Tufte, KS PS No. 1252
Leavenworth County Reviewer

This plat of HILLIARD ADDITION has been submitted to and approved by the Leavenworth County, Kansas County Engineer.

Dated this ____ day of _____, 20__

By _____, County Engineer

This plat of HILLIARD ADDITION has been submitted to and approved by the Leavenworth, Kansas Planning Commission.

Dated this ____ day of _____, 20__

By _____, Director of Planning and Zoning

Krystal Voth

This plat of HILLIARD ADDITION has been submitted to and approved by the Leavenworth, Kansas County Commission.

Dated this ____ day of _____, 20__

By _____, County Commissioner

Mike Smith

FOUND 5/8" IB ORIGIN UNK
SW CORNER OF SW 1/4 SEC 12-10-21

- 26.79' S TO MAG NAIL LS WASHER RHODES IN NORTH FACE OF FENCE POST
- 66.22' ENE TO MAG NAIL AND LS WASHER RHODES IN WEST FACE OF POWER POLE
- 31.28' NE TO A MAG NAIL IN THE SOUTHWEST FACE OF A FENCE CORNER POST
- 55.43' NNE TO A MAG NAIL AND LS WASHER RHOEDS IN THE SOUTH FACE OF A POWER POLE
- 6.00' S TO CENTERLINE OF FAIRMOUNT
- 5.00' W TO CENTER LINE OF 195TH STREET

BROKEN SCALE

CURRENT OWNER:
NEW HAVEN LAND &
CATTLE LLC
PARCEL ID #
141-11-0-00-00-011.00-0

ZONE X PER
20103C0225G (SEE
NOTE 13)

ZONE AE PER
20103C0225G

ZONE AE PER
20103C0225G

ZONE X PER
20103C0225G
(SEE NOTE 13)

CURRENT OWNER:
HEATHER R FERRIS
ADDRESS:
23072 195TH ST
PARCEL ID #
141-12-0-00-00-007.00-0

*****Consent Agenda*****
Case No. DEV-21-027 & 028
Mitchell Estates
Preliminary and Final Plat

Staff Report – Planning Commission

April 14, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Mark Breuer
17607 198th Street
Tonganoxie, Kansas 66086

Legal Description: A tract of land in the southwest corner of Section 26, Township 10 South, Range 21 East AND a tract of land in the southeast corner of Section 27, Township 10 South, Range 21 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 79.82 acres

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

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

Parcel ID No.: 148-27-0-00-00-003.01 & 147-26-0-00-00-009.00

Planner: Joshua Gentzler

REPORT:

Request

The applicant is requesting a Preliminary and Final Plat for an eight (8) lot subdivision.

Adjacent Land Use

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

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0225 G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Stranger Township Fire Department
Water: Rural Water District 9
Electric: FreeState

Access/Streets

The property is accessed by Mitchell Road. This road is a local County road with a gravel surface ± 22' wide.

Agency Comments

See attached comments – Email – Mitch Pleak – Public Works, March 29, 2021
See attached comments – Email – Rural Water District 9, March 2, 2021

Findings

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

Lots 5-8 do not meet the lot-depth to lot-width ratio of 3.5:1. An exception is required for the lot-depth to lot-width ratio of 3.5:1.

2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.
3. At time of development, fire hydrants shall be required if necessary infrastructure is available.
4. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

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

Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision. (See condition 4.)

Staff Comments

The applicant is requesting approval of an 8-lot subdivision located south of the intersection of 203rd Street and Mitchell Road. Zoning in the area is RR 5. Lots One through Four and Eight are greater than 10 acres in size. Lots Five through Seven are approximately 9.9 acres in size. Lots One through Four meet the requirements for the zoning district. Lots Five through Eight do not meet the requirements for the zoning district. Lots Five through Seven have a 15 percent greater depth than allowed by the lot width-to-depth ratio and Lot Eight has a 0.5 percent greater depth than allowed by the lot width-to-depth. Staff is supported of the subdivision of land as it is an orderly division of the land.

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

STAFF RECOMMENDATION:

The staff recommends approval of Case No. DEV-21-027 & 026, Preliminary and Final Plat for Mitchell Estates, with the following conditions:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. The applicant shall adhere to the following memorandums:
 - a. Mitch Pleak – Public Works, March 29, 2021
 - b. Rural Water District #9, March 2, 2021
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required if necessary infrastructure is available.
6. An exception shall be granted for the lot-depth to lot-width ratio for Lots 5 through 8.
7. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-21-027 & 028, Preliminary and Final Plat for Mitchell Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-21-027 & 028, Preliminary and Final Plat for Mitchell Estates, to the Board of County Commission for the following reasons; or

3. Continue the hearing to another date, time, and place.

ATTACHMENTS:

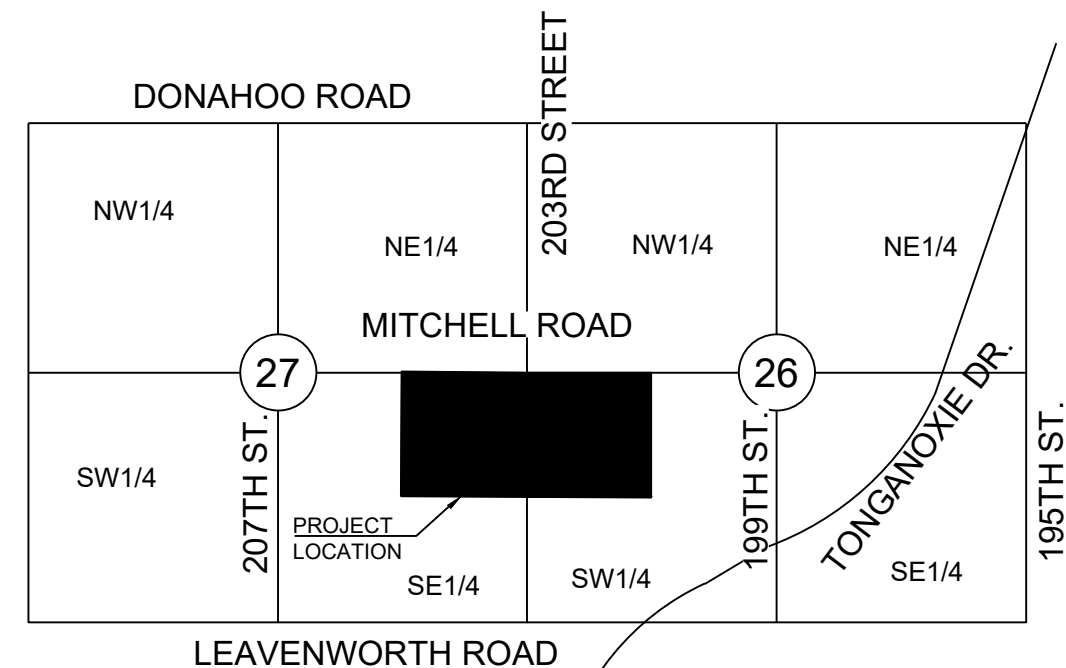
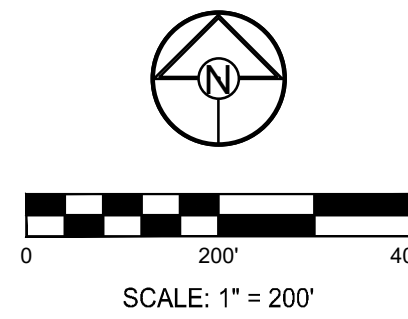
Aerial Map
Memorandums
Preliminary and Final Plat

Comments:
 1) Add Parcel ID numbers for surrounding West and South parcels.
 2) Correct the errors on the Approval's section.
 3) Was this plat created in January 2020? If not, update the date on the Surveyor's statement.

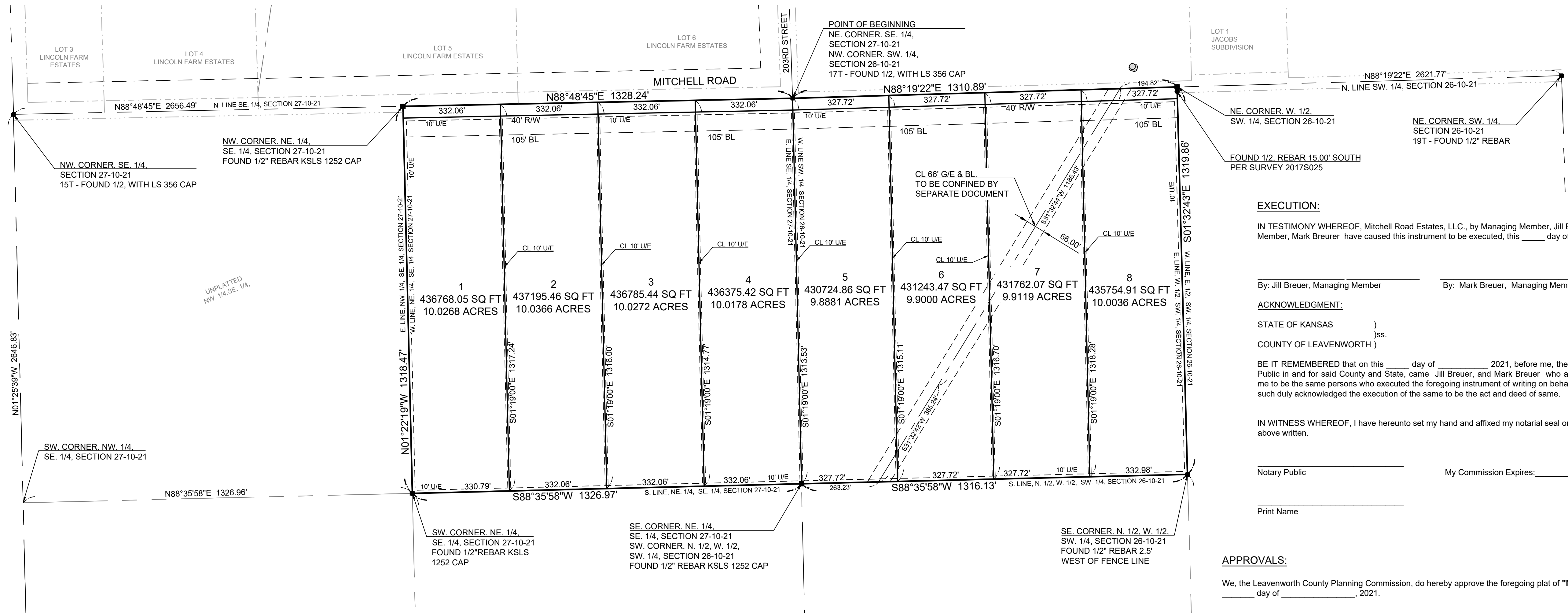
FINAL PLAT OF MITCHELL ESTATES

THE NE. 1/4 OF THE SE. 1/4 SEC. 27 AND THE NW. 1/4 OF OF THE SW. 1/4
 SEC. 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST
 LEAVENWORTH, COUNTY, KANSAS

- 15T Northwest corner, Southeast One-Quarter Section 27-10-21
 1/2" rebar with LS 356 cap.
 NW. 56.78' to mag nail in SE. face of power pole.
 NE. 53.15' to mag nail in Southwest face of power pole.
 SE. 40.55' to mag nail in North face of power pole.
 W. 47.88' to PK nail & bottle cap in South face of fence post.
 N. 19.0' to centerline gravel road running East
 in centerline North / South asphalt roadway.
- 17T Northeast corner Southeast One-Quarter Section 27-10-21
 1/2" rebar with LS 356 cap.
 NW. 57.00' to mag nail in fence corner post.
 W. 22.57' to mag nail in East face of power pole.
 S-SW. 15.78' to mag nail in East face of 6" hedge tree.
 NE. 4.0' to South edge of gravel road.
- 19T Northeast corner, Southwest One-Quarter Section 26-10-21
 1/2" rebar.
 N-NE. 26.60' to mag nail in top brace post.
 N. 26.50' to 2" steel corner post.
 SE. 30.75' to 40D nail in top brace post.
 SE. 31.71' to mag nail in top of brace post.



SECTION 26 & 27-10-21
LOCATION MAP SCALE
 1" = 2000'



EXECUTION:
 IN TESTIMONY WHEREOF, Mitchell Road Estates, LLC., by Managing Member, Jill Breuer and Managing Member, Mark Breuer have caused this instrument to be executed, this ___ day of ___ 2021

By: Jill Breuer, Managing Member By: Mark Breuer, Managing Member

ACKNOWLEDGMENT:
 STATE OF KANSAS)
) ss.
 COUNTY OF LEAVENWORTH)

BE IT REMEMBERED that on this ___ day of ___ 2021, before me, the undersigned, a Notary Public in and for said County and State, came Jill Breuer, and Mark Breuer who are personally known to me to be the same persons who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public My Commission Expires: _____
 Print Name _____

APPROVALS:
 We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of "MITCHELL ESTATES" this ___ day of ___ 2021.

Secretary, Krystal Voht, Interim. Chairman, Steven Rosenthal

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

COUNTY COMMISSION APPROVAL:
 We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of "MITCHELL ESTATES" this ___ day of ___ 2021.

Chairman: Doug Smith County Clerk
 Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:
 Filed for Record in Document # _____ this ___ day of _____ 2021 at ___ o'clock ___ M., in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds, Stacy R. Driscoll
COUNTY SURVEYOR:
 I hereby certify this plat meets the requirements of K.S.A.-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

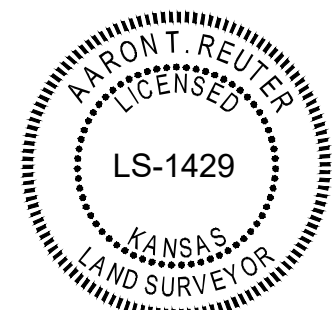
Leavenworth County Surveyor, Wayne Malnicof, P.L.S., Date _____
 Disclaimer: Leavenworth County, Kansas, does not represent, warrant or guarantee that the details shown on this document and provided by the applicant, or any agent of the applicant, including any survey information, should be relied upon by any third party as being wholly or partially accurate and complete.

DESCRIPTION:
 A tract of land in the Southwest One-Quarter of Section 26 and in the Southeast One-Quarter of Section 27, Township 10 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas, being more particularly described as follows:
 Beginning at the Northwest corner of the Southwest One-Quarter of said Section 26 and the Northeast corner of the Southeast One-Quarter of said Section 27; thence along the North line of the said Southwest One-Quarter of Section 26, North 88 degrees 19 minutes 22 seconds East a distance of 1310.89 feet to the Northeast corner of the West one half of the said Southwest One-Quarter of Section 26; thence along the East line of the said West one half, South 01 degrees 32 minutes 43 seconds East a distance of 1319.86 feet to the Southeast corner of the North one half of the West one half of said Southwest One-Quarter; thence along the South line of the said North one half South 88 degrees 35 minutes 58 seconds West a distance of 1316.13 feet to the Southwest corner thereof, said corner being the Southeast corner of the Northeast One-Quarter of the Southeast One-Quarter of said Section 27; thence along the South line of the said Northeast One-Quarter of the Southeast One-Quarter, South 88 degrees 35 minutes 58 seconds West a distance of 1326.97 feet to the Southwest corner thereof; thence along the West line of the said Northeast One-Quarter of the Southeast One-Quarter, North 01 degrees 22 minutes 19 seconds West a distance of 1318.47 feet to the Northwest corner thereof; thence along the North line of the said Southeast One-Quarter, North 88 degrees 48 minutes 45 seconds East a distance 1328.24 feet to the Point of Beginning and containing 79.812 acres more or less excepting that part taken or used for road rights of way.

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: "MITCHELL ESTATES"
 Easements or licenses to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water lines, gas lines, sewer pipes, poles, wires, drainage facilities, ducts, cables and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easements" or (U/E) are hereby granted to Leavenworth County, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easements for and said purposes.
 Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.
 Building Lines or Setback Lines 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 Road Right of way line.
RESTRICTIONS:
 - Per Leavenworth County Zoning and Subdivision Regulations
 - Leavenworth County Conservation District recommends sediment and erosion control procedures during construction activities.
 - Property is subject to restrictions to be recorded by a separate document.
 - Lots are subject to the current Access Management Policy.

- SURVEYORS NOTES:**
- Basis of bearings is the Kansas State Plane Coordinate System (NAD) 83, Kansas North Zone.
 - FLOOD NOTE: This property lies within flood ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the FIRM, Map No. 20103C0225C, Revised July 16, 2015.
 - This Survey has been prepared with the benefit of Commitment for Title Insurance, File No. _____ Title Insurance Company, Effective date _____ Easements shown have been taken from this report.
 - Reference surveys:
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 Plat of "LINCOLN FARMS ESTATES" DOC #2013P00004.
 Plat of "JACOBS SUBDIVISION" 4-10-2002.
 - Deed Reference: _____
 - The Error of Closure noted for the Plat is 1 : 1,466,979

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN JANUARY OF 2020. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Reuter - Land Surveyor
 KSW LS-1429

BENCH MARK
 LEAVENWORTH COUNTY VERTICAL CONTROL NETWORK
 LVCO-401 ELEVATION = 907.7
 PROJECT BENCH MARK

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR, 3 FEET LONG IN CONCRETE W/LS-54 CAP
 - SET 1/2" REBAR W/LS-54 CAP
 - FOUND 1/2" BAR PLACED CONCRETE UNLESS OTHERWISE NOTED
 - EXISTING LOT AND PROPERTY LINES
 - - - EXISTING PLAT AND RW LINES
 - BL - BUILDING LINE
 - U/E - UTILITY EASEMENT
 - R/W - RIGHT-OF-WAY
 - G/E - GAS EASEMENT

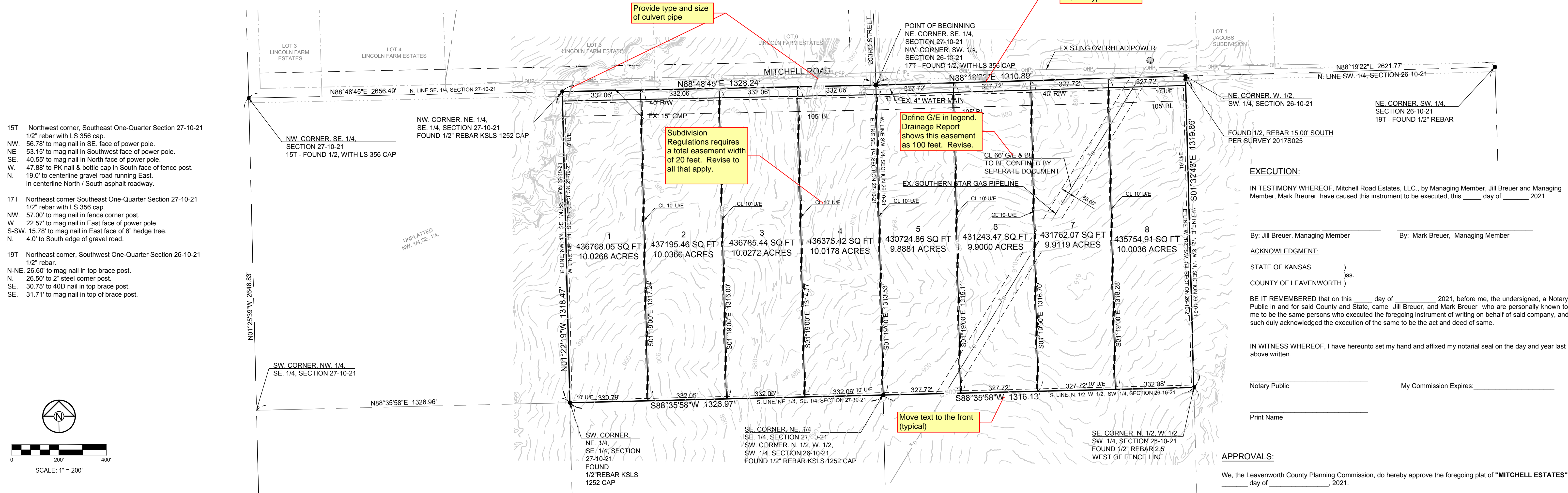
SCHLAGEL
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
 14520 West 107th Street • Lenexa, Kansas 66215
 Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
 Kansas State Certificates of Authority #E-296 #LA-29 #LS-54

DATE	2-14-2021	FINAL PLAT OF MITCHELL ESTATES
DRAWN BY	SCH	
CHECKED BY	AR	
PROJ. NO.	21-029	
SHEET NO. 1		

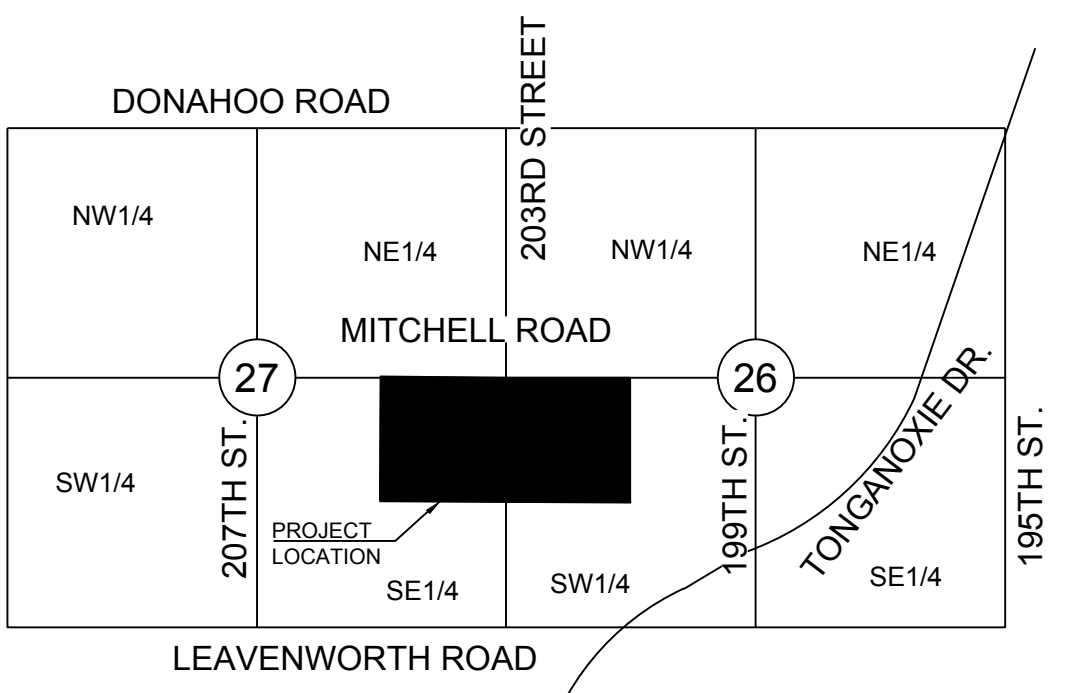
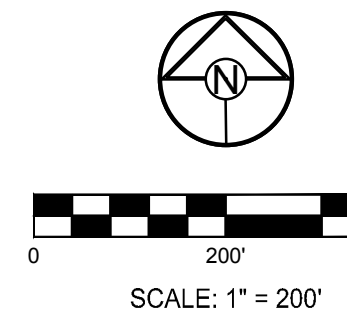
PRELIMINARY PLAT OF MITCHELL ESTATES

THE NE. 1/4 OF THE SE. 1/4 SEC. 27 AND THE NW. 1/4 OF OF THE SW. 1/4 SEC. 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST LEAVENWORTH, COUNTY, KANSAS

03-08-2021
OLSSON REVIEW



- 15T Northwest corner, Southeast One-Quarter Section 27-10-21 1/2" rebar with LS 356 cap.
 - NW. 56.78' to mag nail in SE. face of power pole.
 - NE. 53.15' to mag nail in Southwest face of power pole.
 - SE. 40.55' to mag nail in North face of power pole.
 - W. 47.88' to PK nail & bottle cap in South face of fence post.
 - N. 19.0' to centerline gravel road running East in centerline North / South asphalt roadway.
- 17T Northeast corner Southeast One-Quarter Section 27-10-21 1/2" rebar with LS 356 cap.
 - NW. 57.00' to mag nail in fence corner post.
 - W. 22.57' to mag nail in East face of power pole.
 - S-SW. 15.78' to mag nail in East face of 6" hedge tree.
 - N. 4.0' to South edge of gravel road.
- 19T Northeast corner, Southwest One-Quarter Section 26-10-21 1/2" rebar.
 - N-NE. 26.60' to mag nail in top brace post.
 - N. 26.50' to 2" steel corner post.
 - SE. 30.75' to 40D nail in top brace post.
 - SE. 31.71' to mag nail in top of brace post.



SECTION 26 & 27-10-21
LOCATION MAP SCALE
1" = 2000'

- LEGEND:**
- EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAT AND RW LINES
 - BL - BUILDING LINE
 - D/E - DRAINAGE EASEMENT
 - R/W - RIGHT-OF-WAY
 - U/E - UTILITY EASEMENT

PLAT CORNERS (CONTROLLING CORNERS OF SUBDIVISION)

- SET 1/2" REBAR, 3 FEET LONG IN CONCRETE W/LS-54 CAP
- SET 1/2" REBAR W/LS-54 CAP
- FOUND 1/2" BAR IN CONCRETE UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- ELECTRIC METER (OPT. # - NUMBER OF METERS)
- GUY WIRE
- LIGHT OVERHEAD POWER POLE
- OVERHEAD POWER LINE
- STORM SEWER
- WATER LINE
- GAS LINE

DESCRIPTION:

A tract of land in the Southwest One-Quarter of Section 26 and in the Southeast One-Quarter of Section 27, Township 10 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of the Southwest One-Quarter of said Section 26 and the Northeast corner of the Southeast One-Quarter of said Section 27; thence along the North line of the said Southwest One-Quarter of Section 26, North 88 degrees 19 minutes 22 seconds East a distance of 1310.89 feet to the Northeast corner of the West one half of the said Southwest One-Quarter of Section 26; thence along the East line of the said West one half, South 01 degrees 32 minutes 43 seconds East a distance of 1319.85 feet to the Southeast corner of the North one half of the West one half of said Southwest One-Quarter; thence along the South line of the said North one half South 88 degrees 35 minutes 58 seconds West a distance of 1316.13 feet to the Southwest corner thereof; said corner being the Southeast corner of the Northeast One-Quarter of the Southeast One-Quarter of said Section 27; thence along the South line of the said Northeast One-Quarter of the Southeast One-Quarter, South 88 degrees 35 minutes 58 seconds West a distance of 1326.97 feet to the Southwest corner thereof; thence along the West line of the said Northeast One-Quarter of the Southeast One-Quarter, North 01 degrees 22 minutes 19 seconds West a distance of 1318.47 feet to the Northwest corner thereof; thence along the North line of the said Southeast One-Quarter, North 88 degrees 48 minutes 45 seconds East a distance 1328.24 feet to the Point of Beginning and containing 79.812 acres more or less excepting that part taken or used for road rights of way.

SURVEYORS NOTES:

- Basis of bearings is the Kansas State Plane Coordinate System (NAD) 83, Kansas North Zone.
- FLOOD NOTE: This property lies within flood ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the FIRM, Map No. 20103C0225C, Revised July 16, 2015.
- This Survey has been prepared with the benefit of Commitment for Title Insurance, File No. _____, Title Insurance Company, Effective date _____. Easements shown have been taken from this report. Reference surveys:
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- Deed Reference: _____
- The Error of Closure noted for the Plat is 1 : 1,466,979

BENCH MARK
LEAVENWORTH COUNTY VERTICAL CONTROL NETWORK
LVCO-401 ELEVATION = 907.7
PROJECT BENCH MARK

BUILDING SETBACKS:
FRONT - 105'
SIDE - 15'
REAR - 40'
ESTABLISHED PER LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS:

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 know as: "MITCHELL ESTATES"

Easements or licenses to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water lines, gas lines, sewer pipes, poles, wires, drainage facilities, ducts, cables and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easements" or (U/E) are hereby granted to Leavenworth County, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easements for and said purposes.

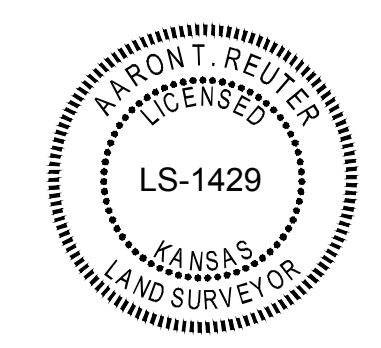
Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines 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 Road Right of way line.

RESTRICTIONS:

- Per Leavenworth County Zoning and Subdivision Regulations
- Leavenworth County Conservation District recommends sediment and erosion control procedures during construction activities.
- Property is subject to restrictions to be recorded by a separate document.
- Lots are subject to the current Access Management Policy.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN JANUARY OF 2020. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Reuter - Land Surveyor
KS# LS-1429

-Provide a statement on how sanitary sewer will be handled. Note, sanitary sewer shall comply Leavenworth County Sanitary Code.
-Provide statement of existing zoning and proposed use.
-Provide a statement of available utilities including provider names to the plat.
-Provide general owner(s) and owner address.
-Provide parcel ideas for all surrounding properties.

Statement on the document twice.

EXECUTION:

IN TESTIMONY WHEREOF, Mitchell Road Estates, LLC., by Managing Member, Jill Breuer and Managing Member, Mark Breuer have caused this instrument to be executed, this ____ day of ____ 2021

By: Jill Breuer, Managing Member
By: Mark Breuer, Managing Member

ACKNOWLEDGMENT:

STATE OF KANSAS)
COUNTY OF LEAVENWORTH) ss.

BE IT REMEMBERED that on this ____ day of ____ 2021, before me, the undersigned, a Notary Public in and for said County and State, came Jill Breuer, and Mark Breuer who are personally known to me to be the same persons who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public _____ My Commission Expires: _____

Print Name _____

APPROVALS:

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of "MITCHELL ESTATES" this ____ day of ____ 2021.

Secretary, Krystal Voth, Interim. Chairman, Steven Rosenthal

COUNTY ENGINEER'S APPROVAL:

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

County Engineer _____ Date _____

COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of "MITCHELL ESTATES" this ____ day of ____ 2021.

Chairman: Doug Smith County Clerk: _____
Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:

Filed for Record in Document # _____ this ____ day of ____ 2021 at ____ o'clock ____ M, in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds, Stacy R. Driscoll

COUNTY SURVEYOR:

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

Leavenworth County Surveyor, Wayne Malnicof, P.L.S., _____ Date _____

Disclaimer: Leavenworth County, Kansas, does not represent, warrant or guarantee that the details shown on this document and provided by the applicant, or any agent of the applicant, including any survey information, should be relied upon by any third party as being wholly or partially accurate and complete.

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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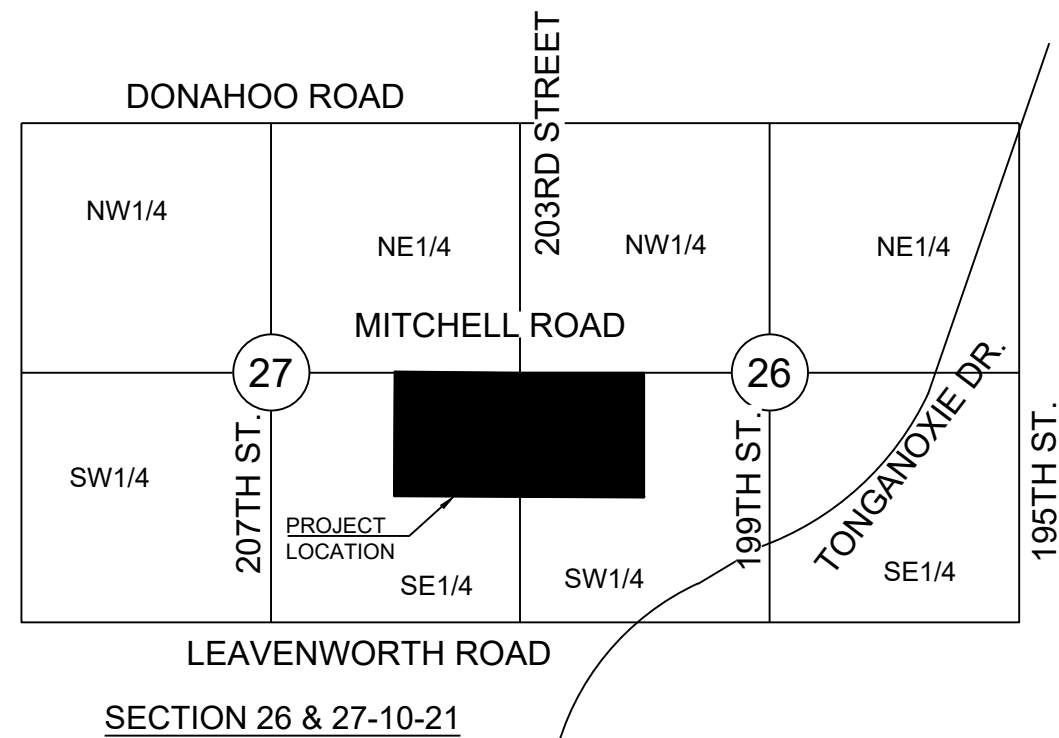
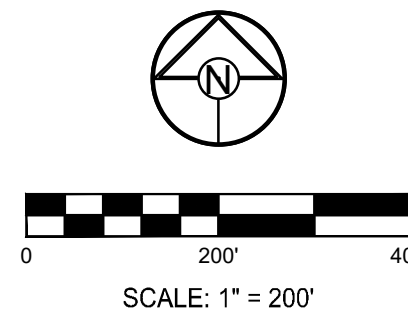
DATE	2-14-2021	PRELIMINARY PLAT OF MITCHELL ESTATES
DRAWN BY	SCH	
CHECKED BY	AR	
PROJ. NO.	21-029	
SHEET NO.		1

FINAL PLAT OF MITCHELL ESTATES

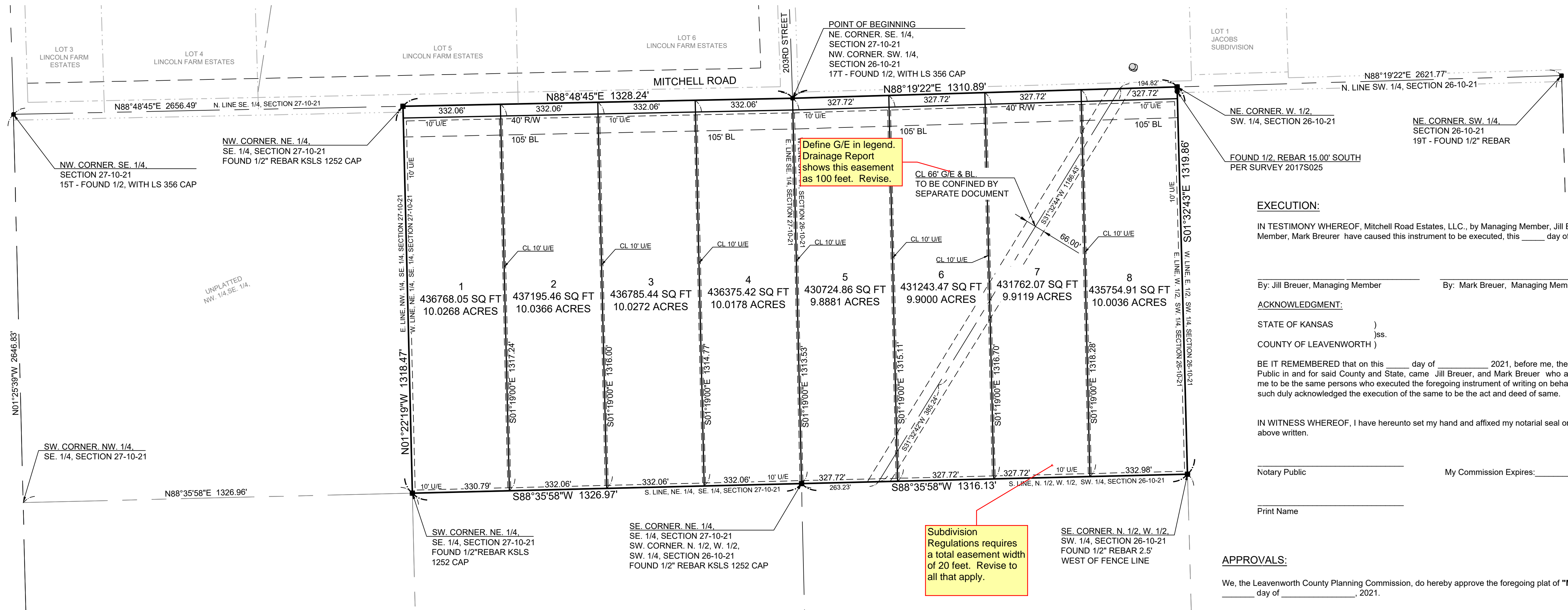
THE NE. 1/4 OF THE SE. 1/4 SEC. 27 AND THE NW. 1/4 OF OF THE SW. 1/4
SEC. 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST
LEAVENWORTH, COUNTY, KANSAS

03-08-2021
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BENCH MARK
LEAVENWORTH COUNTY VERTICAL CONTROL NETWORK
LVCO-401 ELEVATION = 907.7
PROJECT BENCH MARK

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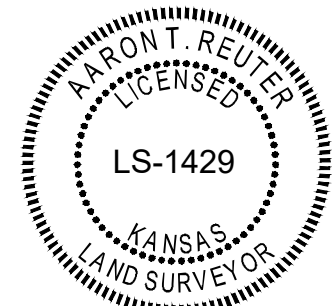
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Aaron T. Reuter - Land Surveyor
KSW LS-1429

-Provide a statement on how sanitary sewer will be handled. Note, sanitary sewer shall comply Leavenworth County Sanitary Code.
-Provide general owner(s) and owner address.

LEGEND:

- PLAT CORNERS (CONTROLLING CORNERS OF SUBDIVISION)
- FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR, 3 FEET LONG IN CONCRETE W/LS-54 CAP
 - SET 1/2" REBAR W/LS-54 CAP
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- - - EXISTING PLAT AND RW LINES
- BL - BUILDING LINE
 - U/E - UTILITY EASEMENT
 - R/W - RIGHT-OF-WAY
 - G/E - GAS EASEMENT

EXECUTION:

IN TESTIMONY WHEREOF, Mitchell Road Estates, LLC., by Managing Member, Jill Breuer and Managing Member, Mark Breuer have caused this instrument to be executed, this ___ day of ___ 2021

By: Jill Breuer, Managing Member
By: Mark Breuer, Managing Member

ACKNOWLEDGMENT:

STATE OF KANSAS)
COUNTY OF LEAVENWORTH)ss.

BE IT REMEMBERED that on this ___ day of ___ 2021, before me, the undersigned, a Notary Public in and for said County and State, came Jill Breuer, and Mark Breuer who are personally known to me to be the same persons who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public _____ My Commission Expires: _____

Print Name _____

APPROVALS:

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of "MITCHELL ESTATES" this ___ day of ___ 2021.

Secretary, Krystal Voht, Interim. Chairman, Steven Rosenthal

COUNTY ENGINEER'S APPROVAL:

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County Engineer _____ Date _____

COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of "MITCHELL ESTATES" this ___ day of ___ 2021.

Chairman: Doug Smith County Clerk
Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:

Filed for Record in Document # _____ this ___ day of _____ 2021 at ___ o'clock ___ M., in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds, Stacy R. Driscoll

COUNTY SURVEYOR:

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

Leavenworth County Surveyor, Wayne Malnicof, P.L.S., Date _____

Disclaimer: Leavenworth County, Kansas, does not represent, warrant or guarantee that the details shown on this document and provided by the applicant, or any agent of the applicant, including any survey information, should be relied upon by any third party as being wholly or partially accurate and complete.

DATE	2-14-2021	FINAL PLAT OF MITCHELL ESTATES
DRAWN BY	SCH	
CHECKED BY	AR	
PROJ. NO.	21-029	
SHEET NO. 1		

04/07/2021

MITCHELL ESTATES SUBD. REVIEW

1. This is a subdivision, put that term below Mitchell Estates at the top, in front of the section descriptor as such: "A Subdivision in the NE1/4 of the
2. A typo in the Gas easement note, looks like "confined" should be "conveyed"?
3. On the drawing; the far west line, the northwest line and the northeast line all show 1/2 mile distances, these are apparently 1/4 mile distances, please revise.
4. In the legend specify that the utility easements are dedicated this plat: "UTILITY EASEMENT DEDICATED THIS PLAT", you can eventually find that in the notes, but is simpler to also place that directly in the legend, it also clarifies the question if any are pre-existing.
5. Revise your legend and other descriptions to describe the rebars specifically, minimum standards call for detailed description of monuments, replace the old term "Bars" with "Rebars", Bars can be square, round or rectangular, it's not a specific descriptor.
6. The certification not correct, put below on it.

COUNTY REVIEWER CERTIFICATION

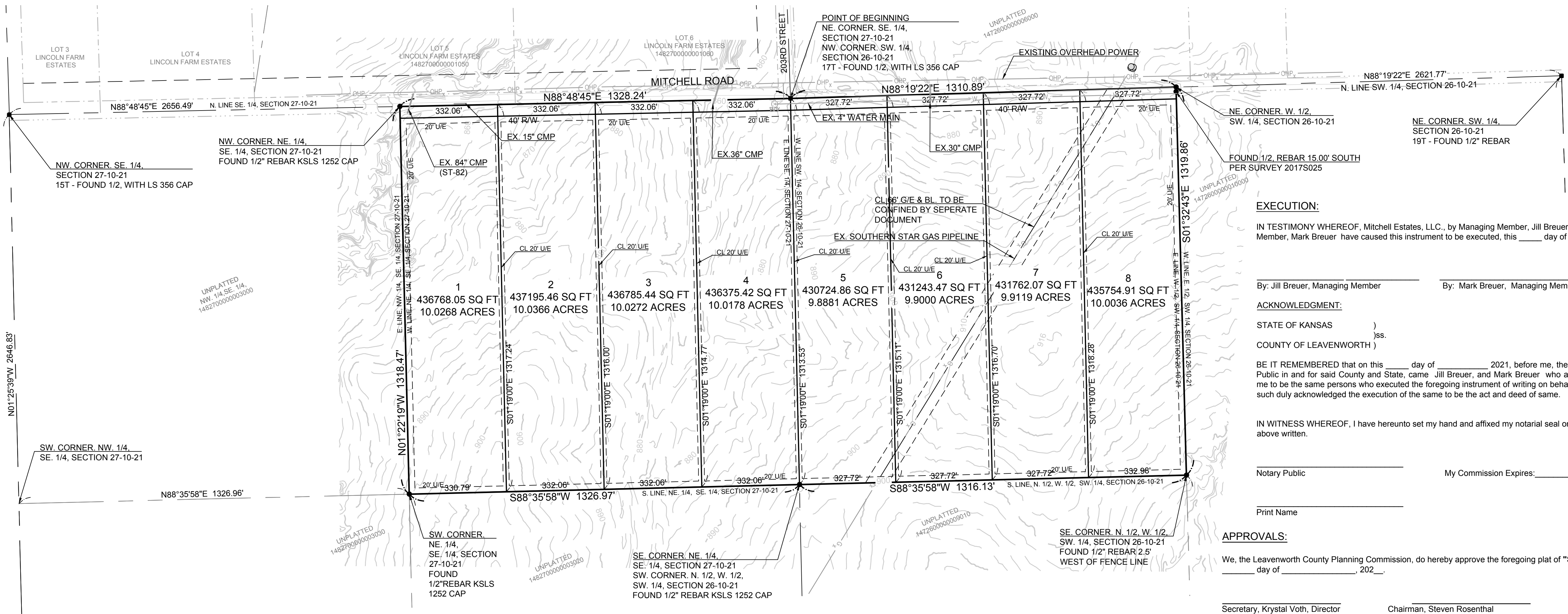
I hereby certify that this document
has been reviewed by me and is
being filed for survey information only.

Stephan C. Tufte, KS PS No. 1252
Leavenworth County Reviewer

PRELIMINARY PLAT OF MITCHELL ESTATES

THE NE. 1/4 OF THE SE. 1/4 SEC. 27 AND THE NW. 1/4 OF OF THE SW. 1/4
SEC. 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST
LEAVENWORTH, COUNTY, KANSAS

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- SE. 30.75' to 40D nail in top brace post.
- SE. 31.71' to mag nail in top of brace post.



EXECUTION:
IN TESTIMONY WHEREOF, Mitchell Estates, LLC., by Managing Member, Jill Breuer and Managing Member, Mark Breuer have caused this instrument to be executed, this _____ day of _____ 2021

By: Jill Breuer, Managing Member
By: Mark Breuer, Managing Member

ACKNOWLEDGMENT:
STATE OF KANSAS)
COUNTY OF LEAVENWORTH)ss.

BE IT REMEMBERED that on this _____ day of _____ 2021, before me, the undersigned, a Notary Public in and for said County and State, came Jill Breuer, and Mark Breuer who are personally known to me to be the same persons who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public _____ My Commission Expires: _____
Print Name _____

APPROVALS:
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of "SOUTH ELEMENTARY" this _____ day of _____, 2021.

Secretary, Krystal Voth, Director
Chairman, Steven Rosenthal

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

County Engineer _____ Date _____

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of "Mitchell Estates" this _____ day of _____, 2021.

Chairman: Michael Smith
County Clerk: Janet Klasinski
Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:
Filed for Record in Document # _____ this _____ day of _____ 20__ at _____ o'clock _____ M., in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds, Terri Lois Mashburn

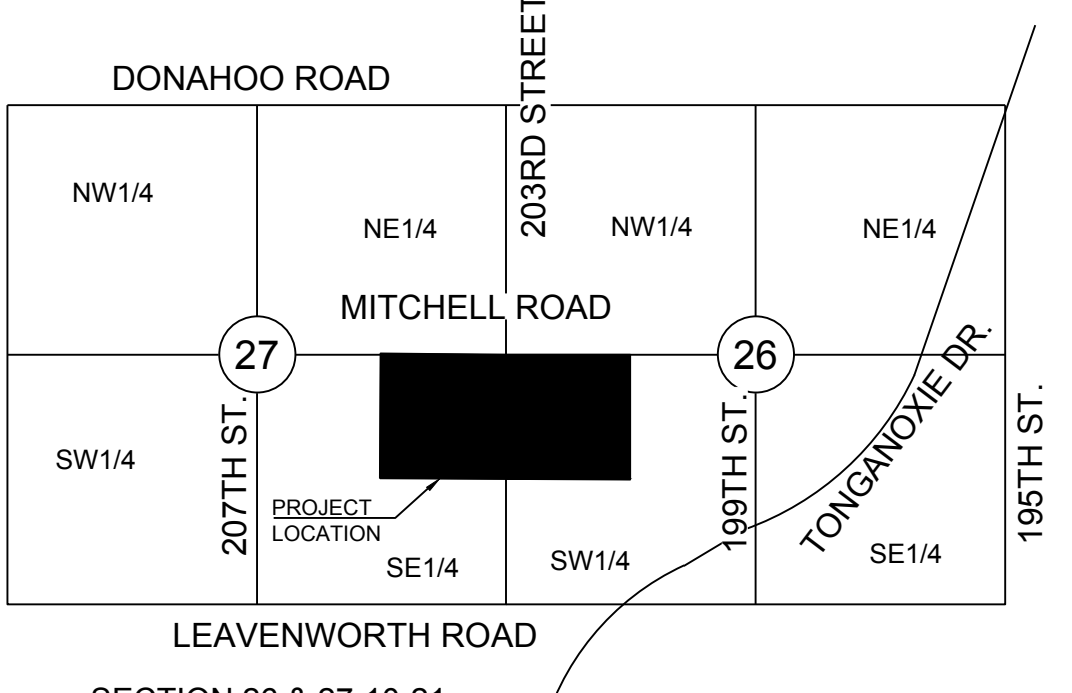
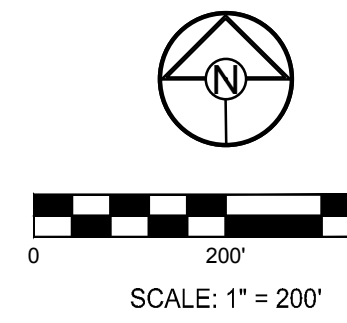
COUNTY SURVEYOR:
I hereby certify this plat meets the requirements of K.S.A.-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

Leavenworth County Surveyor, Wayne Malnicof, P.L.S., Date _____

Disclaimer: Leavenworth County, Kansas, does not represent, warrant or guarantee that the details shown on this document and provided by the applicant, or any agent of the applicant, including any survey information, should be relied upon by any third party as being wholly or partially accurate and complete.



DATE	2-14-2021	PRELIMINARY PLAT OF MITCHELL ESTATES
DRAWN BY	SCH	
CHECKED BY	AR	
PROJ. NO.	21-029	
SHEET NO.		1



LOCATION MAP SCALE
1" = 2000'

- LEGEND:**
- EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAT AND RW LINES
 - BL - BUILDING LINE
 - D/E - DRAINAGE EASEMENT
 - R/W - RIGHT-OF-WAY
 - U/E - UTILITY EASEMENT
 - G/E - GAS EASEMENT

- PLAT CORNERS (CONTROLLING CORNERS OF SUBDIVISION)**
- SET 1/2" REBAR, 3 FEET LONG IN CONCRETE W/LS-54 CAP
 - SET 1/2" REBAR W/LS-54 CAP
 - FOUND 1/2" BAR IN CONCRETE UNLESS OTHERWISE NOTED
 - FOUND MONUMENT AS NOTED
 - ⊕ ELECTRIC METER (OPT. # - NUMBER OF METERS)
 - ⊙ GUY WIRE
 - ⊙ LIGHT OVERHEAD POWER POLE
 - OHP_x OVERHEAD POWER LINE
 - ST_x STORM SEWER
 - W_x WATER LINE
 - G_x GAS LINE

DESCRIPTION:

A tract of land in the Southwest One-Quarter of Section 26 and in the Southeast One-Quarter of Section 27, Township 10 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas, being more particularly described as follows: Beginning at the Northwest corner of the Southwest One-Quarter of said Section 26 and the Northeast corner of the Southeast One-Quarter of said Section 27; thence along the North line of the said Southwest One-Quarter of Section 26, North 88 degrees 19 minutes 22 seconds East a distance of 1310.89 feet to the Northeast corner of the West one half of the said Southwest One-Quarter of Section 26; thence along the East line of the said West one half, South 01 degrees 32 minutes 43 seconds East a distance of 1319.86 feet to the Southeast corner of the North one half of the West one half of said Southwest One-Quarter; thence along the South line of the said North one half South 88 degrees 35 minutes 58 seconds West a distance of 1316.13 feet to the Southwest corner thereof, said corner being the Southeast corner of the Northeast One-Quarter of the Southeast One-Quarter of said Section 27; thence along the South line of the said Northeast One-Quarter of the Southeast One-Quarter, South 88 degrees 35 minutes 58 seconds West a distance of 1326.97 feet to the Southwest corner thereof; thence along the West line of the said Northeast One-Quarter of the Southeast One-Quarter, North 01 degrees 22 minutes 19 seconds West a distance of 1318.47 feet to the Northwest corner thereof; thence along the North line of the said Southeast One-Quarter, North 88 degrees 48 minutes 45 seconds East a distance 1328.24 feet to the Point of Beginning and containing 79.812 acres more or less excepting that part taken or used for road rights of way.

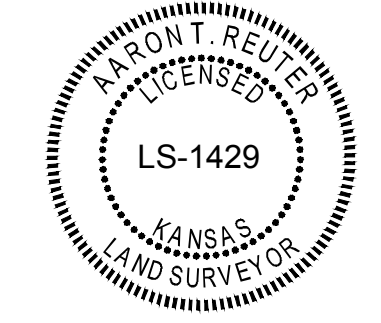
SURVEYORS NOTES:

1. Basis of bearings is the Kansas State Plane Coordinate System (NAD) 83, Kansas North Zone.
2. FLOOD NOTE: This property lies within flood ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the FIRM, Map No. 20103C0225G, Revised July 16, 2015.
3. This Survey has been prepared with the benefit of Commitment for Title Insurance. CTC File No. 21402430 and CTC File No. 21402430. Easements shown have been taken from this report.
4. Reference surveys: Tuffe, 2017S025, 5-23-17; Plat of "LINCOLN FARMS ESTATES" DOC #2013P00004; Plat of "JACOBS SUBDIVISION" 4-10-2002.
5. Deed Reference: DOC #2018R01071
6. The Error of Closure noted for the Plat is 1 : 1,466,979
7. Existing Zoning: RR-5, Proposed Zoning: RR-5

BENCH MARK
LEAVENWORTH COUNTY VERTICAL CONTROL NETWORK
LVCO-401 ELEVATION = 907.7
PROJECT BENCH MARK

BUILDING SETBACKS:
FRONT - 105'
SIDE - 15'
REAR - 40'

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN JANUARY OF 2021. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Reuter - Land Surveyor
KSW LS-1429

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: "MITCHELL ESTATES" Easements or licenses to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water lines, gas lines, sewer pipes, poles, wires, drainage facilities, ducts, cables and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easements" or (U/E) are hereby granted to Leavenworth County, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easements for and said purposes.

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

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

Building Lines or Setback Lines 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 Road Right of way line.

- RESTRICTIONS:**
- Per Leavenworth County Zoning and Subdivision Regulations
 - Leavenworth County Conservation District recommends sediment and erosion control procedures during construction activities.
 - Property is subject to restrictions to be recorded by a separate document.
 - Lots are subject the current Access Management Policy.
 - Private sewage disposal shall be per Leavenworth County Sanitary Code. Engineered wastewater disposal systems may be required.

UTILITY PROVIDERS:
WATER - RWD #9
ELECTRICAL - FREESTATE ELECTRICAL COOP
SEWER - NONE/ON-SITE DISPOSAL PER LVCO SANITARY CODE
GAS - NONE/PROPANE

I:\PROJECTS\2021\21-029\020.D 0 Sunway\3.0 Plan\21-029 P.dwg - 3/24/2021 5:17:53 PM. 11



March 26, 2021

Leavenworth County Public Works Dept.
300 Walnut, Suite 7
Leavenworth, Kansas 66048

**RE: STORMWATER DRAINAGE ANALYSIS
MITCHELL ROAD ESTATES**

Dear Leavenworth County Public Works Department:

We are submitting Mitchell Road Estates for Preliminary and Final Plat review and approval. Per the Leavenworth County requirements, we are submitting the following storm water runoff calculations in support of the plat application.

Mitchell Road Estates is located at approximately 203th Street and Mitchell Road, and will be comprised of four drainage areas with 8 lots totaling approximately 80 acres. All lots are out of the FEMA floodplain. Please reference the Drainage Map attached to this analysis.

The existing site is currently used solely for row crop and pasture/hay production. A NRCS soil survey indicates soils with a Hydraulic Soil Groups of C and D. A copy of this report has been attached for reference. An existing curve number of 79 was assigned using NRCS TR-55 methodology for "Pasture/Grass" in "Fair" condition, and runoff rates for the 100-year return event modeled using HydroCAD version 10.0 modeling software. The effect of the proposed development was modeled by assuming 10,000 square feet of impervious surface for each lot, which is meant to represent proposed site improvements typically associated with rural development (home, drive, outbuilding, etc.), and the remaining portion of the lots generally left in the same condition as existing. These impervious areas were then assigned to their respective drainage area, and are summarized in the following table:

Table 1: Watershed Runoff Characteristics for 10-year and 100-year Storm Event

WATERSHED	AREA (AC.)	CN				10 YEAR RUNOFF (CFS)		100 YEAR RUNOFF (CFS)	
		EXISTING	PROPOSED			EXISTING	PROPOSED	EXISTING	PROPOSED
			Pasture	Imperv.	Composite*				
DA#1	15.34	79	79 (15.00 ac.)	98 (0.34 ac)	79	52.44	52.44	88.72	88.72
DA#2	38.07	79	79 (37.15 ac.)	98 (0.92 ac)	79	94.28	94.28	160.43	160.43
DA#3	16.06	79	79 (15.72 ac.)	98 (0.34 ac)	79	52.39	52.39	88.68	88.68
DA#4	10.52	79	79 (10.29 ac)	98 (0.23 ac)	79	37.78	37.78	63.82	63.82

* Composite CN obtained by ((Area of Pasture)(79) + (Area of Impervious)(98))/Total Watershed Area

As shown in Table 1, composite CN values remained unchanged due to the large lots and relatively small increase in impervious area. Detailed composite curve numbers are provide in the HydroCAD report summary attached to this analysis. With no increase in CN in the developed condition, there is no appreciable increase in the associated stormwater runoff with this very low density development.

If you have any questions regarding the study or the information presented, please contact me. Thank You.

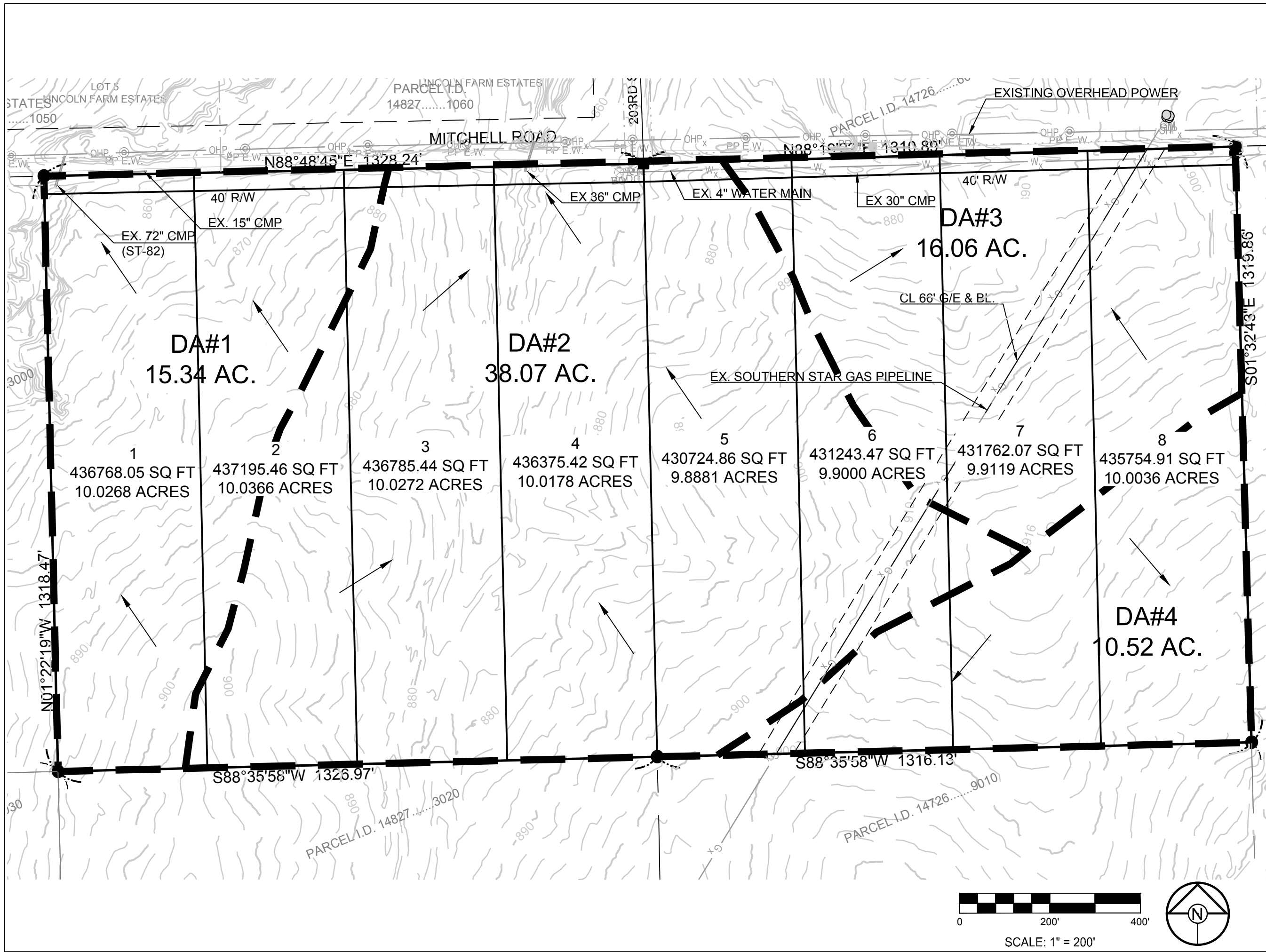
Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

Jeffrey T. Skidmore, P.E.
 Project Engineer
 Direct Dial 913-322-7145



I:\PROJECTS\2021\21-029\3.0 Design\4.0 Civil\2.0 Hydro\21-029 hydro.dwg, 3/24/2021 5:20:31 PM, 1:1



SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

MITCHELL ROAD ESTATES

LEAVENWORTH COUNTY KANSAS

DRAWN BY:	MAB
DATE PREPARED:	2.26.21
PROJ. NUMBER:	21.029

DRAINAGE MAP

SHEET

1

Table 2-2a Runoff curve numbers for urban areas ^{1/}

Cover description	Average percent impervious area ^{2/}	Curve numbers for hydrologic soil group			
		A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) ^{3/} :					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ^{4/}		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82

Developing urban areas

Newly graded areas
(pervious areas only, no vegetation) ^{5/}

	77	86	91	94
--	----	----	----	----

Idle lands (CN's are determined using cover types
similar to those in table 2-2c).

¹ Average runoff condition, and $I_a = 0.2S$.

² The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

³ CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

⁴ Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

⁵ Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2c Runoff curve numbers for other agricultural lands ^{1/}

Cover description	Hydrologic condition	Curve numbers for hydrologic soil group			
		A	B	C	D
Pasture, grassland, or range—continuous forage for grazing. ^{2/}	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element. ^{3/}	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30 ^{4/}	48	65	73
Woods—grass combination (orchard or tree farm). ^{5/}	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods. ^{6/}	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30 ^{4/}	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

¹ Average runoff condition, and $I_a = 0.2S$.

² **Poor:** <50% ground cover or heavily grazed with no mulch.

Fair: 50 to 75% ground cover and not heavily grazed.

Good: > 75% ground cover and lightly or only occasionally grazed.

³ **Poor:** <50% ground cover.

Fair: 50 to 75% ground cover.

Good: >75% ground cover.

⁴ Actual curve number is less than 30; use CN = 30 for runoff computations.

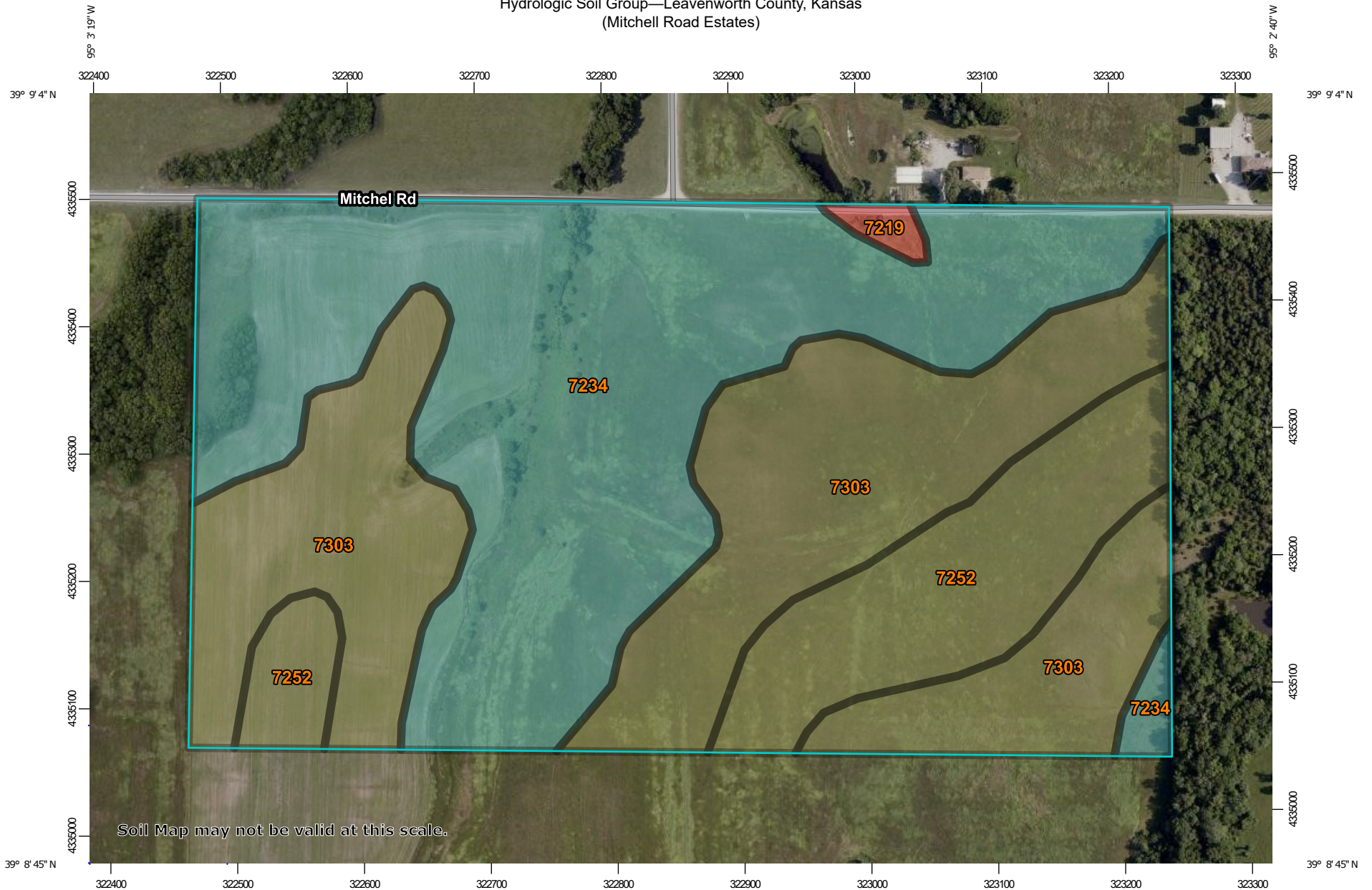
⁵ CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

⁶ **Poor:** Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.

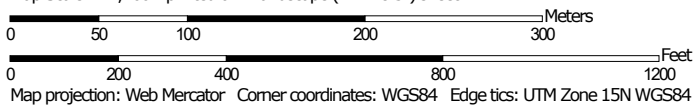
Fair: Woods are grazed but not burned, and some forest litter covers the soil.

Good: Woods are protected from grazing, and litter and brush adequately cover the soil.

Hydrologic Soil Group—Leavenworth County, Kansas
(Mitchell Road Estates)




Map Scale: 1:4,260 if printed on A landscape (11" x 8.5") sheet.



Hydrologic Soil Group—Leavenworth County, Kansas
(Mitchell Road Estates)

MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





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

Soil Rating Lines


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

Soil Rating Points






-  A
-  A/D
-  B
-  B/D

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


Water Features

 Streams and Canals

Transportation

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

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Leavenworth County, Kansas
Survey Area Data: Version 15, Jun 10, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 16, 2019—Sep 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7219	Basehor-Elmont complex, 5 to 30 percent slopes	D	0.6	0.7%
7234	Elmont silt loam, 3 to 7 percent slopes, eroded	C	37.9	45.9%
7252	Grundy silty clay loam, 1 to 3 percent slopes	C/D	12.1	14.6%
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	C/D	32.0	38.8%
Totals for Area of Interest			82.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

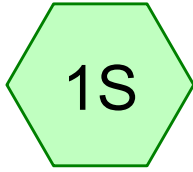
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

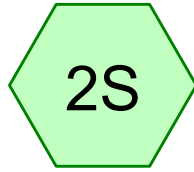
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

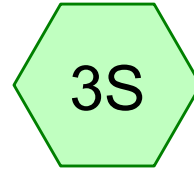
Tie-break Rule: Higher



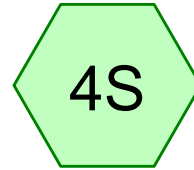
DA#1



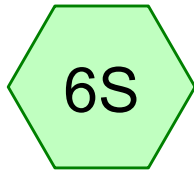
DA#2



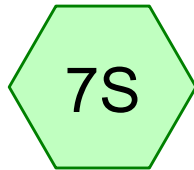
DA#3



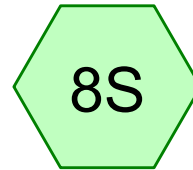
DA#4



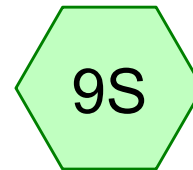
DA#1-PROP.



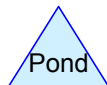
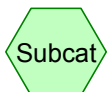
DA#2-PROP.



DA#3-PROP.



DA#4-PROP.



Routing Diagram for 21-029

Prepared by SCHLAGEL & ASSOCIATES, P.A., Printed 3/22/2021
HydroCAD® 10.00-13 s/n 08303 © 2014 HydroCAD Software Solutions LLC

From: [Mitch Pleak](#)
Sent: Monday, March 29, 2021 3:50 PM
To: [Gentzler, Joshua](#)
Cc: [Noll, Bill](#); [Anderson, Lauren](#); [Voth, Krystal](#); [019-2831](#)
Subject: RE: DEV-21-027 & 028 Mitchell Estates Plats Review
Attachments: Attachments.html

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.

Joshua,
All comments have been addressed on the PP, FP, and DR. The link below has the current PP, FP, and DR.

Citrix Attachments Expires September 25, 2021

2020-drainage analysis 3.25.2021.pdf	1.4 MB
21-029 F-Plat-24x36 200 SCALE-2ND SUBM...021.pdf	250.8 KB
21-029 P-Plat-24x36 200 SCALE-2ND SUBM...021.pdf	572.1 KB

[Download Attachments](#)

Mitchell Pleak uses Citrix Files to share documents securely.

Thanks,

Mitch Pleak

From: Gentzler, Joshua
Sent: Friday, March 26, 2021 11:41 AM
To: Mitch Pleak ; Noll, Bill ; Anderson, Lauren
Subject: FW: DEV-21-027 & 028 Mitchell Estates Plats Review

Here is the resubmittal for DEV-21-027.

Joshua Gentzler
[Planning & Zoning](#)

From: Mark Breuer <mab@schlagelassociates.com>
Sent: Friday, March 26, 2021 9:51 AM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>

Cc: Voth, Krystal <KVoth@leavenworthcounty.gov>
Subject: RE: DEV-21-027 & 028 Mitchell Estates Plats Review

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.

Mr. Gentzler-

Please see attached revised documents per your request.

If you have received any correspondence from other utilities or departments, please forward.

Thanks

Mark

From: Gentzler, Joshua [<mailto:JGentzler@leavenworthcounty.gov>]
Sent: Thursday, March 18, 2021 4:09 PM
To: Mark Breuer <mab@schlagelassociates.com>
Subject: DEV-21-027 & 028 Mitchell Estates Plats Review

Mr. Breuer,

I have attached the comments on your application for the Mitchell Estates Preliminary and Final Plats. Please address these comments and submit revised documents by End of Business, March 26, 2021.

Thank you,

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

21-029

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Printed 3/22/2021

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.490	98	(7S, 8S, 9S)
158.150	79	Pasture/grassland/range, Fair, HSG C (1S, 2S, 3S, 4S, 6S, 7S, 8S, 9S)
0.340	98	Paved parking, HSG D (6S)
159.980	79	TOTAL AREA

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
158.150	HSG C	1S, 2S, 3S, 4S, 6S, 7S, 8S, 9S
0.340	HSG D	6S
1.490	Other	7S, 8S, 9S
159.980		TOTAL AREA

21-029

Prepared by SCHLAGEL & ASSOCIATES, P.A.

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Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	1.490	1.490		7S, 8S, 9S
0.000	0.000	158.150	0.000	0.000	158.150	Pasture/grassland/range, Fair	1S, 2S, 3S, 4S, 6S, 7S, 8S, 9S
0.000	0.000	0.000	0.340	0.000	0.340	Paved parking	6S
0.000	0.000	158.150	0.340	1.490	159.980	TOTAL AREA	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: DA#1 Runoff Area=15.340 ac 0.00% Impervious Runoff Depth>2.82"
 Flow Length=700' Slope=0.0200 '/' Tc=19.7 min CN=79 Runoff=52.44 cfs 3.610 af

Subcatchment2S: DA#2 Runoff Area=38.070 ac 0.00% Impervious Runoff Depth>2.81"
 Flow Length=1,500' Slope=0.0200 '/' Tc=33.2 min CN=79 Runoff=94.28 cfs 8.916 af

Subcatchment3S: DA#3 Runoff Area=16.060 ac 0.00% Impervious Runoff Depth>2.82"
 Flow Length=800' Slope=0.0200 '/' Tc=21.4 min CN=79 Runoff=52.39 cfs 3.777 af

Subcatchment4S: DA#4 Runoff Area=10.520 ac 0.00% Impervious Runoff Depth>2.83"
 Flow Length=600' Slope=0.0200 '/' Tc=18.0 min CN=79 Runoff=37.78 cfs 2.477 af

Subcatchment6S: DA#1-PROP. Runoff Area=15.340 ac 2.22% Impervious Runoff Depth>2.82"
 Flow Length=700' Slope=0.0200 '/' Tc=19.7 min CN=79 Runoff=52.44 cfs 3.610 af

Subcatchment7S: DA#2-PROP. Runoff Area=38.070 ac 2.42% Impervious Runoff Depth>2.81"
 Flow Length=1,500' Slope=0.0200 '/' Tc=33.2 min CN=79 Runoff=94.28 cfs 8.916 af

Subcatchment8S: DA#3-PROP. Runoff Area=16.060 ac 2.12% Impervious Runoff Depth>2.82"
 Flow Length=800' Slope=0.0200 '/' Tc=21.4 min CN=79 Runoff=52.39 cfs 3.777 af

Subcatchment9S: DA#4-PROP. Runoff Area=10.520 ac 2.19% Impervious Runoff Depth>2.83"
 Flow Length=600' Slope=0.0200 '/' Tc=18.0 min CN=79 Runoff=37.78 cfs 2.477 af

Total Runoff Area = 159.980 ac Runoff Volume = 37.558 af Average Runoff Depth = 2.82"
98.86% Pervious = 158.150 ac 1.14% Impervious = 1.830 ac

Summary for Subcatchment 1S: DA#1

Runoff = 52.44 cfs @ 12.12 hrs, Volume= 3.610 af, Depth> 2.82"

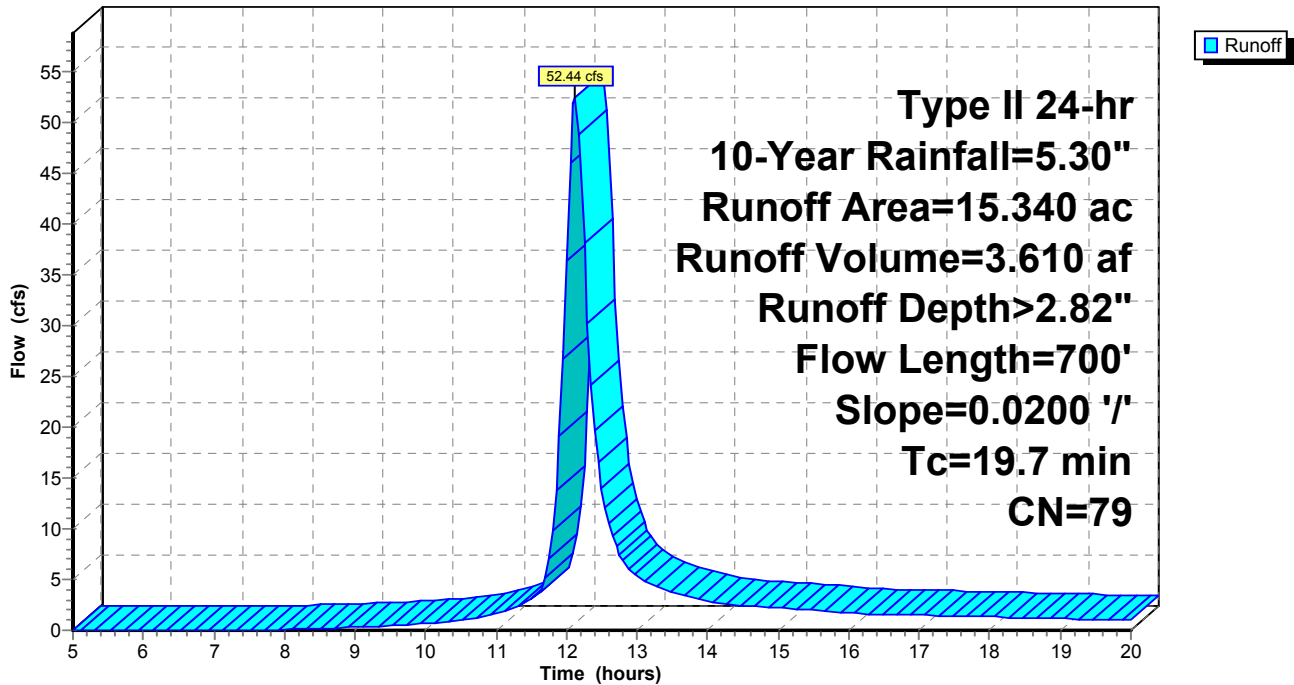
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=5.30"

Area (ac)	CN	Description
15.340	79	Pasture/grassland/range, Fair, HSG C
15.340		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, 100
					Grass: Short n= 0.150 P2= 3.35"
10.1	600	0.0200	0.99		Shallow Concentrated Flow,
					Short Grass Pasture Kv= 7.0 fps
19.7	700	Total			

Subcatchment 1S: DA#1

Hydrograph



Summary for Subcatchment 2S: DA#2

Runoff = 94.28 cfs @ 12.28 hrs, Volume= 8.916 af, Depth> 2.81"

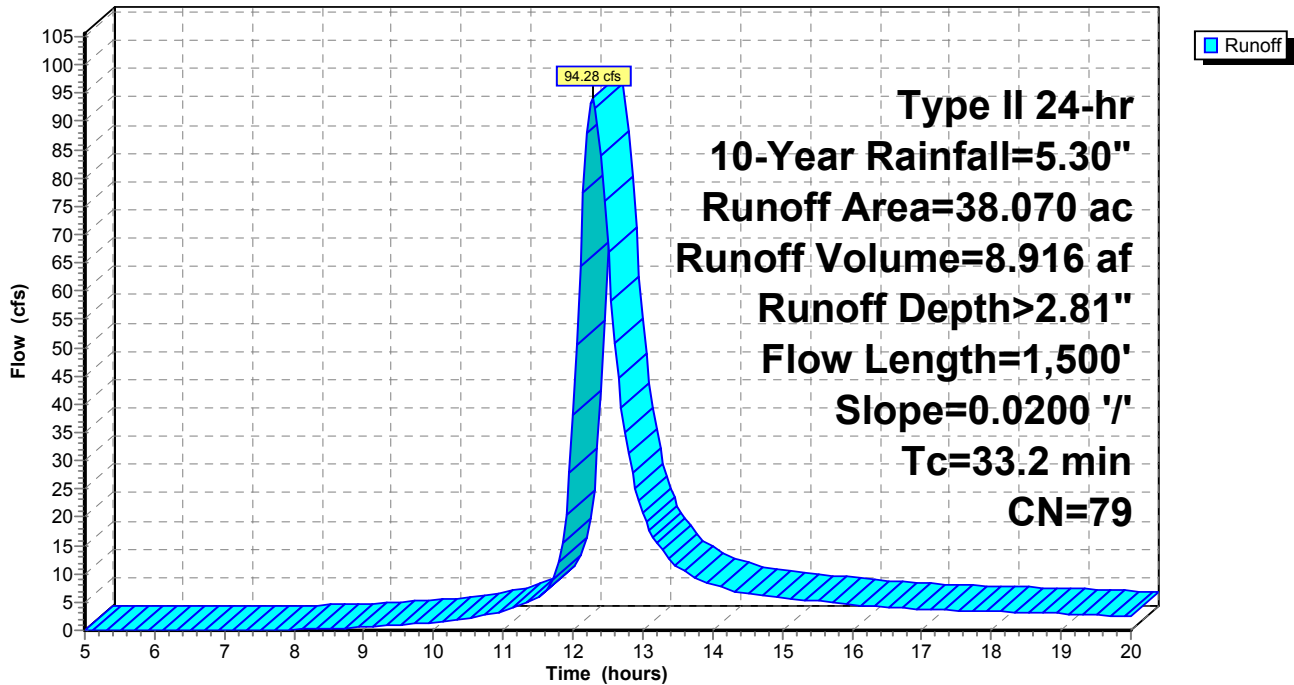
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-Year Rainfall=5.30"

Area (ac)	CN	Description
38.070	79	Pasture/grassland/range, Fair, HSG C
38.070		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.35"
23.6	1,400	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
33.2	1,500	Total			

Subcatchment 2S: DA#2

Hydrograph



Summary for Subcatchment 3S: DA#3

Runoff = 52.39 cfs @ 12.14 hrs, Volume= 3.777 af, Depth> 2.82"

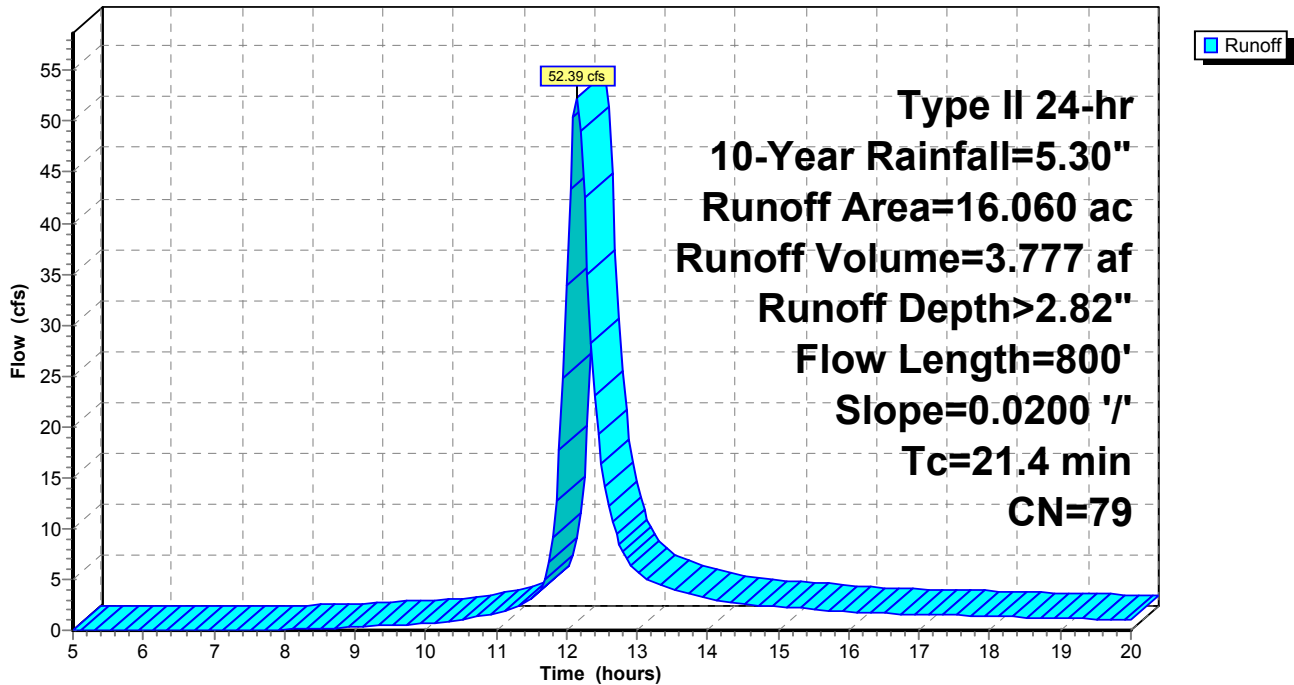
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=5.30"

Area (ac)	CN	Description
16.060	79	Pasture/grassland/range, Fair, HSG C
16.060		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.35"
11.8	700	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
21.4	800	Total			

Subcatchment 3S: DA#3

Hydrograph



Summary for Subcatchment 4S: DA#4

Runoff = 37.78 cfs @ 12.10 hrs, Volume= 2.477 af, Depth> 2.83"

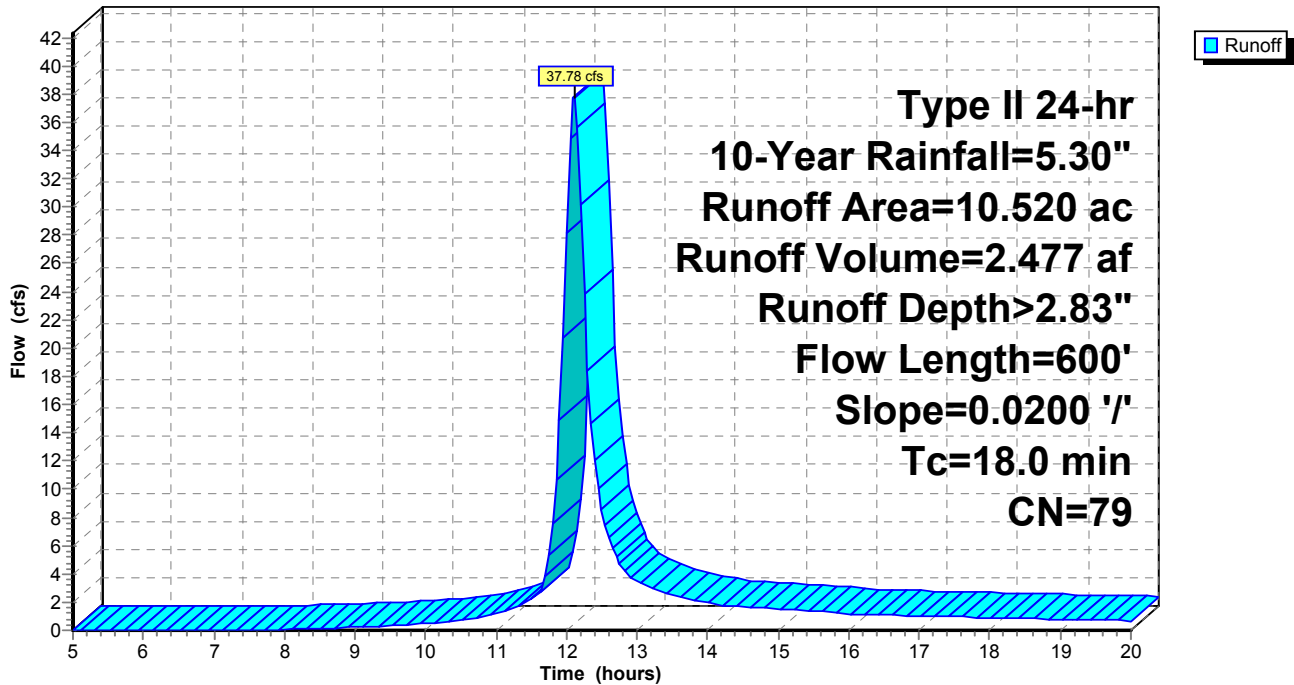
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-Year Rainfall=5.30"

Area (ac)	CN	Description
10.520	79	Pasture/grassland/range, Fair, HSG C
10.520		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.35"
8.4	500	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
18.0	600	Total			

Subcatchment 4S: DA#4

Hydrograph



Summary for Subcatchment 6S: DA#1-PROP.

Runoff = 52.44 cfs @ 12.12 hrs, Volume= 3.610 af, Depth> 2.82"

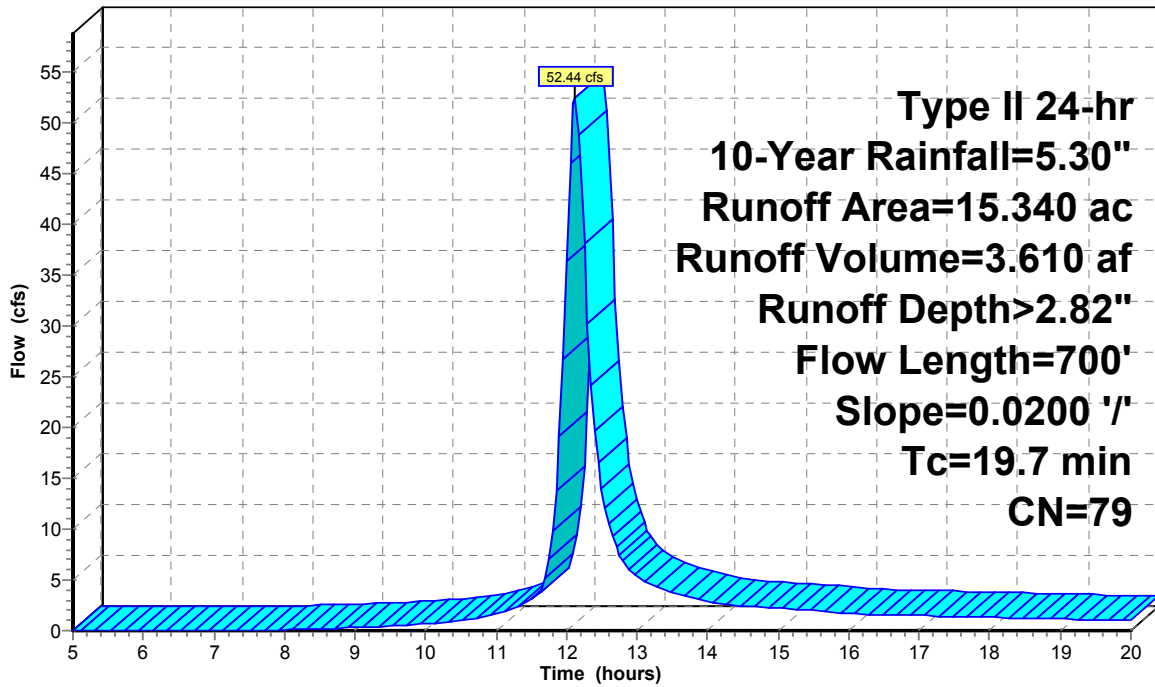
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-Year Rainfall=5.30"

Area (ac)	CN	Description
15.000	79	Pasture/grassland/range, Fair, HSG C
0.340	98	Paved parking, HSG D
15.340	79	Weighted Average
15.000		97.78% Pervious Area
0.340		2.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, 100
					Grass: Short n= 0.150 P2= 3.35"
10.1	600	0.0200	0.99		Shallow Concentrated Flow,
					Short Grass Pasture Kv= 7.0 fps
19.7	700	Total			

Subcatchment 6S: DA#1-PROP.

Hydrograph



Runoff

Summary for Subcatchment 7S: DA#2-PROP.

Runoff = 94.28 cfs @ 12.28 hrs, Volume= 8.916 af, Depth> 2.81"

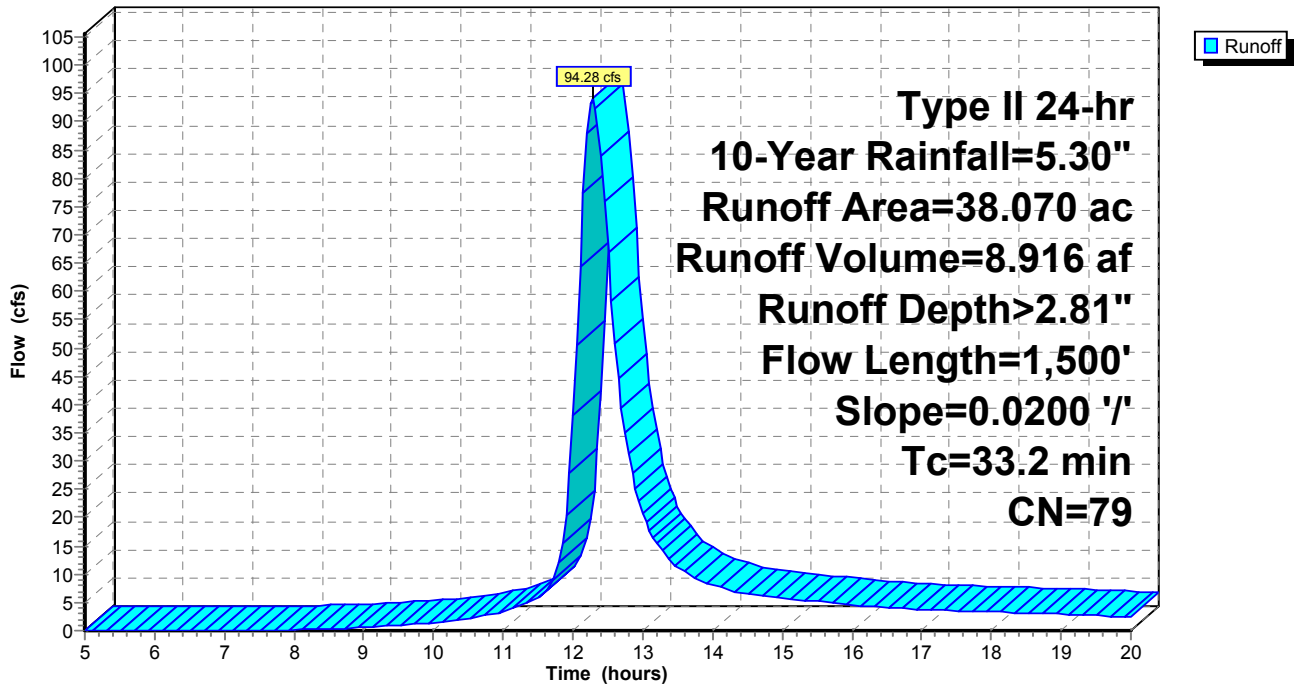
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-Year Rainfall=5.30"

Area (ac)	CN	Description
* 37.150	79	Pasture/grassland/range, Fair, HSG C
* 0.920	98	
38.070	79	Weighted Average
37.150		97.58% Pervious Area
0.920		2.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.35"
23.6	1,400	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
33.2	1,500	Total			

Subcatchment 7S: DA#2-PROP.

Hydrograph



Summary for Subcatchment 8S: DA#3-PROP.

Runoff = 52.39 cfs @ 12.14 hrs, Volume= 3.777 af, Depth> 2.82"

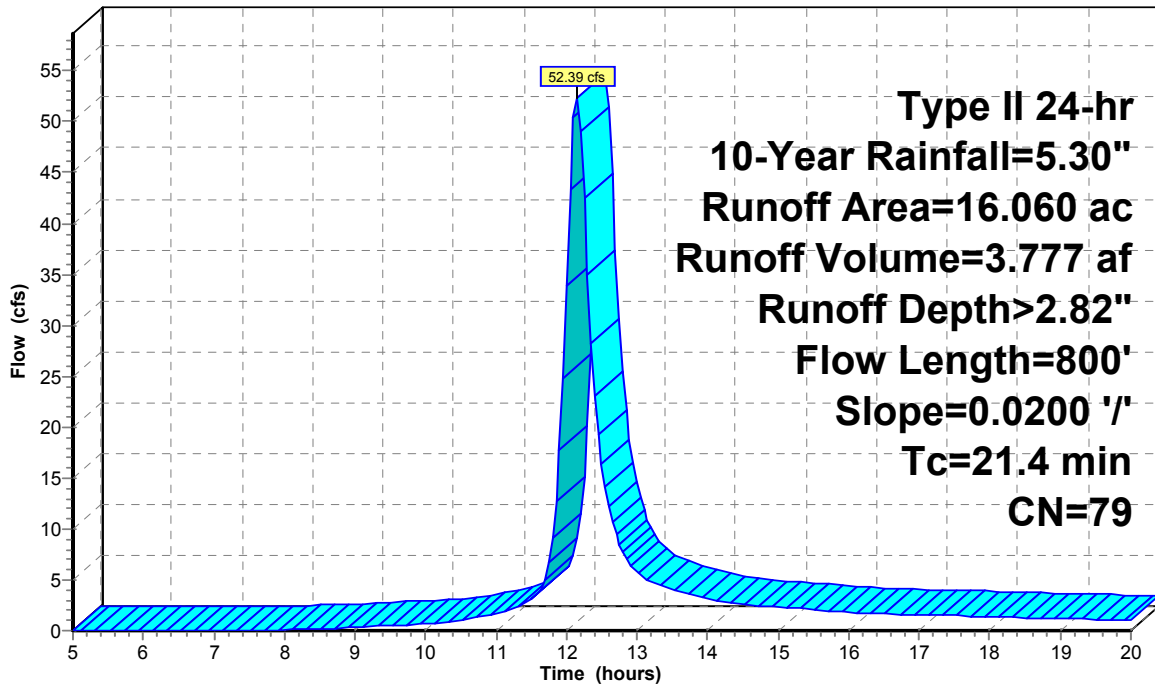
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-Year Rainfall=5.30"

Area (ac)	CN	Description
15.720	79	Pasture/grassland/range, Fair, HSG C
* 0.340	98	
16.060	79	Weighted Average
15.720		97.88% Pervious Area
0.340		2.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.35"
11.8	700	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
21.4	800	Total			

Subcatchment 8S: DA#3-PROP.

Hydrograph



Summary for Subcatchment 9S: DA#4-PROP.

Runoff = 37.78 cfs @ 12.10 hrs, Volume= 2.477 af, Depth> 2.83"

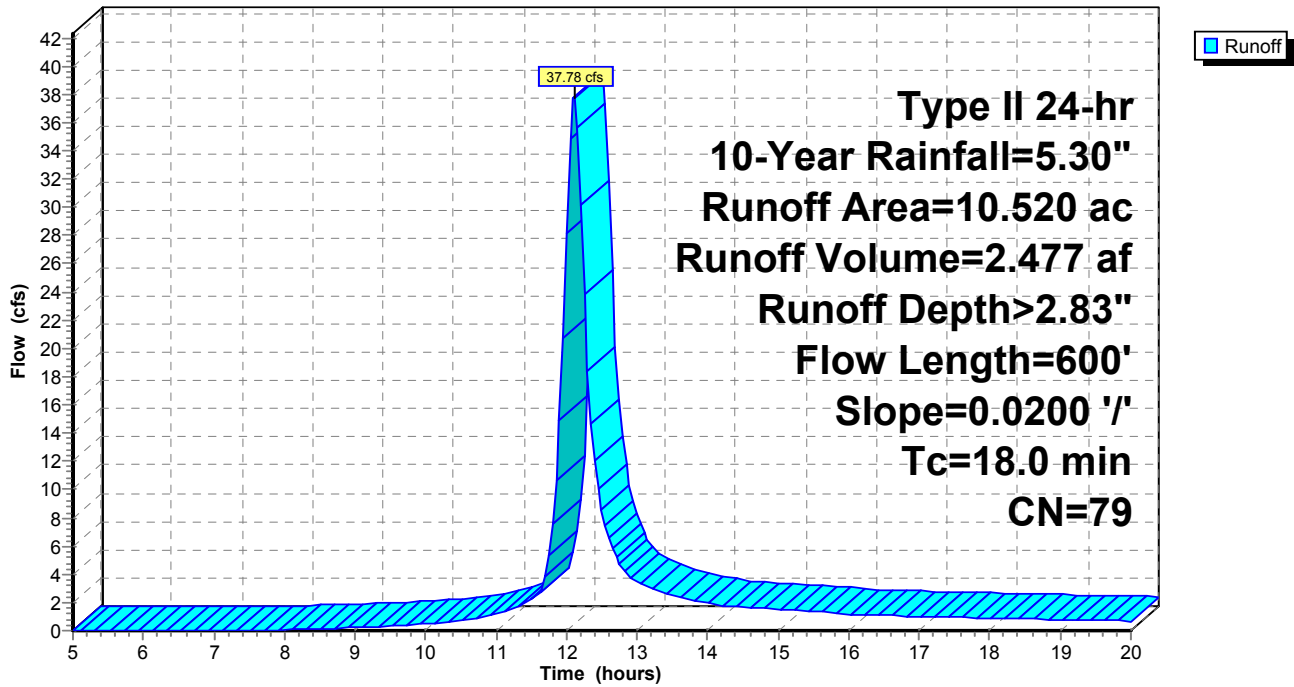
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-Year Rainfall=5.30"

Area (ac)	CN	Description
10.290	79	Pasture/grassland/range, Fair, HSG C
* 0.230	98	
10.520	79	Weighted Average
10.290		97.81% Pervious Area
0.230		2.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.35"
8.4	500	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
18.0	600	Total			

Subcatchment 9S: DA#4-PROP.

Hydrograph



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: DA#1 Runoff Area=15.340 ac 0.00% Impervious Runoff Depth>4.86"
Flow Length=700' Slope=0.0200 '/' Tc=19.7 min CN=79 Runoff=88.72 cfs 6.214 af

Subcatchment2S: DA#2 Runoff Area=38.070 ac 0.00% Impervious Runoff Depth>4.84"
Flow Length=1,500' Slope=0.0200 '/' Tc=33.2 min CN=79 Runoff=160.43 cfs 15.355 af

Subcatchment3S: DA#3 Runoff Area=16.060 ac 0.00% Impervious Runoff Depth>4.86"
Flow Length=800' Slope=0.0200 '/' Tc=21.4 min CN=79 Runoff=88.68 cfs 6.502 af

Subcatchment4S: DA#4 Runoff Area=10.520 ac 0.00% Impervious Runoff Depth>4.86"
Flow Length=600' Slope=0.0200 '/' Tc=18.0 min CN=79 Runoff=63.82 cfs 4.264 af

Subcatchment6S: DA#1-PROP. Runoff Area=15.340 ac 2.22% Impervious Runoff Depth>4.86"
Flow Length=700' Slope=0.0200 '/' Tc=19.7 min CN=79 Runoff=88.72 cfs 6.214 af

Subcatchment7S: DA#2-PROP. Runoff Area=38.070 ac 2.42% Impervious Runoff Depth>4.84"
Flow Length=1,500' Slope=0.0200 '/' Tc=33.2 min CN=79 Runoff=160.43 cfs 15.355 af

Subcatchment8S: DA#3-PROP. Runoff Area=16.060 ac 2.12% Impervious Runoff Depth>4.86"
Flow Length=800' Slope=0.0200 '/' Tc=21.4 min CN=79 Runoff=88.68 cfs 6.502 af

Subcatchment9S: DA#4-PROP. Runoff Area=10.520 ac 2.19% Impervious Runoff Depth>4.86"
Flow Length=600' Slope=0.0200 '/' Tc=18.0 min CN=79 Runoff=63.82 cfs 4.264 af

Total Runoff Area = 159.980 ac Runoff Volume = 64.671 af Average Runoff Depth = 4.85"
98.86% Pervious = 158.150 ac 1.14% Impervious = 1.830 ac

Summary for Subcatchment 1S: DA#1

Runoff = 88.72 cfs @ 12.12 hrs, Volume= 6.214 af, Depth> 4.86"

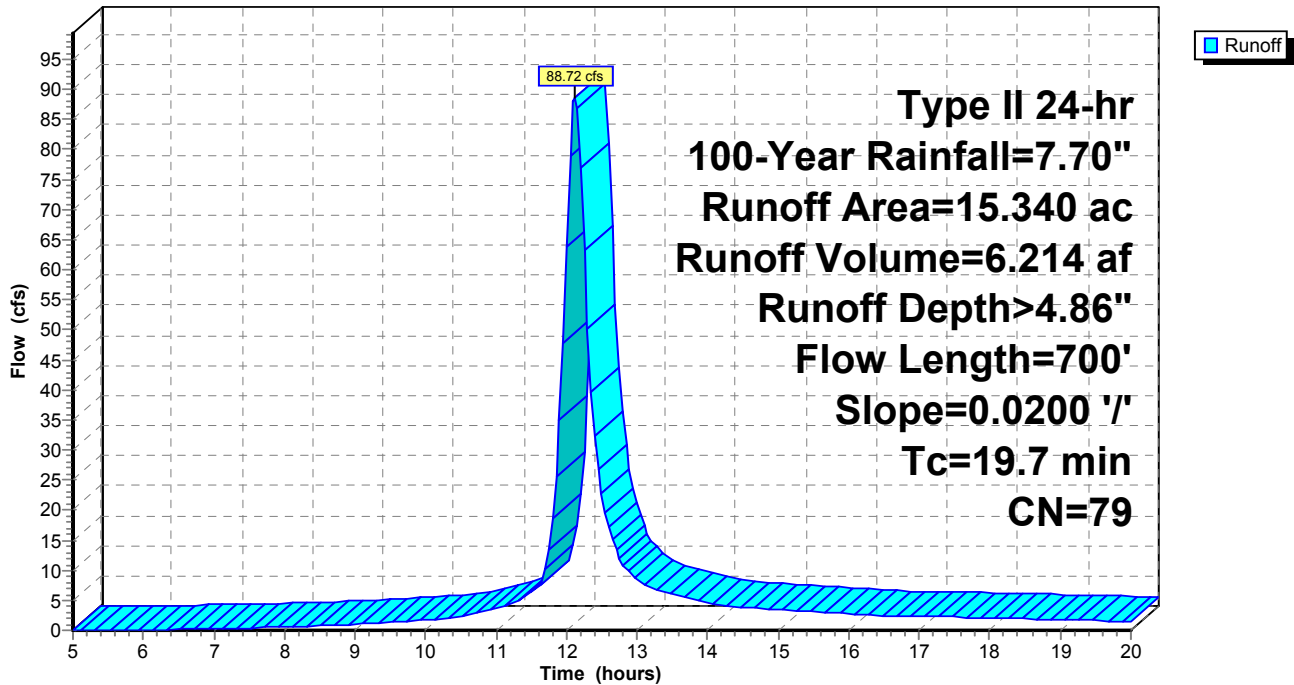
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-Year Rainfall=7.70"

Area (ac)	CN	Description
15.340	79	Pasture/grassland/range, Fair, HSG C
15.340		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, 100 Grass: Short n= 0.150 P2= 3.35"
10.1	600	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
19.7	700	Total			

Subcatchment 1S: DA#1

Hydrograph



Summary for Subcatchment 2S: DA#2

Runoff = 160.43 cfs @ 12.28 hrs, Volume= 15.355 af, Depth> 4.84"

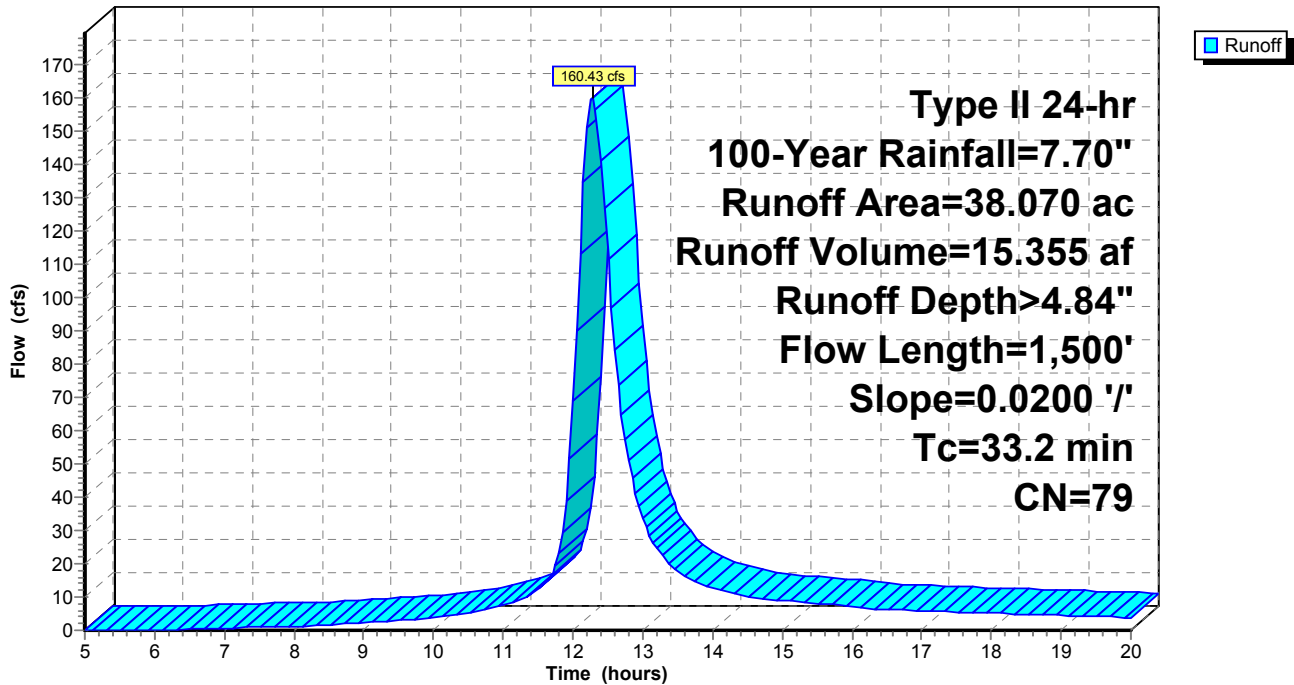
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-Year Rainfall=7.70"

Area (ac)	CN	Description
38.070	79	Pasture/grassland/range, Fair, HSG C
38.070		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.35"
23.6	1,400	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
33.2	1,500	Total			

Subcatchment 2S: DA#2

Hydrograph



Summary for Subcatchment 3S: DA#3

Runoff = 88.68 cfs @ 12.14 hrs, Volume= 6.502 af, Depth> 4.86"

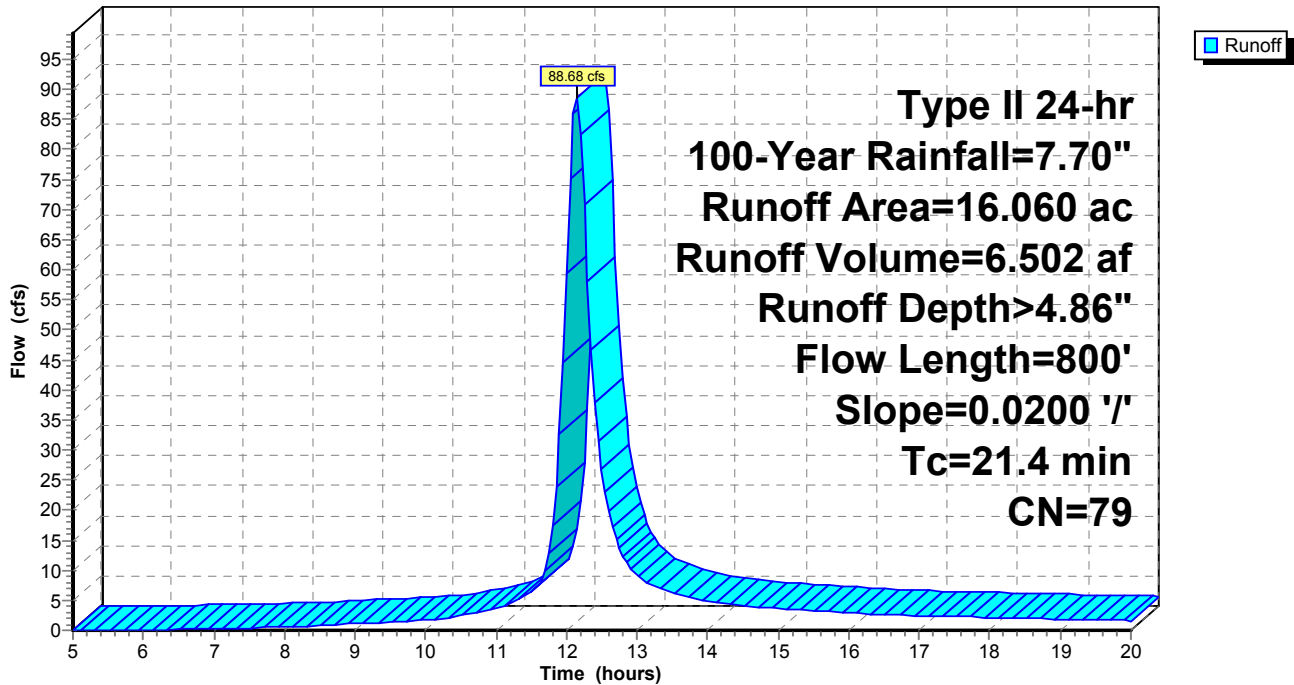
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-Year Rainfall=7.70"

Area (ac)	CN	Description
16.060	79	Pasture/grassland/range, Fair, HSG C
16.060		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.35"
11.8	700	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
21.4	800	Total			

Subcatchment 3S: DA#3

Hydrograph



Summary for Subcatchment 4S: DA#4

Runoff = 63.82 cfs @ 12.10 hrs, Volume= 4.264 af, Depth> 4.86"

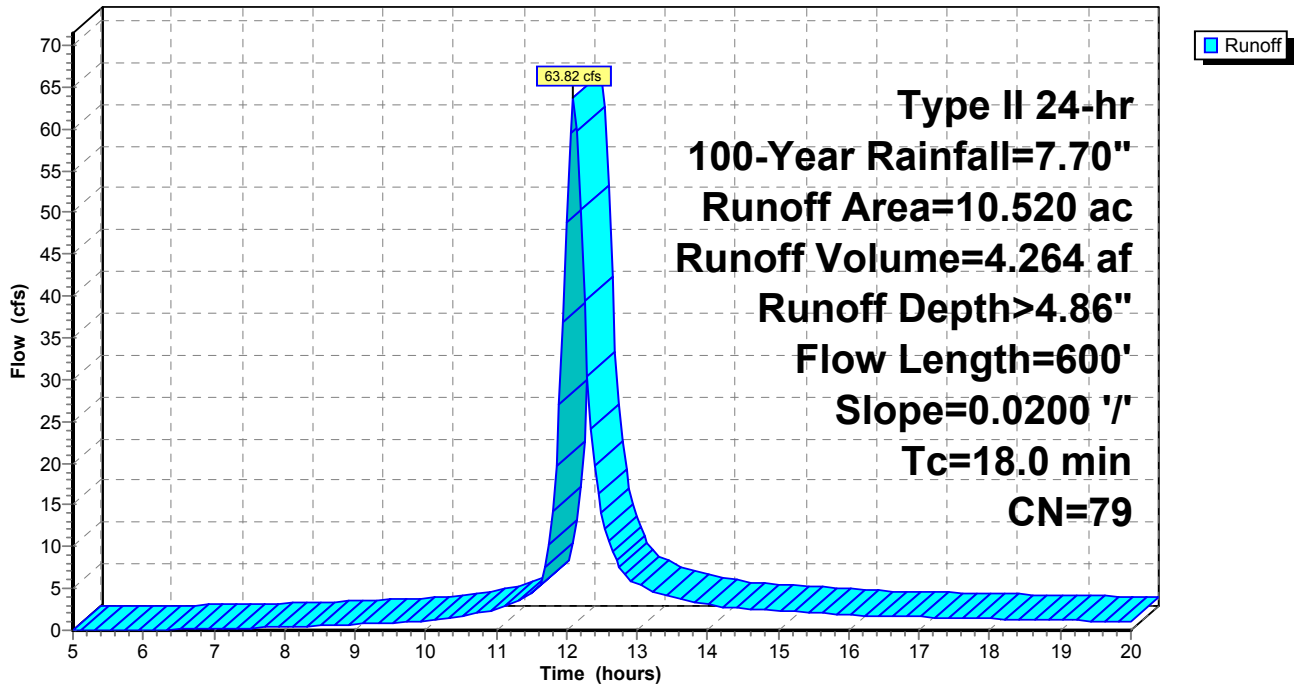
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=7.70"

Area (ac)	CN	Description
10.520	79	Pasture/grassland/range, Fair, HSG C
10.520		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.35"
8.4	500	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
18.0	600	Total			

Subcatchment 4S: DA#4

Hydrograph



Summary for Subcatchment 6S: DA#1-PROP.

Runoff = 88.72 cfs @ 12.12 hrs, Volume= 6.214 af, Depth> 4.86"

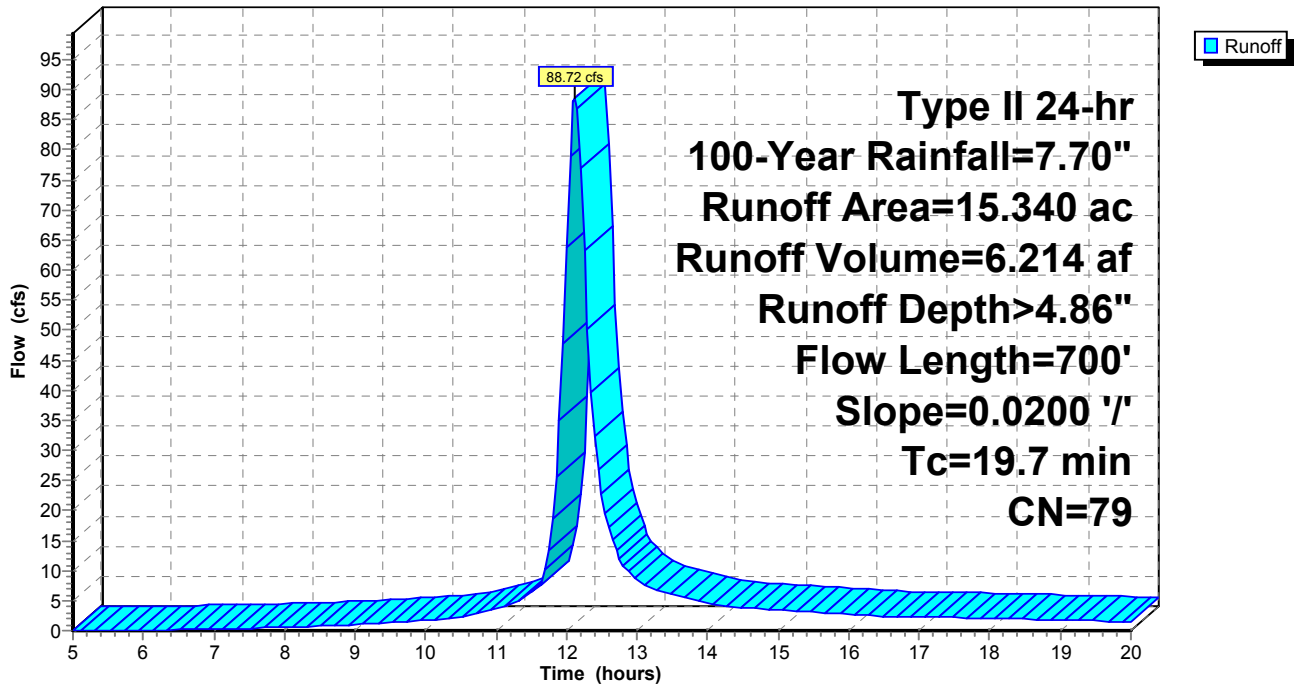
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-Year Rainfall=7.70"

Area (ac)	CN	Description
15.000	79	Pasture/grassland/range, Fair, HSG C
0.340	98	Paved parking, HSG D
15.340	79	Weighted Average
15.000		97.78% Pervious Area
0.340		2.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, 100 Grass: Short n= 0.150 P2= 3.35"
10.1	600	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
19.7	700	Total			

Subcatchment 6S: DA#1-PROP.

Hydrograph



Summary for Subcatchment 7S: DA#2-PROP.

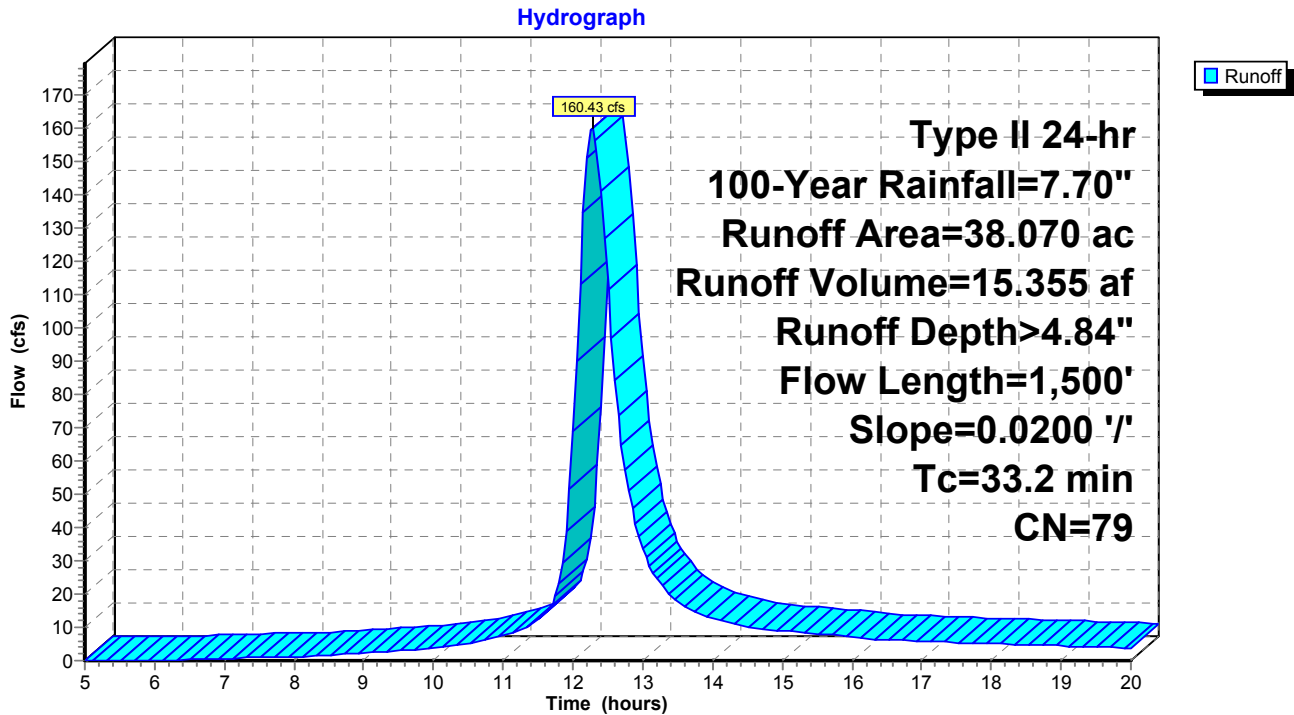
Runoff = 160.43 cfs @ 12.28 hrs, Volume= 15.355 af, Depth> 4.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-Year Rainfall=7.70"

Area (ac)	CN	Description
* 37.150	79	Pasture/grassland/range, Fair, HSG C
* 0.920	98	
38.070	79	Weighted Average
37.150		97.58% Pervious Area
0.920		2.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.35"
23.6	1,400	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
33.2	1,500	Total			

Subcatchment 7S: DA#2-PROP.



Summary for Subcatchment 8S: DA#3-PROP.

Runoff = 88.68 cfs @ 12.14 hrs, Volume= 6.502 af, Depth> 4.86"

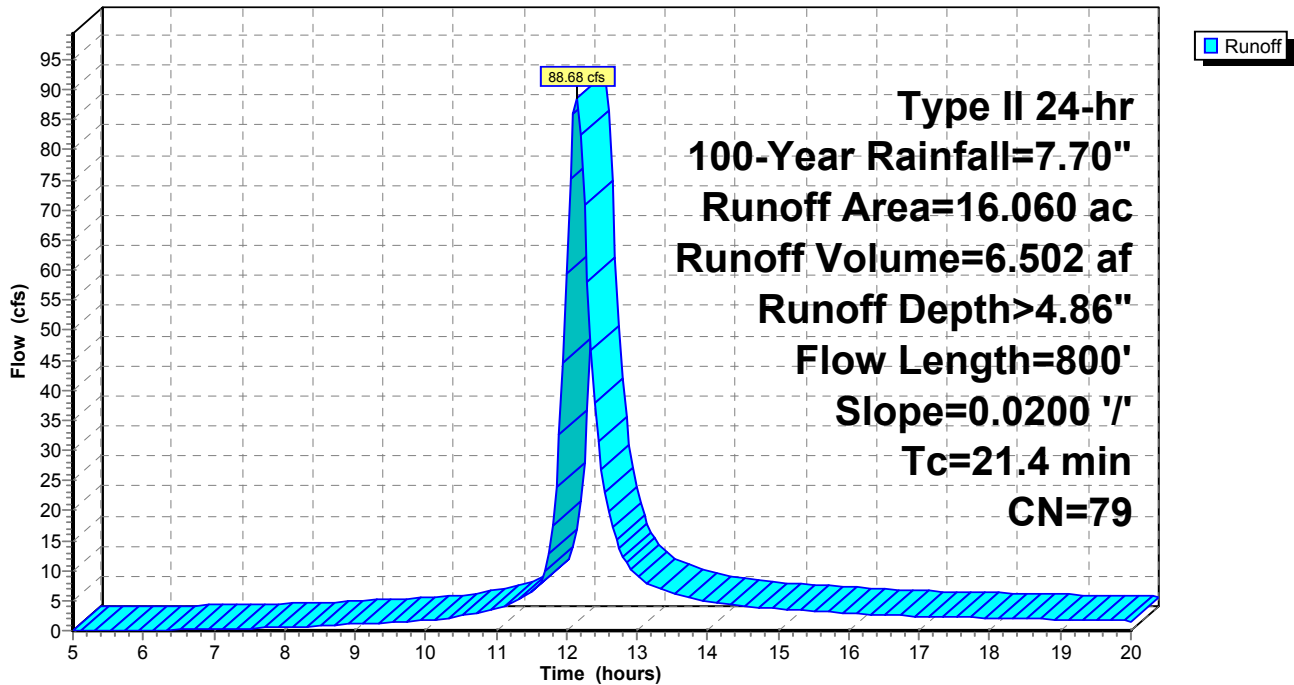
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-Year Rainfall=7.70"

Area (ac)	CN	Description
15.720	79	Pasture/grassland/range, Fair, HSG C
* 0.340	98	
16.060	79	Weighted Average
15.720		97.88% Pervious Area
0.340		2.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.35"
11.8	700	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
21.4	800	Total			

Subcatchment 8S: DA#3-PROP.

Hydrograph



Summary for Subcatchment 9S: DA#4-PROP.

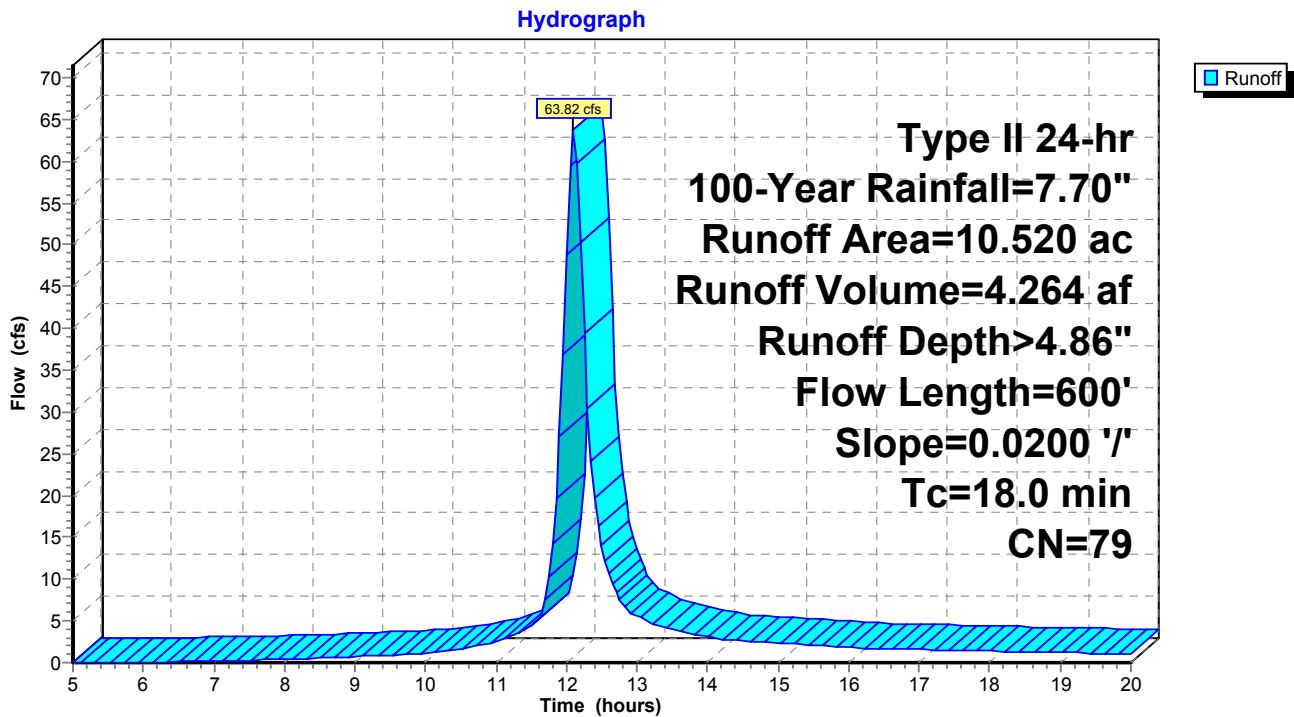
Runoff = 63.82 cfs @ 12.10 hrs, Volume= 4.264 af, Depth> 4.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-Year Rainfall=7.70"

Area (ac)	CN	Description
10.290	79	Pasture/grassland/range, Fair, HSG C
* 0.230	98	
10.520	79	Weighted Average
10.290		97.81% Pervious Area
0.230		2.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, Grass: Short n= 0.150 P2= 3.35"
8.4	500	0.0200	0.99		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
18.0	600	Total			

Subcatchment 9S: DA#4-PROP.



Gentzler, Joshua

From: Amanda Tarwater <amanda.holloway@freestate.coop>
Sent: Tuesday, March 2, 2021 8:14 AM
To: Gentzler, Joshua
Subject: Re: DEV-21-027 & 028 Preliminary/Final Plat Review Requested

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

FreeState Electric has no objection to this request.

Thank you,

Amanda Tarwater
Member Account Coordinator



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

From: "Gentzler, Joshua" <JGentzler@leavenworthcounty.gov>
Date: Monday, March 1, 2021 at 5:20 PM
To: "RWD 9 (Lvrwd9@gmail.com)" <Lvrwd9@gmail.com>, Amanda Tarwater <amanda.holloway@freestate.coop>, "Mark Bilquist (stfdchief1760@gmail.com)" <stfdchief1760@gmail.com>, "Magaha, Chuck" <CMagaha@leavenworthcounty.gov>, "Miller, Jamie" <JMiller@leavenworthcounty.gov>, "Patzwald, Joshua" <jpatzwald@leavenworthcounty.gov>, "Van Parys, David" <DVanParys@leavenworthcounty.gov>
Subject: DEV-21-027 & 028 Preliminary/Final Plat Review Requested

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

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Mitchell Estates.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Tuesday, March 9th.

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

Thank you,

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

Gentzler, Joshua

From: Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>
Sent: Tuesday, March 2, 2021 10:16 AM
To: Gentzler, Joshua
Subject: Re: DEV-21-027 & 028 Preliminary/Final Plat Review Requested

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.

Lots 1, 2, and 3 will have to pay for a line extension since the line stops at lot 4 but we would be able to provide water to these lots.

On Mon, Mar 1, 2021 at 5:19 PM Gentzler, Joshua <JGentzler@leavenworthcounty.gov> wrote:

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Mitchell Estates.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Tuesday, March 9th.

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Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0464

--

Thanks,



Jon Orndorff
District Manager
913-845-3571

From: [Mitch Pleak](#)
Sent: Monday, March 29, 2021 3:50 PM
To: [Gentzler, Joshua](#)
Cc: [Noll, Bill](#); [Anderson, Lauren](#); [Voth, Krystal](#); [019-2831](#)
Subject: RE: DEV-21-027 & 028 Mitchell Estates Plats Review
Attachments: Attachments.html

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.

Joshua,
All comments have been addressed on the PP, FP, and DR. The link below has the current PP, FP, and DR.

Citrix Attachments Expires September 25, 2021

2020-drainage analysis 3.25.2021.pdf	1.4 MB
21-029 F-Plat-24x36 200 SCALE-2ND SUBM...021.pdf	250.8 KB
21-029 P-Plat-24x36 200 SCALE-2ND SUBM...021.pdf	572.1 KB

[Download Attachments](#)

Mitchell Pleak uses Citrix Files to share documents securely.

Thanks,

Mitch Pleak

From: Gentzler, Joshua
Sent: Friday, March 26, 2021 11:41 AM
To: Mitch Pleak ; Noll, Bill ; Anderson, Lauren
Subject: FW: DEV-21-027 & 028 Mitchell Estates Plats Review

Here is the resubmittal for DEV-21-027.

Joshua Gentzler
[Planning & Zoning](#)

From: Mark Breuer <mab@schlagelassociates.com>
Sent: Friday, March 26, 2021 9:51 AM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>

Cc: Voth, Krystal <KVoth@leavenworthcounty.gov>
Subject: RE: DEV-21-027 & 028 Mitchell Estates Plats Review

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.

Mr. Gentzler-

Please see attached revised documents per your request.

If you have received any correspondence from other utilities or departments, please forward.

Thanks

Mark

From: Gentzler, Joshua [<mailto:JGentzler@leavenworthcounty.gov>]
Sent: Thursday, March 18, 2021 4:09 PM
To: Mark Breuer <mab@schlagelassociates.com>
Subject: DEV-21-027 & 028 Mitchell Estates Plats Review

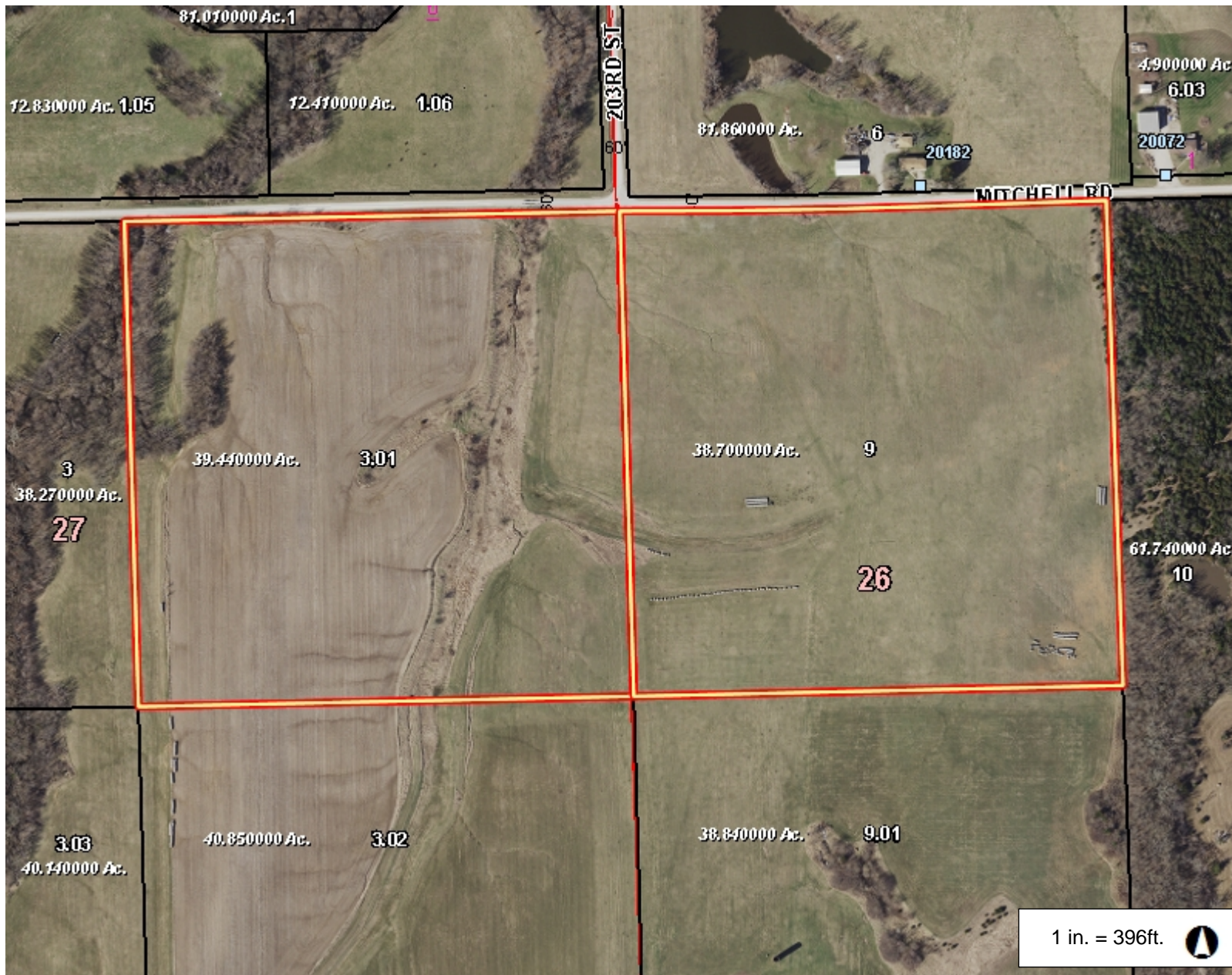
Mr. Breuer,

I have attached the comments on your application for the Mitchell Estates Preliminary and Final Plats. Please address these comments and submit revised documents by End of Business, March 26, 2021.

Thank you,

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

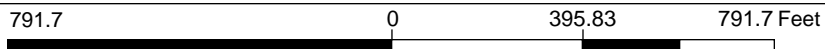
DEV-21-027 & 028 Mitchell Estates



Legend

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

1 in. = 396ft.



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

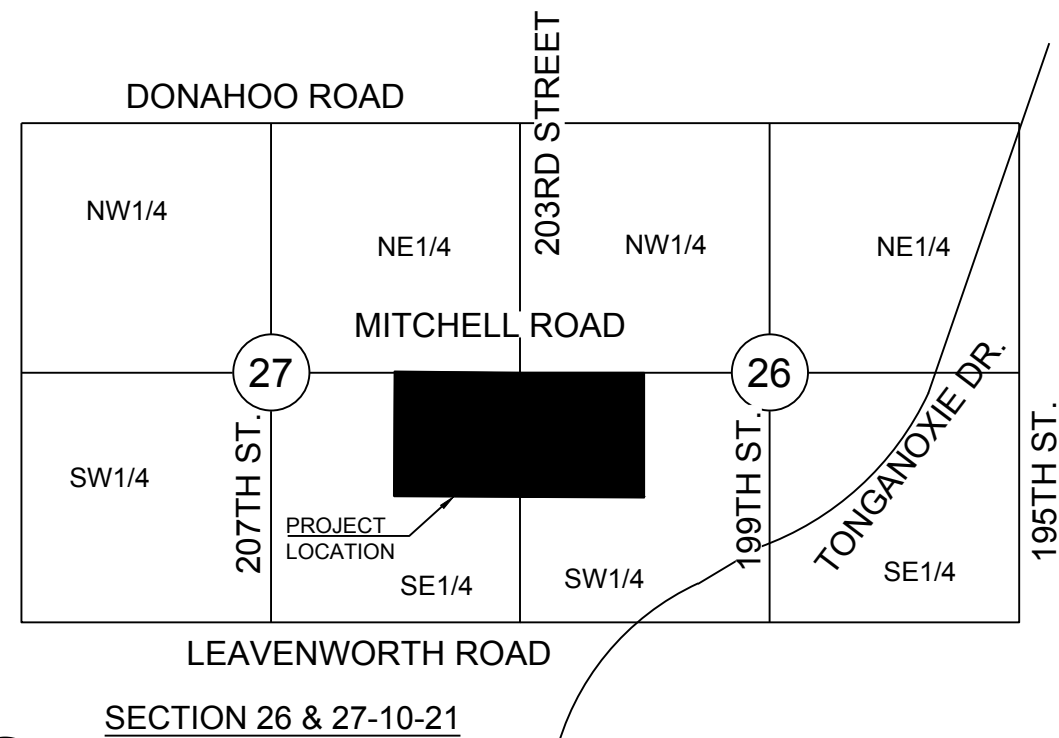
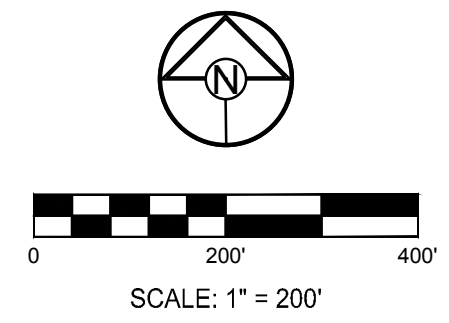
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PRELIMINARY PLAT OF MITCHELL ESTATES

**THE NE. 1/4 OF THE SE. 1/4 SEC. 27 AND THE NW. 1/4 OF OF THE SW. 1/4
SEC. 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST
LEAVENWORTH, COUNTY, KANSAS**

- 15T Northwest corner, Southeast One-Quarter Section 27-10-21
1/2" rebar with LS 356 cap.
NW. 56.78' to mag nail in SE. face of power pole.
NE. 53.15' to mag nail in Southwest face of power pole.
SE. 40.55' to mag nail in North face of power pole.
W. 47.88' to PK nail & bottle cap in South face of fence post.
N. 19.0' to centerline gravel road running East
In centerline North / South asphalt roadway.
- 17T Northeast corner Southeast One-Quarter Section 27-10-21
1/2" rebar with LS 356 cap.
NW. 57.00' to mag nail in fence corner post.
W. 22.57' to mag nail in East face of power pole.
S-SW. 15.78' to mag nail in East face of 6" hedge tree.
N. 4.0' to South edge of gravel road.
- 19T Northeast corner, Southwest One-Quarter Section 26-10-21
1/2" rebar.
N-NE. 26.60' to mag nail in top brace post.
N. 26.50' to 2" steel corner post.
SE. 30.75' to 40D nail in top brace post.
SE. 31.71' to mag nail in top of brace post.

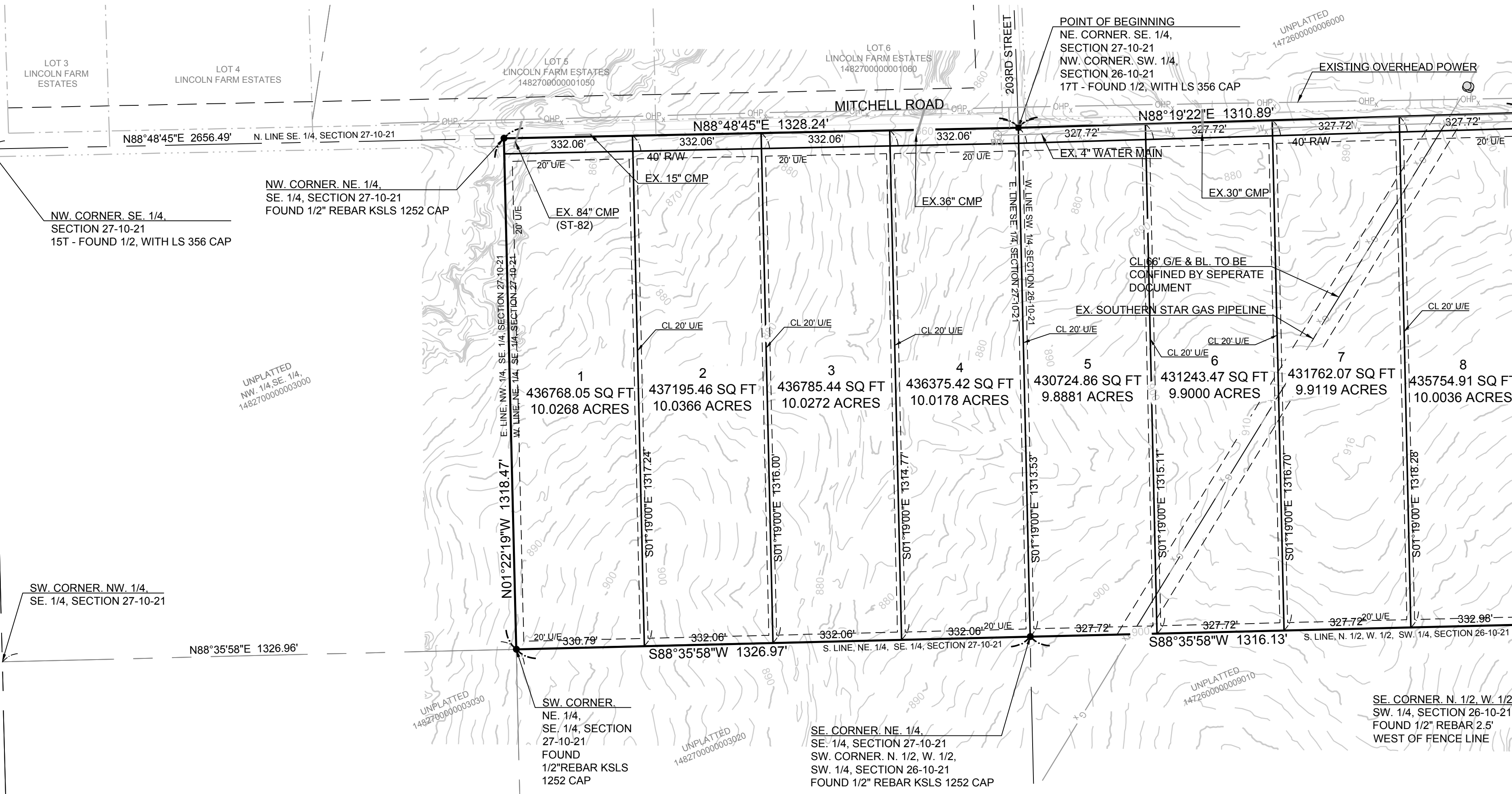


SECTION 26 & 27-10-21
LOCATION MAP SCALE
1" = 2000'

- LEGEND:**
- EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAT AND RW LINES
 - BL - BUILDING LINE
 - D/E - DRAINAGE EASEMENT
 - R/W - RIGHT-OF-WAY
 - U/E - UTILITY EASEMENT
 - G/E - GAS EASEMENT

PLAT CORNERS (CONTROLLING CORNERS OF SUBDIVISION)

- SET 1/2" REBAR, 3 FEET LONG IN CONCRETE W/LS-54 CAP
- SET 1/2" REBAR W/LS-54 CAP
- FOUND 1/2" BAR IN CONCRETE UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- ELECTRIC METER (OPT. # - NUMBER OF METERS)
- GUY WIRE
- LIGHT OVERHEAD POWER POLE
- OVERHEAD POWER LINE
- STORM SEWER
- WATER LINE
- GAS LINE



EXECUTION:
IN TESTIMONY WHEREOF, Mitchell Estates, LLC., by Managing Member, Jill Breuer and Managing Member, Mark Breuer have caused this instrument to be executed, this _____ day of _____ 2021

By: Jill Breuer, Managing Member _____ By: Mark Breuer, Managing Member _____

ACKNOWLEDGMENT:
STATE OF KANSAS)
COUNTY OF LEAVENWORTH) ss.
BE IT REMEMBERED that on this _____ day of _____ 2021, before me, the undersigned, a Notary Public in and for said County and State, came Jill Breuer, and Mark Breuer who are personally known to me to be the same persons who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public _____ My Commission Expires: _____
Print Name _____

APPROVALS:
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of "SOUTH ELEMENTARY" this _____ day of _____, 202__.

Secretary, Krystal Voth, Director _____ Chairman, Steven Rosenthal _____

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

County Engineer _____ Date _____
Chairman: Michael Smith _____ County Clerk _____
Attest: Janet Klasinski _____

REGISTER OF DEED CERTIFICATE:
Filed for Record in Document # _____ this _____ day of _____ 20__ at _____ o'clock _____ M., in the Office of the Register of Deeds of Leavenworth County, Kansas.
Register of Deeds, Terri Lois Mashburn _____

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

Leavenworth County Surveyor, Wayne Malnicof, P.L.S., _____ Date _____
Disclaimer: Leavenworth County, Kansas, does not represent, warrant or guarantee that the details shown on this document and provided by the applicant, or any agent of the applicant, including any survey information, should be relied upon by any third party as being wholly or partially accurate and complete.

PROPERTY OWNER:
MITCHELL ESTATES
C/O MARK AND JILL BREUER
17607 198TH
TONGANOXIE, KANSAS 66086

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

DATE 2-14-2021	PRELIMINARY PLAT OF MITCHELL ESTATES
DRAWN BY SCH	
CHECKED BY AR	
PROJ. NO. 21-029	SHEET NO. 1

DESCRIPTION:
A tract of land in the Southwest One-Quarter of Section 26 and in the Southeast One-Quarter of Section 27, Township 10 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas, being more particularly described as follows:
Beginning at the Northwest corner of the Southwest One-Quarter of said Section 26 and the Northeast corner of the Southeast One-Quarter of said Section 27; thence along the North line of the said Southwest One-Quarter of Section 26, North 88 degrees 19 minutes 22 seconds East a distance of 1310.89 feet to the Northeast corner of the West one half of the said Southwest One-Quarter of Section 26; thence along the East line of the said West one half, South 01 degrees 32 minutes 43 seconds East a distance of 1319.86 feet to the Southeast corner of the North one half of the West one half of said Southwest One-Quarter; thence along the South line of the said North one half South 88 degrees 35 minutes 58 seconds West a distance of 1316.13 feet to the Southwest corner thereof, said corner being the Southeast corner of the Northeast One-Quarter of the Southeast One-Quarter of said Section 27; thence along the South line of the said Northeast One-Quarter of the Southeast One-Quarter, South 88 degrees 35 minutes 58 seconds West a distance of 1326.97 feet to the Southwest corner thereof; thence along the West line of the said Northeast One-Quarter of the Southeast One-Quarter, North 01 degrees 22 minutes 19 seconds West a distance of 1318.47 feet to the Northwest corner thereof; thence along the North line of the said Southeast One-Quarter, North 88 degrees 48 minutes 45 seconds East a distance 1328.24 feet to the Point of Beginning and containing 79.812 acres more or less excepting that part taken or used for road rights of way.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN JANUARY OF 2021. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



BENCH MARK
LEAVENWORTH COUNTY VERTICAL CONTROL NETWORK
LVCO-401 ELEVATION = 907.7
PROJECT BENCH MARK

BUILDING SETBACKS:

FRONT -	105'
SIDE -	15'
REAR -	40'

ESTABLISHED PER LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS:

- SURVEYORS NOTES:**
- Basis of bearings is the Kansas State Plane Coordinate System (NAD) 83, Kansas North Zone.
 - FLOOD NOTE: This property lies within flood ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the FIRM, Map No. 20103C0225G, Revised July 16, 2015.
 - This Survey has been prepared with the benefit of Commitment for Title Insurance. CTC File No. 21402430 and CTC File No. 21402430. Easements shown have been taken from this report.
 - Reference surveys:
Tuffe: 2017S025, 5-23-17.
Plat of "LINCOLN FARMS ESTATES" DOC #2013P00004.
Plat of "JACOBS SUBDIVISION" 4-10-2002.
Deed Reference: DOC #2018R01071
The Error of Closure noted for the Plat is 1 : 1,466,979
 - Existing Zoning: RR-5, Proposed Zoning: RR-5

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: "MITCHELL ESTATES"
Easements or licenses to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water lines, gas lines, sewer pipes, poles, wires, drainage facilities, ducts, cables and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easements" or (U/E) are hereby granted to Leavenworth County, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easements for and said purposes.

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

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

Building Lines or Setback Lines 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 Road Right of way line.

RESTRICTIONS:

- Per Leavenworth County Zoning and Subdivision Regulations
- Leavenworth County Conservation District recommends sediment and erosion control procedures during construction activities.
- Property is subject to restrictions to be recorded by a separate document.
- Lots are subject the current Access Management Policy.
- Private sewage disposal shall be per Leavenworth County Sanitary Code. Engineered wastewater disposal systems may be required.

UTILITY PROVIDERS:
WATER - RWD #9
ELECTRICAL - FREESTATE ELECTRICAL COOP
SEWER - NONE/ON-SITE DISPOSAL PER LVCO SANITARY CODE
GAS - NONE/PROPANE

FINAL PLAT OF MITCHELL ESTATES

THE NE. 1/4 OF THE SE. 1/4 SEC. 27 AND THE NW. 1/4 OF OF THE SW. 1/4 SEC. 26, TOWNSHIP 10 SOUTH, RANGE 21 EAST LEAVENWORTH, COUNTY, KANSAS

- 15T** Northwest corner, Southeast One-Quarter Section 27-10-21 1/2" rebar with LS 356 cap.
- NW.** 56.78' to mag nail in SE. face of power pole.
- NE** 53.15' to mag nail in Southwest face of power pole.
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- W.** 47.88' to PK nail & bottle cap in South face of fence post.
- N.** 19.0' to centerline gravel road running East in centerline North / South asphalt roadway.
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- SE.** 30.75' to 40D nail in top brace post.
- SE.** 31.71' to mag nail in top of brace post.



EXECUTION:
IN TESTIMONY WHEREOF, Mitchell Estates, LLC., by Managing Member, Jill Breuer and Managing Member, Mark Breuer have caused this instrument to be executed, this ___ day of ___ 2021

By: Jill Breuer, Managing Member By: Mark Breuer, Managing Member

ACKNOWLEDGMENT:
STATE OF KANSAS)
COUNTY OF LEAVENWORTH)ss.

BE IT REMEMBERED that on this ___ day of ___ 2021, before me, the undersigned, a Notary Public in and for said County and State, came Jill Breuer, and Mark Breuer who are personally known to me to be the same persons who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public My Commission Expires: _____
Print Name

APPROVALS:
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of "MITCHELL ESTATES" this ___ day of ___ 2021.

Secretary, Krystal Voth, Director Chairman, Steven Rosenthal

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

County Engineer Date

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of "MITCHELL ESTATES" this ___ day of ___ 2021.

Chairman: Mike Smith County Clerk Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:
Filed for Record in Document # _____ this ___ day of ___ 2021 at ___ o'clock ___ M, in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds, TerriLois Mashburn

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

Leavenworth County Surveyor, Wayne Malnicof, P.L.S., Date

Disclaimer: Leavenworth County, Kansas, does not represent, warrant or guarantee that the details shown on this document and provided by the applicant, or any agent of the applicant, including any survey information, should be relied upon by any third party as being wholly or partially accurate and complete.

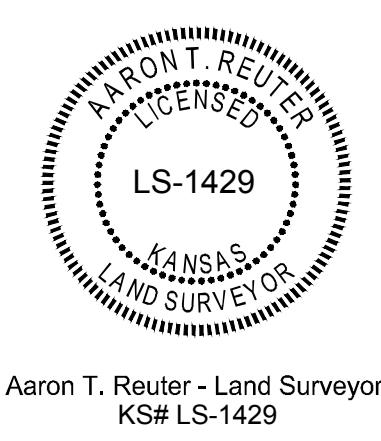
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Easements or licenses to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water lines, gas lines, sewer pipes, poles, wires, drainage facilities, ducts, cables and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easements" or (U/E) are hereby granted to Leavenworth County, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easements for and said purposes.
Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.
Building Lines or Setback Lines 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 Road Right of way line.

RESTRICTIONS:

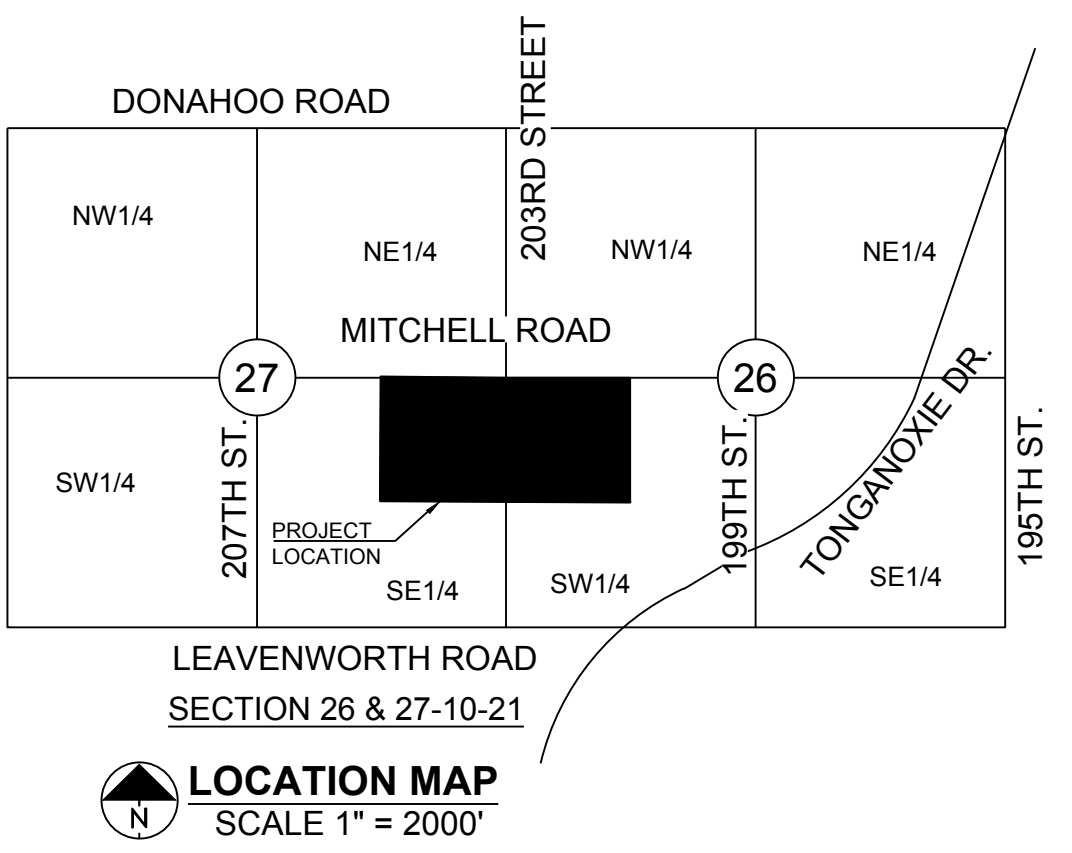
- Per Leavenworth County Zoning and Subdivision Regulations
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- Property is subject to restrictions to be recorded by a separate document.
- Lots are subject the current Access Management Policy.
- Private sewage disposal shall be per Leavenworth County Sanitary Code. Engineered wastewater disposal systems may be required.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN JANUARY OF 2021. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



- SURVEYORS NOTES:**
1. Basis of bearings is the Kansas State Plane Coordinate System (NAD) 83, Kansas North Zone.
 2. FLOOD NOTE: This property lies within flood ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the FIRM, Map No. 20103C0225C, Revised July 16, 2015.
 3. This Survey has been prepared with the benefit of Commitment for Title Insurance, CTC File No. 21402430 and CTC File No. 21402430. Easements shown have been taken from this report.
 4. Reference surveys:
Tuffe: 2017S025, 5-23-17.
Plat of "LINCOLN FARMS ESTATES" DOC #2013P00004.
Plat of "JACOBS SUBDIVISION" 4-10-2002.
 5. Deed Reference: DOC #2018R01071
 6. The Error of Closure noted for the Plat is 1 : 1,466,979

BENCH MARK
LEAVENWORTH COUNTY VERTICAL CONTROL NETWORK
LVCO-401 ELEVATION = 907.7
PROJECT BENCH MARK



- LEGEND:**
- PLAT CORNERS (CONTROLLING CORNERS OF SUBDIVISION)
- FOUND MONUMENT AS NOTED
 - SET 1/2" REBAR, 3 FEET LONG IN CONCRETE W/LS-54 CAP
 - SET 1/2" REBAR W/LS-54 CAP
 - FOUND 1/2" BAR PLACED CONCRETE UNLESS OTHERWISE NOTED
- EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAT AND RW LINES
 - BUILDING LINE
 - UTILITY EASEMENT
 - RIGHT-OF-WAY
 - GAS EASEMENT

Case No. DEV-20-107 &108
Linwood South Elementary – USD 458
Preliminary and Final Plat
Update

Staff Report – Planning Commission

April 14, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Basehor-Linwood USD 458 – David Howard, SUPT.
PO Box 406
Basehor, KS 66007

Agent: Schlagel & Associates PE

Legal Description: A tract of land in the Southwest quarter of Section 32, Township11 South,
Range 22 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 20.88 acres

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

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

Parcel ID No.: 189-32-0-00-00-005.02

Planner: Krystal A. Voth

REPORT:

Request

The applicant is requesting a Preliminary and Final Plat for a single-lot subdivision. The subdivision was originally approved by the Planning Commission on December 9, 2020. The Applicants have requested a change to the layout of the road within the lot. This change requires approval from the Planning Commission and BOCC.

Adjacent Land Use

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

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C350G July 16, 2015.

Utilities/Services

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

Access/Streets

The property is accessed by Linwood Road and Stillwell Road. Linwood Road is a State Maintained Arterial with a paved surface ± 24' wide. Stillwell Road is a County road with a paved surface ± 22' wide.

Agency Comments

See attached comments – Memo – Olsson Engineering – Public Works, April 1, 2021
See attached comments – Memo – Wayne Malnicof – County Surveyor, September 29, 2020
See attached comments – Memo – Mike Kriesel – State Fire Marshall, November 12, 2020
See attached comments – Memo –David Renaldi – Rural Water District 7, September 17, 2020
See attached comments – Memo –David Seitz – KDOT, October 29, 2020
See attached comments – Memo –Mark Breuer – Schlagel & Associates – response to final comments
November 30, 2020 & Request for Exceptions November 30, 2020

Staff Comments

UPDATE

The original plat was approved with a cul-de-sac terminating north of the school. The applicants contacted the County in January requesting to modify the approved roadway from a cul-de-sac to a dead-end street with a slight change to the length of the road. This change resulted in modifications to the drainage and grading plans. Further, because the plat had already been approved by the governing body any changes were required to be approved via the Planning Commission and Board of County Commissioners. The applicants have addressed Staff concerns and made the required changes to the corresponding reports. Staff is supportive of the plat and recommends approval.

The Basehor-Linwood School District has experienced significant growth and requires the addition of a new elementary school. In order to serve the students and families in the southern part of Leavenworth County, the District has identified a property located at the northwest corner of K-32 (Linwood Road) and Stillwell Road. The site is approximately 20 acres. The property is located within the Rural Residential Zoning District. According to Article 19 – Table of Uses, schools are allowed in RR-2.5 Zoning District.

The school building will be situated in the southern portion of the lot on the westerly side. The parking lot for the school will be located south of the building structure. Additionally, there will be a playground area located behind the school. According to the submitted plans, the District expects growth in the future and has identified an area for additional classroom space. The lagoons to service the school will be located in the northern portion of the lot appropriately distanced from the school and playground. The lagoons are regulated and inspected by KDHE. Additionally, the school requires the addition of a public roadway, 178th Street, which will be situated on the north side of Stillwell.

The applicants submitted a final plat, traffic study, drainage study, site plan/preliminary plat, photometric study, grading plan, stormwater plan, geotechnical report, conditional temporary construction easement, additional necessary easements and dedication of ROW for 178th Street upon acceptance of project. Additionally, the applicants have submitted a concept acceptance letter from the Kansas Department of Transportation. Currently, the only major requirement from KDOT is the realignment of Stillwell Road where it intersects with Linwood Road. Further, the development as presented has received acceptance and approval from the State Fire Marshall's Office. The building will be inspected prior to occupancy by the State Fire Marshall. All submitted items have been reviewed by Staff and the engineering consulting firm for Leavenworth County. The applicants have addressed points of concern and have submitted final documents for approval. Any outstanding comments are minor in nature and do not impact the overall design or development.

The applicants are requesting three exceptions to policy. The first exception requested is in regards to Article 24 Parking Requirements, Section 5.4 Off Street Parking. This regulation calls for the parking area to have fencing or screening with a density of 100% and five feet in height. Due to the nature of the development, it is unsafe to have a parking area that is totally screened and enclosed. Staff is supportive of this exception request. The second exception request is an exception to the roadway spacing requirement set forth in Resolution 2020-37. This requires local roadways to be 1,320 feet from an intersection. Due to the location of the school, the addition of this section of 178th Street will be approximately 800' west of the intersection of Stillwell and Linwood (K-32). The submitted traffic study indicates the location of 178th is appropriate and supports the requested exception. The third exception to policy is the location of the driveway into the school. This driveway does not meet the spacing requirement from the intersection as identified in Resolution 2020-37. The engineering consultant for Basehor Linwood has stated moving the driveway north of the school will impact the location of the lagoons and would require a substantial change to the site. The traffic study indicates there will not be excessive stacking and the location of the driveway will not impede the safe flow of traffic. Staff is generally supportive of these exceptions. The applicants provided an area on the school grounds for installation of an emergency warning system as requested by the Emergency management Department.

Staff recommends approval of the Preliminary and Final Plat for the Basehor-Linwood South Elementary School.

STAFF RECOMMENDATION:

The staff recommends approval of Case No. DEV-20-107 & 108, Preliminary and Final Plat for Linwood South Elementary, with the following conditions:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. The applicant shall adhere to the following memorandums:
 - a. Olsson Engineering – Public Works, April 1, 2021
 - b. Wayne Malnicof – County Surveyor, September 29, 2020
 - c. Mike Kriesel – State Fire Marshall, November 12, 2020
 - d. David Renaldi – Rural Water District 7, September 17, 2020
 - e. David Seitz – KDOT, October 29, 2020
4. The lagoons shall be regularly inspected and in conformance with KDHE at all times.
5. Fire Protection shall be required per the State Fire Marshall.
6. An exception to Article 25.5.4 – Parking Requirements for screening shall be granted with approval of the plat.
7. An exception to Resolution 2020-37 – minimum roadway spacing shall be granted with approval of the plat.
8. An exception to Resolution 2020-37 – minimum driveway spacing shall be granted with approval of the plat for the driveway to the school. Any future driveways may be subject to current and applicable resolutions or policies for driveway spacing.
9. All necessary easements shall be executed prior to the recording of the plat.
10. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-20-107 & 108, Preliminary and Final Plat for Linwood South Elementary, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-20-107 & 108, Preliminary and Final Plat for Linwood South Elementary, to the Board of County Commission for the following reasons; or
3. Continue the Public hearing to another date, time, and place because;

ATTACHMENTS:

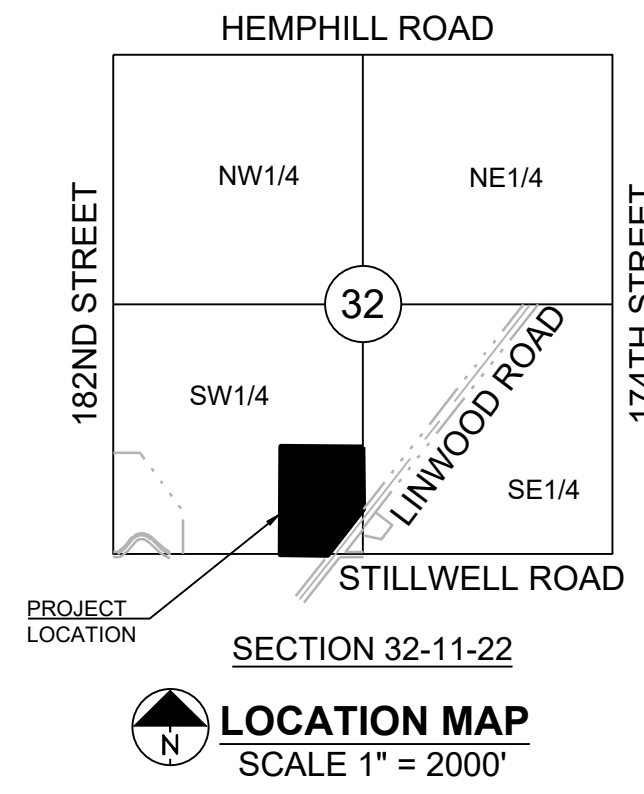
Aerial Map
Memorandums
Preliminary and Final Plat

FINAL PLAT OF SOUTH ELEMENTARY

A SUBDIVISION OF LAND IN THE SW. 1/4 OF SEC. 32-11-22
LEAVENWORTH COUNTY, KANSAS

DESCRIPTION:

A tract of land in the Southwest One-Quarter of Section 32, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas, being more particularly described as follows:
Commencing at the Southwest corner of the Southwest One-Quarter of said Section 32; thence North 88 degrees 50 minutes 42 seconds East along the South line of said Southwest One-Quarter, a distance of 1764.67 feet to the Point of Beginning; thence North 01 degrees 08 minutes 36 seconds West a distance of 1145.00 feet; thence North 88 degrees 49 minutes 49 seconds East a distance of 870.21 feet to a point on the East line of said Southwest One-Quarter; thence South 01 degrees 39 minutes 28 seconds East along said East line, a distance of 657.67 feet to a point on the North right of way line of Kansas Highway 32 (Linwood Road) as now exists; thence South 36 degrees 29 minutes 55 seconds West along said North right of way line, a distance of 615.85 feet to a point on the South line of said Southwest One-Quarter; thence South 88 degrees 50 minutes 42 seconds West along said South line, a distance of 500.00 feet to the Point of Beginning and containing 20.8819 acres more or less excepting that part taken or used for road rights of way.



LEGEND:

- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND RW LINES
- BL - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- R/W - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT

PLAT CORNERS (CONTROLLING CORNERS OF SUBDIVISION)

- SET 1/2" REBAR, 3 FEET LONG IN CONCRETE WLS-54 CAP
- SET 1/2" REBAR WLS-54 CAP
- FOUND 1/2" BAR IN CONCRETE UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- LNA - LIMITS OF NO ACCESS

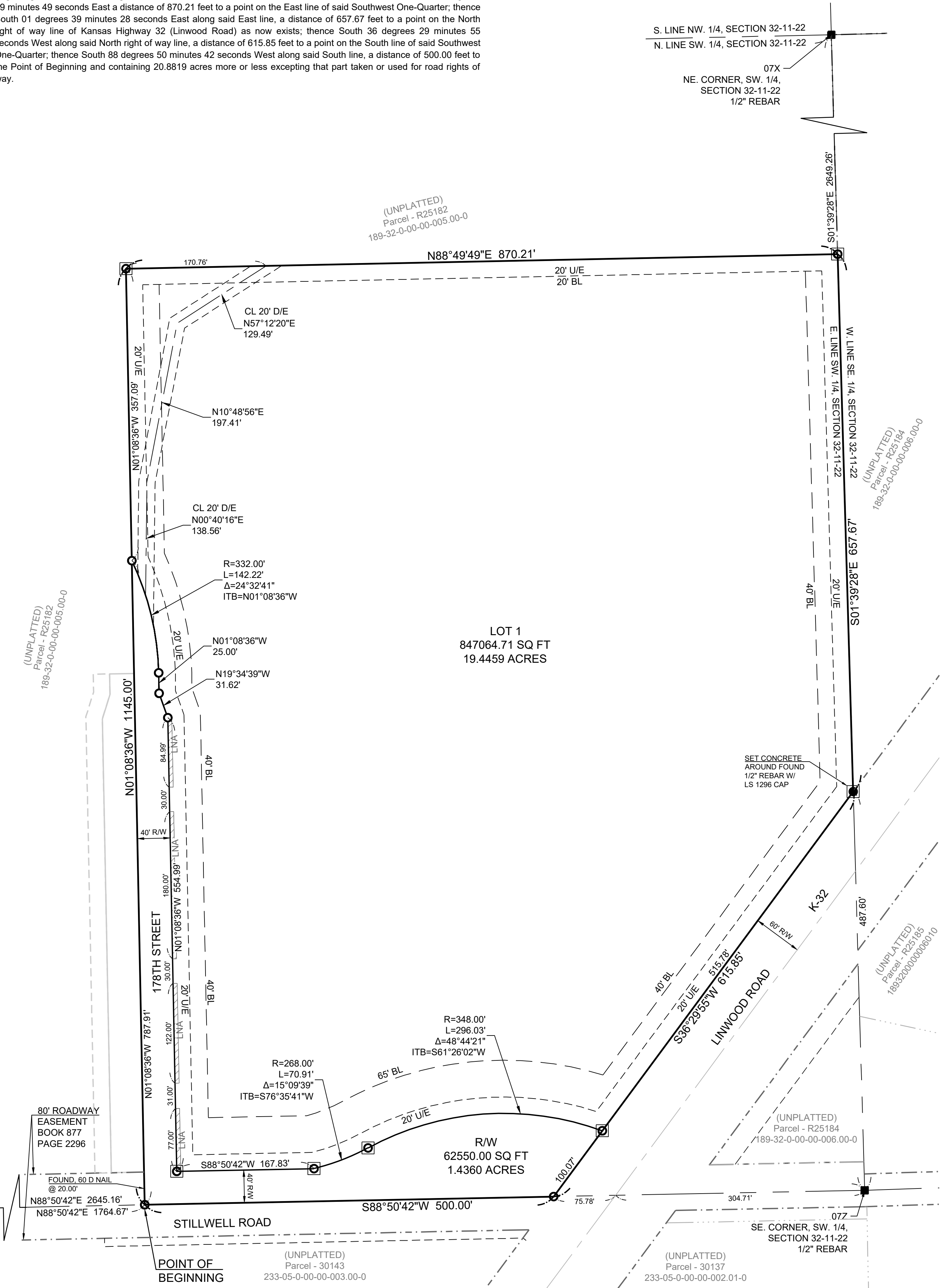
SURVEYORS NOTES:

- Basis of bearings is the Kansas State Plane Coordinate System (NAD) 83, Kansas north Zone.
- FLOOD NOTE: This property lies within flood ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the FIRM, Map No. 20103C0350G, Revised July 16, 2015.
- This Survey has been prepared with the benefit of Commitment for Title Insurance, File No. SKC0056100C prepared by Fidelity National Title Insurance Company. Effective date October 30, 2019. Easements shown have been taken from this report.
- Property is subject to blanket Oil and Gas Lease recorded February 13, 1979, in Book 539, Page 1142. Lease was for a term of (2) years from date and as long thereafter as oil and gas or either of them is produced from said land.
- Reference surveys: Herring-2013S011, Herring-2014S035, Herring-2015S053, Herring-2020S055.
- Deed Reference: Warranty deed book 547, page 475, Quit Claim deed Document No. 2013R06106.
- The Error of Closure noted for the Plat is 1 : 4316657.17

BENCH MARK
LEAVENWORTH COUNTY VERTICAL CONTROL NETWORK
LVCO-401 ELEVATION = 907.7
PROJECT BENCH MARK

SECTION CORNER REFERENCE MARKS AND MEASUREMENTS:

- 07X 1/2" REBAR
70.65' SW. TO MAG NAIL IN NORTH FACE FENCE POST,
20.20' S. TO MAG AND SHINNER EAST FACE PP,
20.80' S. TO 60D NAIL SHINNER IN CNR POST,
24.35' SE. TO 60D NAIL IN E. FACE BRACE POST
- 05Z 1/2" REBAR (NO CAP)
36.05' NW. TO MAG NAIL IN E. FACE CORNER POST,
29.30' NW. TO NAIL AND SHINNER W. FACE PP,
49.95' SW. TO MAG NAIL IN NE FACE CNR POST,
48.00' SE. TO MAG NAIL IN W FACE STOP SIGN POST
INTERSECTION OF 182ND AND STILLWELL +/- 6' E AND 9' S.
- 07X 1/2" REBAR
2.85' NW TO MAG NAIL AND BHC SHINER E. FACE 24" HEDGE
2.15' S. TO MAG NAIL AND BHC SHINER N. FACE 12" HEDGE
2.80' NW TO MAG NAIL AND BHC SHINER E. FACE 16" HEDGE
15.95' SE TO MAG NAIL AND BHC SHINER W. FACE 6" HACKBERRY



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: "SOUTH ELEMENTARY".

Easements or licenses to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water lines, gas lines, sewer pipes, poles, wires, drainage facilities, ducts, cables and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easements" or (U/E) are hereby granted to Leavenworth County, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easements for and said purposes.

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

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

Building Lines or Setback Lines 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 Road Right of way line.

- RESTRICTIONS:**
- Per Leavenworth County Zoning and Subdivision Regulations
 - Leavenworth County Conservation District recommends sediment and erosion control procedures during construction activities.
 - Property is subject to restrictions to be recorded by a separate document.
 - Lots are subject to the current Access Management Policy.
 - Onsite Lagoons are permitted and regulated by the State of Kansas.
 - There shall be no direct access to Stillwell and Linwood Roads from Lot 1.
 - Limits of No Access (LNA) to 178th Street is shown hereon.

EXECUTION:

IN TESTIMONY WHEREOF, David Howard, Superintendent of U.S.D. # 458 has caused this instrument to be executed, this ___ day of ___ 2021
U.S.D. # 458

By: David Howard, Superintendent

ACKNOWLEDGMENT:

STATE OF KANSAS)
)ss.
COUNTY OF LEAVENWORTH)

BE IT REMEMBERED that on this ___ day of ___ 2021, before me, the undersigned, a Notary Public in and for said County and State, came David Howard, Superintendent of U.S.D. # 458, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public _____ My Commission Expires: _____

Print Name _____

APPROVALS:

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of "SOUTH ELEMENTARY" this ___ day of ___, 2021.

Secretary, Krystal Voht _____ Chairman, Steven Rosenthal _____

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

County Engineer _____ Date _____

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of "SOUTH ELEMENTARY" this ___ day of ___, 2021.

Chairman, Board of County Commissioners: Doug Smith _____ County Clerk Attest: Janet Klaskinski _____

REGISTER OF DEED CERTIFICATE:

Filed for Record in Document # _____ this ___ day of ___, 20____ at _____ o'clock ___ M., in the Office of the Register of Deeds of Leavenworth County, Kansas.

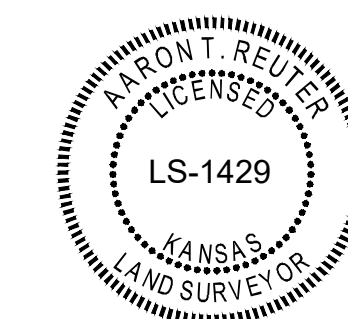
Register of Deeds, TerriLois Mashburn

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

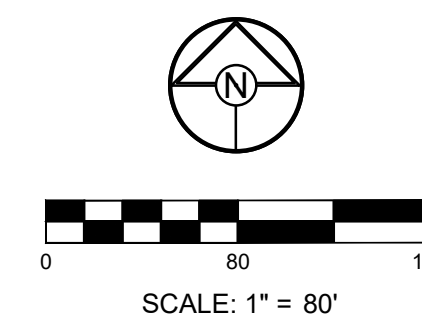
Leavenworth County Surveyor, Wayne Malnicof, P.L.S., _____ Date _____

Disclaimer: Leavenworth County, Kansas, does not represent, warrant or guarantee that the details shown on this document and provided by the applicant, or any agent of the applicant, including any survey information, should be relied upon by any third party as being wholly or partially accurate and complete.

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN JANUARY OF 2020. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Reuter - Land Surveyor
KS# LS-1429



OWNER: USD # 458
PO BOX 282
BASEHOR, KS 66007

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS	
14920 West 107th Street • Lenexa, Kansas 66215	
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM	
Kansas State Certificates of Authority #E-296 #LA-29 #LS-54	
DATE 01-19-2021	FINAL PLAT OF SOUTH ELEMENTARY
DRAWN BY SCH	
CHECKED BY AR	
PROJ. NO. 19-011	
SHEET NO. 1	

REV: 2021.03.12

TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT, Made and entered into this _____ day of _____ 20____, by and between **JOE F JENKINS II AND JANET J JENKINS, husband and wife, of 18701 Hemphill Road, Tonganoxie, KS 66086**, hereinafter called GRANTORS, and the **UNIFIED SCHOOL DISTRICT 458**, hereinafter called GRANTEE.

NOW, THEREFORE, for the sum of One and No/100 Dollar (\$1.00) and other good and valuable consideration, including just compensation paid for all property damage resulting from the public improvement and from those factors set forth in K.S.A. 26-513 and other factors arising from the public improvement to be made, including but not limited to access to the property; productivity, convenience, use to be made of the property remaining; view; severance of the tract; changes of grade; loss or impairment of access; loss of landscaping, trees and shrubbery; loss of fences; damage to property remaining due to change of grade; medians; and increased water run-off or drainage as indicated on the construction plan; the sufficiency of which is hereby acknowledged, the Grantors do hereby grant to Grantee, its successors and assigns, a Temporary Construction Easement in, on, over, under and through the following described real estate, to wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

The above described easement is to be used for the purpose of constructing, grading, improving, reconstructing and inspecting the project shown by the plans of said proposed improvement. This Temporary Construction Easement includes the right of ingress and egress in, on, over, under and through the above-described real estate.

This Temporary Construction Easement shall be for a period starting with the date of this executed document and expiring upon final acceptance of the associated road improvements for 178th street by the Leavenworth County Public Works department.

In no event shall the actual work of the project within the temporary construction easement area exceed a time period of two years.

For one year after the expiration date or extension of the expiration date set forth in this easement, Grantee shall have the right to perform maintenance work on or repair of the improvement and to perform landscaping work related thereto.

Grantors reserve the right to fully use and enjoy the premises except for such use as may unreasonably interfere with the exercise by Grantee of the rights granted herein.

After completion of construction, Grantee shall restore the premises and improvement within the temporary construction easement to as near as possible the conditions set out in the project plans and specifications. Said improvement within the temporary construction easement shall be permanent.

Grantee agrees to restore the temporary construction easement by seeding, replacement of sod or paving as set out in the improvement plans and specifications. Grading within the temporary construction easement may result in a permanent grade change.

Grantors covenant that it is the owner of the premises and has the right, title and capacity to grant the easements herein conveyed.

This agreement is binding upon the heirs, executors, administrators, successors and assigns of the Grantors and Grantee, and it is understood that this agreement cannot be changed or altered in any way except by writing, legally signed by both Grantors and Grantee.

TO THESE COVENANTS, the Grantors do hereby consent and agree

IN WITNESS WHEREOF, the parties above named have hereunto set their hands and seals the date first above written.

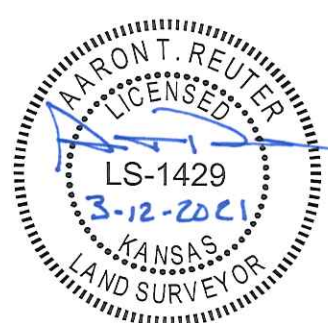
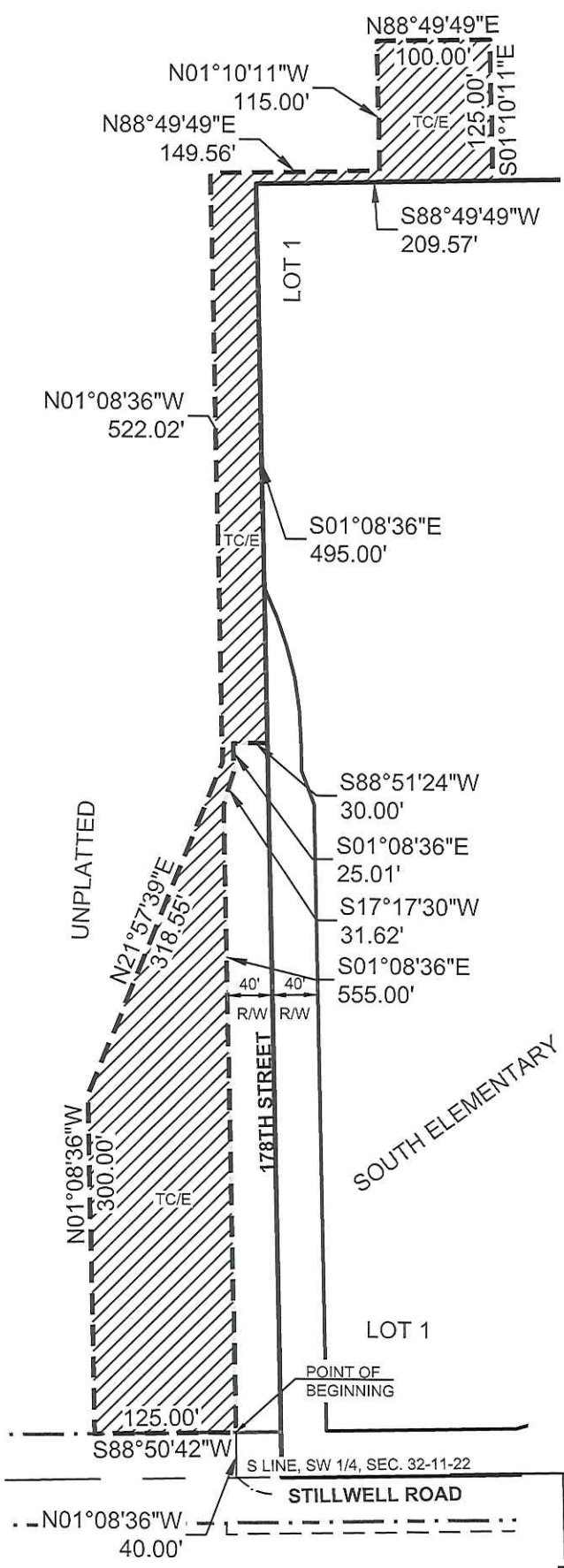
EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION:

A tract of land in the Southwest One-Quarter of Section 32, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of the said Southwest One-Quarter; thence along the South line of said Southwest One-Quarter, South 88 degrees 50 minutes 42 seconds West, a distance of 920.49 feet; thence North 01 degrees 08 minutes 36 seconds West, a distance of 40.00 feet to the Point of Beginning on the North right-of-line of Stillwell Road; thence along said right-of-way South 88 degrees 50 minutes 42 seconds West, a distance of 125.00 feet; thence North 01 degrees 08 minutes 36 seconds West, a distance of 300.00 feet; thence North 21 degrees 57 minutes 39 seconds East, a distance of 318.55 feet; thence North 01 degrees 08 minutes 36 seconds West, a distance of 522.02 feet; thence North 88 degrees 49 minutes 49 seconds East, a distance of 149.56 feet; thence North 01 degrees 10 minutes 11 seconds West, a distance of 115.00 feet; thence North 88 degrees 49 minutes 49 seconds East, a distance of 100.00 feet; thence South 01 degrees 10 minutes 11 seconds East, a distance of 125.00 feet; thence South 88 degrees 49 minutes 49 seconds West, a distance of 209.57 feet; thence South 01 degrees 08 minutes 36 seconds East, a distance of 495.00 feet; thence South 88 degrees 51 minutes 24 seconds West, a distance of 30.00 feet; thence South 01 degrees 08 minutes 36 seconds East, a distance of 25.01 feet; thence South 17 degrees 17 minutes 30 seconds West, a distance of 31.62 feet; thence South 01 degrees 08 minutes 36 seconds East, a distance of 555.00 feet to the Point of Beginning, and containing 2.0663 acres, more or less.



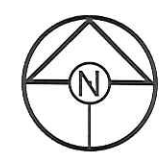
Aaron T. Reuter - Land Surveyor
KS# LS-1429

DRAWN BY:	JWT
CHECKED BY:	SCH
DATE:	3-12-2021
PROJECT NO:	19-011
SCALE:	1" = 150'
SHEET	1

SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
www.schlagelassociates.com • (913) 492-5158 • Fax: (913) 492-8400
Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

TEMPORARY CONSTRUCTION EASEMENT



I:\PROJECTS\2019\19-011\2.0 Survey\1.0 Esmts-Legals\South Elementary\19-011 TCE JENKINS SOUTH EL.3.12.2021.dwg, 3/12/2021 10:10:10 AM, 1:1

PERMANENT RIGHT-OF-WAY GRANT

KNOW ALL MEN BY THESE PRESENTS, that **JOE F JENKINS, II AND JANET J JENKINS, husband and wife, of 18701 Hemphill, Tonganoxie, KS 66086**, their heirs, successors and assigns, hereinafter known as the Grantors, owners of real property herein described, do hereby grant to the County of Leavenworth, Kansas, their heirs, successors, and assigns, hereinafter referred to as the Grantee, the following described permanent right of way for the sum of One Dollar (\$1.00) and/or other valuable consideration, the receipt of which is hereby acknowledged.

TO WIT:

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

The above described permanent right of way is to be used to locate, construct and maintain or authorize the location, construction, repairs or maintenance and use of conduits, water, gas, sewer pipes, poles, wires or other utilities, public streets, surface drainage facilities, grading, landscaping, ducts and cables, fiber optics, etc., upon, over and under said area, together with the necessary appurtenances thereto, together with the right of ingress and egress.

Grantors understand that this grant divests them of all right, title and use to the described property regardless of its proposed use for a street.

Grantors agree that they will not construct, plant or cause to be placed within the limits of this said grant any obstacle of a permanent nature. If any obstacle or thing is placed within the limits of this grant by the Grantors, their representative or agent, the Grantors will in no way hold the County of Leavenworth, Kansas or its assigns liable for any damage done thereto during any period of construction, maintenance, or use of said public right of way.

The Grantors, their heirs, executors, administrators, successors and assigns hereby waive and release the County of Leavenworth, Kansas, its successors and assigns, from any and all claims for damages or compensation either now or in the future arising by reason of this grant of right of way.

This agreement is binding upon the heirs, executors, administrators, successors and assigns of both parties hereto and it is understood that this agreement cannot be changed or altered in any way except by writing, legally signed by both parties concerned herewith.

TO THESE COVENANTS, the Grantor(s) do(es) hereby consent and agree.

IN WITNESS WHEREOF, the parties above named have hereunto set their hands this ____ day of _____, 2021.

GRANTOR

Joe F Jenkins, II

Janet J Jenkins

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

BE IT REMEMBERED, that on this _____ day of _____, 2021, before me the undersigned, a Notary Public in and for said County and State came **JOE F JENKINS, II AND JANET J JENKINS**, husband and wife, who are known to me to be the same persons who executed the within instrument of writing, and duly acknowledged the execution of same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary Public

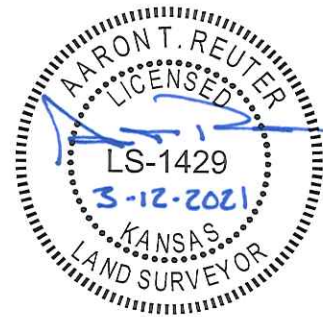
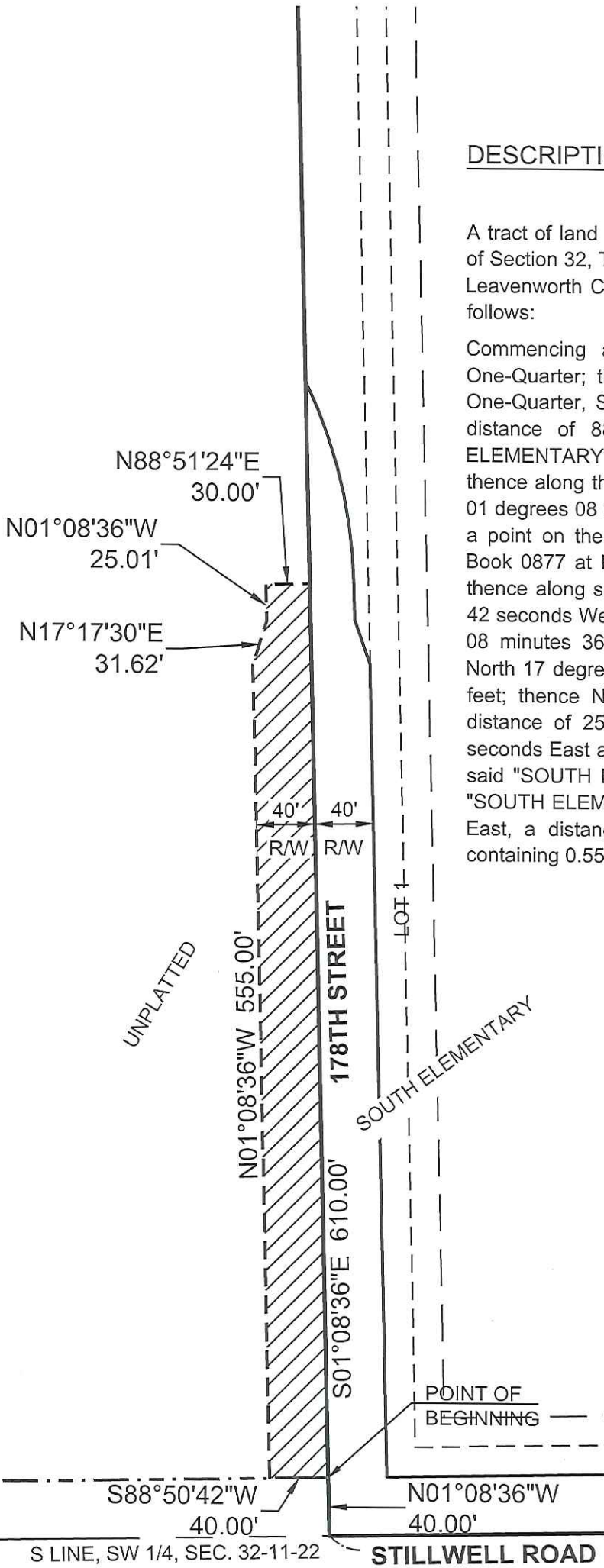
My appointment Expires: _____

EXHIBIT A PERMANENT RIGHT-OF-WAY

DESCRIPTION:

A tract of land being 40 feet in width in the Southwest One-Quarter of Section 32, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of the said Southwest One-Quarter; thence along the South line of the said Southwest One-Quarter, South 88 degrees 50 minutes 42 seconds West, a distance of 880.49 feet to the Southwest corner of "SOUTH ELEMENTARY", a subdivision of land in said Leavenworth County; thence along the West line of said "SOUTH ELEMENTARY", North 01 degrees 08 minutes 36 seconds West, a distance of 40.00 feet to a point on the North right-of-line of Stillwell Road as recorded in Book 0877 at Page 2296, said point being the Point of Beginning; thence along said North right-of-line, South 88 degrees 50 minutes 42 seconds West a distance of 40.00 feet; thence North 01 degrees 08 minutes 36 seconds West, a distance of 555.00 feet; thence North 17 degrees 17 minutes 30 seconds East, a distance of 31.62 feet; thence North 01 degrees 08 minutes 36 seconds West, a distance of 25.01 feet; thence North 88 degrees 51 minutes 24 seconds East a distance of 30.00 feet to a point on the West line of said "SOUTH ELEMENTARY"; thence along the West line of said "SOUTH ELEMENTARY" South 01 degrees 08 minutes 36 seconds East, a distance of 610.00 feet to the Point of Beginning, and containing 0.551 acres, more or less.



Aaron T. Reuter - Land Surveyor
KS# LS-1429

POINT OF
COMMENCING
SE CORNER
SW. 1/4,
SEC. 32-11-22

S88°50'42"W 880.49'



DRAWN BY:	JWT
CHECKED BY:	SCH
DATE:	2-26-2021
PROJECT NO:	19-011
SCALE:	1" = 100'
SHEET	1

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ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

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Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

PERMANENT RIGHT-OF-WAY

PERMANENT UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, Joe F Jenkins, II and Janet J Jenkins, husband and wife, hereinafter called (GRANTORS), for and in the consideration of the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, and other good and valuable consideration, does hereby grant to the **COUNTY OF LEAVENWORTH, KANSAS**, (GRANTEE), their successors and assigns forever a permanent easement to enter upon, locate, construct and maintain or to authorize the location, construction or maintenance and use of conduits, water, gas, sanitary sewer pipes, drainage facilities, underground wires, ducts and cables, and similar facilities, upon, over and under the following described real-estate. By this easement, Grantors convey to Grantee, their successors and to such other governmental entities as may be authorized by Grantee or its successors, the right to use such easement for said purposes, together with the right of ingress and egress, over and through the following premises, to-wit:

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

This grant is a permanent easement for the purpose aforesated and full consideration therefore is acknowledged; provided however,

The rights granted herein shall not be construed to interfere with or restrict the Grantors, their successors and assigns from the premises with respect to the construction and maintenance of property improvements. The same is so construed as not to impair the strength or interfere with the use and maintenance of said utilities. All users of the easement shall restore, replace, and repair the ground, grasses, fences, and all permitted improvements thereon, if any to the condition(s) existing immediately prior to the beginning of construction. Additionally, all users of this easement agree to comply with all ordinances of Leavenworth County, Kansas regulating the use of municipal easements and right of way.

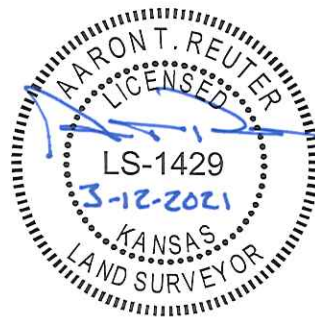
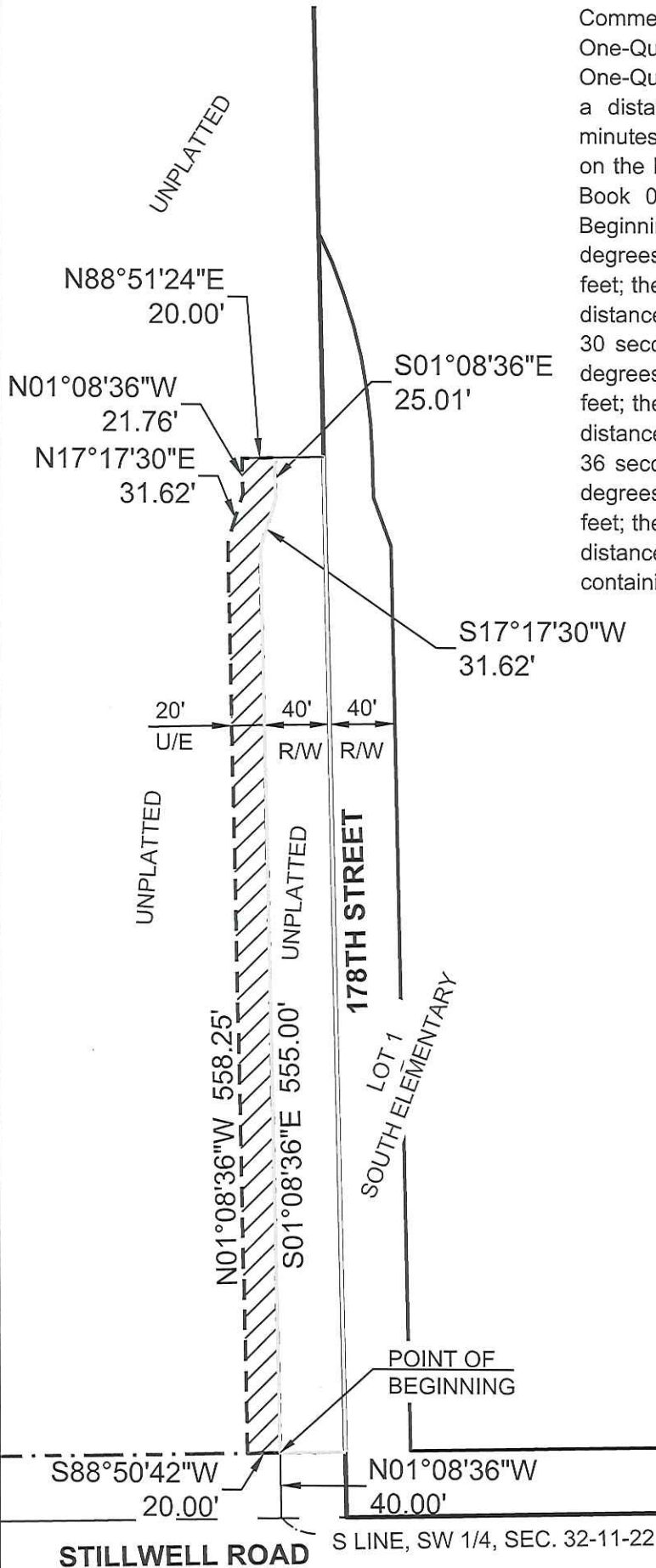
EXHIBIT A

PERMANENT UTILITY EASEMENT

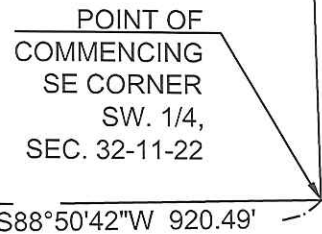
DESCRIPTION:

A tract of land being 20 feet in width in the Southwest One-Quarter of Section 32, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of the said Southwest One-Quarter; thence along the South line of said Southwest One-Quarter, South 88 degrees 50 minutes 42 seconds West, a distance of 920.49 feet; thence North 01 degrees 08 minutes 36 seconds West, a distance of 40.00 feet to a point on the North right of way line of Stillwell Road as recorded in Book 0877 at Page 2296, said point being the Point of Beginning; thence along said North right-of-line South 88 degrees 50 minutes 42 seconds West, a distance of 20.00 feet; thence North 01 degrees 08 minutes 36 seconds West, a distance of 558.25 feet; thence North 17 degrees 17 minutes 30 seconds East, a distance of 31.62 feet; thence North 01 degrees 08 minutes 36 seconds West, a distance of 21.76 feet; thence North 88 degrees 51 minutes 24 seconds East, a distance of 20.00 feet; thence South 01 degrees 08 minutes 36 seconds East, a distance of 25.01 feet; thence South 17 degrees 17 minutes 30 seconds West, a distance of 31.62 feet; thence South 01 degrees 08 minutes 36 seconds East, a distance of 555.00 feet, to the Point of Beginning, and containing 0.281 acres, more or less.



Aaron T. Reuter - Land Surveyor
KS# LS-1429



DRAWN BY:	JWT
CHECKED BY:	SCH
DATE:	2-26-2021
PROJECT NO:	19-011
SCALE:	1" = 100'
SHEET	1

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
www.schlagelassociates.com • (913) 492-5158 • Fax: (913) 492-8400
Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

PERMANENT UTILITY EASEMENT

Case No. DEV-21-158
Polhemus Mechanic Shop
Special Use Permit – Automotive Repair

Staff Report – Planning Commission

April 14, 2021

GENERAL INFORMATION:

Applicant/Property Owner: Aiden Polhemus
17405 Gatewood Street
Leavenworth, KS, 66048

Legal Description: A tract of land in the Northeast Quarter of Section 8, Township 9 South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 6.5 acres

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

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

Parcel ID No.: 103-08-0-00-00-015.06

Planner: Krystal Voth

REPORT:

Request

At the March 10 Planning Commission, the Planning Commission directed Staff to provide a list of conditions for approval. Staff offers the following conditions:

1. The SUP shall be limited to a period of five (5) years.
2. The business shall be limited to the hours of 7:00 AM until 7:00 PM Monday-Saturday.
3. The SUP shall be limited to two full-time employees and one part-time employee.
4. The applicant shall update the site plan to indicate a designated parking area. The parking area shall be sized for not more than five (5) vehicles. All vehicles shall be either contained within the shop or on the designated parking area.
5. There shall be no storage of parts or junk vehicles outside.
6. There shall be no more than six (6) vehicles stored at the site overnight.
7. The building shall be completed, including the flood, prior to business operations.
8. Noise levels at the property line shall not exceed 60 dbls.
9. There shall be no unregistered vehicles at the property.
10. All floor drains connected to the septic system shall be capped or plugged. Other drains shall collect all automotive fluids for proper disposal.
11. There shall be no on-site retail sales.
12. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
13. No on-street parking shall be allowed.

14. This SUP shall be limited to the Narrative dated December 22, 2020 submitted with this application.
15. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

Request

The applicant is requesting a Special Use Permit for a vehicle service station and repair shop.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 2.5 acres to over 80 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0150G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Fire District #1
Water: RWD #5
Electric: FreeState Cooperative

Access/Streets

The property is accessed by Gatewood Street, a County local road with a gravel surface \pm 22' wide.

Agency Comments

See attached comments – Memo – Mitch Pleak – Public Works, February 9, 2020

Factors to be considered

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

1. Character of the neighborhood: The character of the neighborhood is rural; primarily rural residences, and agricultural uses.
2. Zoning and uses of nearby property: The surrounding properties are zoned RR-5, Rural Residential 5-acre minimum size parcels. The uses are rural residences and agricultural.
3. Suitability of the property for the uses to which it has been restricted: The property is within an area suited for rural residences and agricultural use. The use is allowed with approval of a Special Use Permit.
4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area is likely be detrimentally affected by use of the road by heavy vehicles, site pollution from the shop, and increased traffic and noise pollution.
5. Length of time the property has been vacant as zoned: The property is not vacant.
6. Relative gain to economic development, public health, safety and welfare: The proposed use will provide income for the applicant.
7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area as an area of mixed residential development.
8. Staff recommendation is for the denial of Special Use Permit application.

Staff Analysis

<u>LOCATION</u>	
Adjacent Residences	Adjacent residences are rural-suburban uses. Most properties to the north and west are on 2.5 acre parcels, or larger. Parcels to the east and south are on 10 acre parcels or larger.
Adjacent Zoning/Uses	Zoning in the area is RR-2.5 and are used primarily as rural residences and agricultural uses.
Density	The area is not densely populated.
Nearby City Limits	The city of Leavenworth is approximately 8/10 of a mile to the east of the property.
Initial Growth Management Area	The property is not located within any city's Urban Growth Management Area.

<u>IMPACT</u>	
Noise Pollution	This use will not cause prolonged noise pollution. The primary times of elevated noise levels will be when the applicant or customers are delivering the vehicles. This may happen at anytime during the day, based on applicant's schedule.
Traffic	The use will create additional traffic along 175 th Street and Gatewood Streets. The traffic will consist of semi-trucks weighing 16,000-17,000 lbs. and grain trailers weighing 10,000 lbs.
Lighting	The applicant does not have lighting other than security lighting and is not requesting lighting.
Outdoor Storage	The applicant states that equipment and related vehicles are stored outside until he is able to repair the machinery.
Parking	Parking is sufficient as only the applicant and his wife are the reported employees.
Visitors/Employees	The applicant estimates a total of two (2) visits from customers to the property each week.
Waste	The business generates chemical, fluid, and mechanical waste consistent with vehicle repair facilities. This waste is properly disposed of according to KDHE standards.

SITE COMPATABILITY	
Size of Parcel	The parcel is 6.5 acres in size.
Zoning of Parcel	The parcel is zoned Rural Residential-5
Buildings (Existing & Proposed)	The applicant has a shop on the property that is approximately 40 x 50 feet. Tools, equipment, and vehicles in process of being repaired by the business are stored in the shop and around the shop.
Setbacks	Existing building meet the required setbacks.
Screening	The property is bordered on the east, south, and west by wooded land. The shop is screened from via on Gatewood Street.

Complaints

The Planning and Zoning Department has received no formal complaints on the property.

Staff Comments

The applicant is requesting a Special Use Permit (SUP) for a mechanic shop to repair heavy equipment.

The applicant is currently utilizing an existing structure to repair semi-trucks and grain trailers. The applicant estimates an average of two (2) customer trips per week. The applicant repairs large vehicles, including semi-trucks, agricultural equipment, and grain trailers. The vehicles and trailers that the applicant works on each weigh over 10,000 lbs., with semi-trucks weighing 16,000 – 17,000 lbs. These vehicles access the property via Gatewood Street, an unpaved, neighborhood street. The applicant is requesting a 7 AM to 7 PM time frame for the hours of operation on the property.

The structure currently utilized for the repairs of vehicles is a dirt floor barn. The applicant says any soil which is contaminated through fluid leaks or chemical spills will be removed and properly disposed of with a spill kit.

Public Works recommends that all traffic to the business be routed only from K92 to 175th Street to Gatewood Street in order to limit traffic on routes not designed for heavy vehicles. Kansas Department of Transportation has provided no further comment to a required route for traffic.

Staff has the following concerns regarding the business:

1. The property is located within the Hidden Meadows Subdivision and this subdivision and the surrounding area is planned to be developed with mixed residential uses by the Future Land Use map.
2. The usage of the property as a mechanic’s shop for large vehicles does not fit the land usages found in this neighborhood.
3. The property is accessed via an unpaved road. Planning and Zoning is concerned by the level of traffic and size of vehicles which this business would wear the road more quickly than anticipated and require unscheduled county maintenance.
4. Neighbors are likely to be affected by the nuisance of large vehicles approaching the property as customers drop off their vehicles or trailers on-site.
5. The barn structure used for the repairs has a dirt floor that provides little protection or ways to mitigate the effects of the chemical or fluid spills.

Staff recommends denial of this application.

STAFF RECOMMENDATION:

The staff recommends denial of Case No. DEV-20-158, Special Use Permit for Polhemus Mechanic Shop.

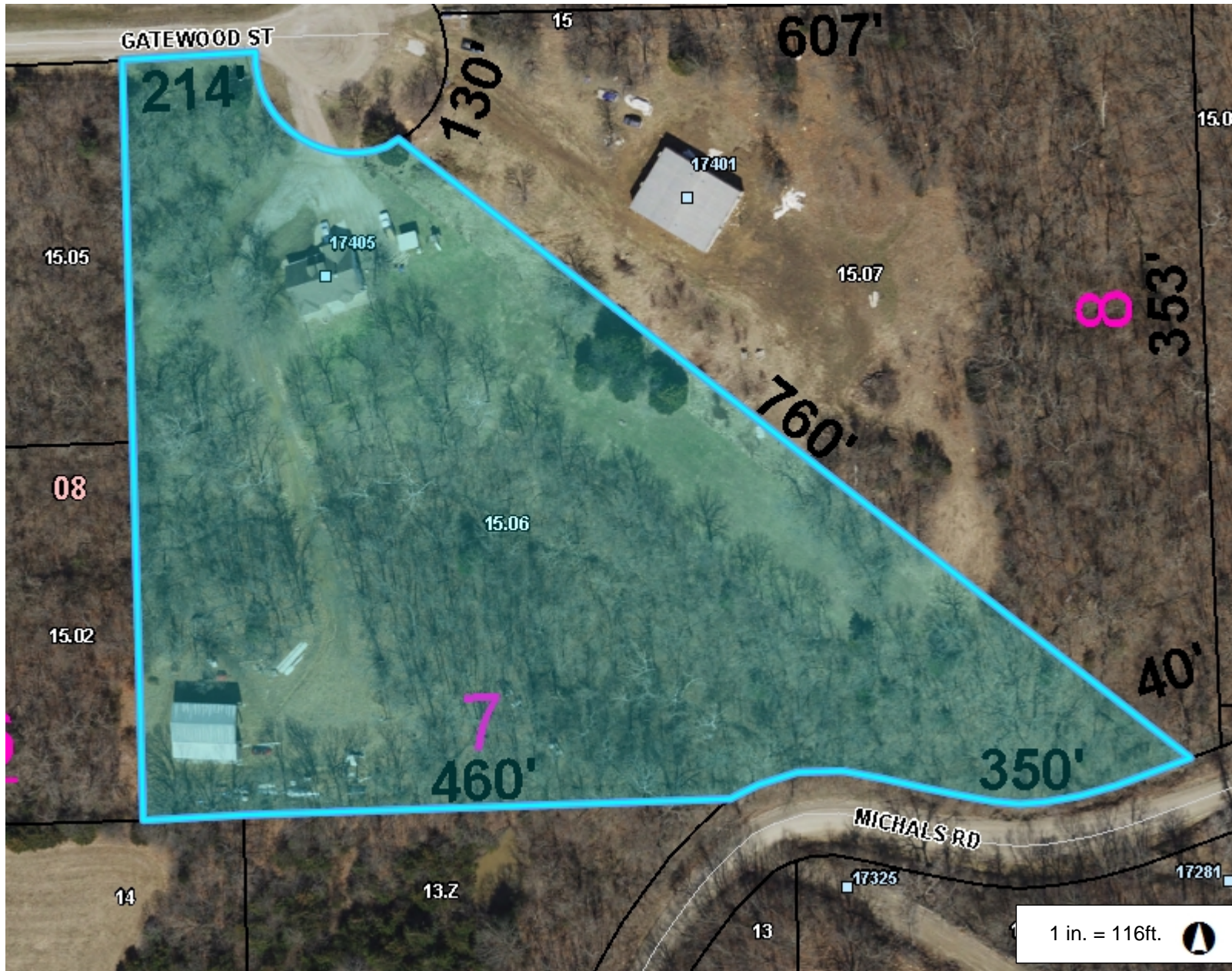
ACTION OPTIONS:

1. Recommend approval of Case No. DEV-20-158, Special Use Permit for Polhemus Mechanic Shop to the Board of County Commission, with Findings of Fact, and with or without conditions; or
2. Recommend denial of Case No. DEV-20-158, Special Use Permit for Polhemus Mechanic Shop to the Board of County Commission, with Findings of Fact; or
3. Continue the Public hearing to another date, time, and place.

ATTACHMENTS:

Narrative
Location/Aerial Maps
Memorandums

DEV-20-158 SUP Pohlemus



Legend

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

1 in. = 116ft.



232.0 0 116.00 232.0 Feet



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Voth, Krystal

From: Mitch Pleak <mpleak@olsson.com>
Sent: Tuesday, February 9, 2021 1:53 PM
To: Clements, Jared
Cc: Voth, Krystal; Noll, Bill; Anderson, Lauren; 019-2831
Subject: RE: DEV-20-158 SUP Polhemus Mechanic

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.

Jared,
The County has reported no weight restricted culverts long said routes. Olsson has no comments regarding the vehicle types proposed in regards to the existing gravel roadway bed or existing culverts. Public Works recommends the SUP route be limited to the northern route (Gatewood to 175th Street to K92). With the route connecting to a State route, it is typical for the County to ask the State for comments on said application. Has the State been contacted?

Thanks,

Mitch Pleak, PE

Project Engineer / Civil

D 913.748.2503

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



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[View Legal Disclaimer](#)

From: Clements, Jared <JClements@leavenworthcounty.gov>
Sent: Monday, February 1, 2021 10:44 AM
To: Mitch Pleak <mpleak@olsson.com>
Cc: Voth, Krystal <KVoth@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: RE: DEV-20-158 SUP Polhemus Mechanic

Good Morning Mitch,

After speaking with the applicant they specify that Grain Trailers weigh around 10,000 lbs, and will most commonly be brought to the property via semi-truck (16,000 – 17,000 lbs).
Let me know if you need any more information.

Thank you,

Jared

From: Mitch Pleak <mpleak@olsson.com>
Sent: Monday, February 1, 2021 9:58 AM
To: Clements, Jared <JClements@leavenworthcounty.gov>
Cc: Voth, Krystal <KVoth@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; Anderson, Lauren <LANderson@leavenworthcounty.gov>; 019-2831 <019-2831@olsson.com>
Subject: FW: DEV-20-158 SUP Polhemus Mechanic

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.

Jared,
Good morning. To full understand the proposed use, please have the applicant provide the average weight and size of the "grain trailers". Also, will the trailers be pulled by a semi-truck with an approximate weight between 16,000 to 17,000 lbs?

Thanks,

Mitch Pleak, PE

Project Engineer / Civil

D 913.748.2503

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



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From: Clements, Jared <JClements@leavenworthcounty.gov>
Sent: Friday, January 29, 2021 12:37 PM
To: Mitch Pleak <mpleak@olsson.com>
Cc: Voth, Krystal <KVoth@leavenworthcounty.gov>
Subject: RE: DEV-20-158 SUP Polhemus Mechanic

Hi Mitch,

I spoke with Mr. Polhemus about his anticipated traffic when scheduling a site visit for this afternoon, details below. Let me know if you need anything else

- **Vehicles Per Week:** 1-2
- **Time Frame:** between 7am to 7pm
- **Anticipated Routes:**
 - o Traffic from North – K92 > 175th > Gatewood
 - o Traffic from South – Eisenhower > 179th > Michals > 175th > Gatewood

- **Types of Vehicles:** Mr. Polhemus indicates that he does not work on personal vehicles, mostly working on Semi-Trucks (he specifies he anticipates they will never be loaded). He stated they approximately weigh between 16,000 & 17,000 lbs on average. Applicant also mentioned anticipating working on “Grain Trailers”, which he states are heavier (I am unfamiliar with this vehicle type).

Thanks Mitch,
Jared Clements

From: Mitch Pleak <mpleak@olsson.com>

Sent: Monday, January 4, 2021 4:52 PM

To: Clements, Jared <JClements@leavenworthcounty.gov>

Cc: Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 019-2831 <019-2831@olsson.com>

Subject: RE: DEV-20-158 SUP Polhemus Mechanic

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.

Jared,

The application has been reviewed. The applicant states the applied use will be for an occasional location to make repairs to commercial and agricultural vehicles and equipment. Please request the anticipated trips the applicant is planning for. Trips shall include anticipated vehicles per day/week/month including number of trucks, types of trucks, large equipment, trailers, and loads. Trips shall include customers, staff, deliveries, or other vehicles needed for the special uses permit. Provide time frames per day when the trips will be generated. There appears to be 3 routes to the site for operation as stated below. What will be the anticipate set route to the site for operations?

- Michals RD (west of 175th Street) to 175th Street to Gatewood Street to the Site.
- Michals RD (east of 175th Street) to 175th Street to Gatewood Street to the Site.
- K-92 to 175th Street to Gatewood Street to the Site.

Note, the requested above information will be used to determine if any further assessments or studies are needed.

Sincerely,

Mitch Pleak, PE

Project Engineer / Civil

D 913.748.2503

7301 W. 133rd Street, Suite 200

Overland Park, KS 66213

O 913.381.1170

olsson[®]

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From: Clements, Jared

Sent: Thursday, December 31, 2020 2:37 PM

To: Magaha, Chuck ; Van Parys, David ; Thorne, Eric ; Miller, Jamie ; Anderson, Lauren ; Johnson, Melissa ; Mitch Pleak ; Amanda.holloway@freestate.coop; 'tmgoetz@stjoewireless.com' ; firedistrict1@fd1lv.org

Subject: DEV-20-158 SUP Polhemus Mechanic

The Department of Planning & Zoning has received an application for a Special Use Permit regarding an Automotive Repair business.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by January 7, 2021.

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

Thank you,

Jared Clements
Planner II
Leavenworth County Planning and Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
(913)684-0465

SPECIAL USE PERMIT APPLICATION

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

Office Use Only

PID: _____ Date Received: DEC 22 2020
Township _____
Planning Commission Date: _____
Case No. _____ Date Paid 12/22/2020
Zoning District _____
Comprehensive Plan land use designation _____

APPLICANT/AGENT INFORMATION

NAME AIDEN POLHEMUS
ADDRESS 17405 GATEWOOD ST
CITY/ST/ZIP LEAVENWORTH, KS, 66048
PHONE 913 669 3749
EMAIL AMP MOBILE SRVC @ GMAIL.COM
CONTACT PERSON AIDEN

OWNER INFORMATION (If different)

NAME _____
ADDRESS _____
CITY/ST/ZIP _____
PHONE _____
EMAIL _____
CONTACT PERSON _____

PROPOSED USE INFORMATION

Existing and Proposed structures BARN - EXISTING
Reason for requesting a Special Use Permit PERFORM SERVICE/REPAIR OF COMMERCIAL EQUIPMENT "TRUCKS" ON SITE

PROPERTY INFORMATION

Address of property 17405 GATEWOOD ST LV, KS Parcel size 5+ ACRES
Current use of the property RESIDENTIAL
Does the owner live on the property? YES
Does the applicant own property in states or counties other than Kansas and Leavenworth County? NO

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

Signature [Signature] Date 12-21-2020

ATTACHMENT A

Narrative:

Proposed special use of property: 17405 Gatewood St Leavenworth, Ks 66048

Application for 10 year special use permit

Current use: Property is currently being used only to park one commercial vehicle(service truck).

Applied use: Property/ existing barn to be used as occasional location to make repairs to commercial and agricultural vehicles and equipment.

Hours of operation: Not to exceed 7am- 7pm Mon- Sat

Employees: Not to exceed owner Aiden Polhemus and spouse Marie Polhemus.

Signs: No signs are or will be located on the property, other than emergency contact information located on the building door.

Chemicals: Small quantities of cleaning solvents will be used on site, and indoors ie: parts washing solvent, but will be kept in approved containers and disposed of properly.

Fluids: Small quantities of oil's and coolants will be kept on site, in approved containers, indoors. Any used fluids will be stored in approved containers and disposed of properly. Used oils may be used in the future to produce heat with the use of a UL certified oil furnace.

Site polution: Special care will be taken to ensure that fluids or contaminants will not be leaked or spilled, but ossible polution could result from from a vehicle on site leaking fuel/oil/coolant on to the ground. Remedy: Pig Matt and drain pans will be used to contain or absorbe any fluids that may be leaking or spilled, all fluids contained will be stored in approved containers until those fluids can be properly disgarded. In the event that any fluid would soak into the ground, that soil would be removed and properly disposed of with the use of a spill kit.

Sewage: No additional sewage will be produced.

Water supply: No additional water will be used.

Noise: Some noise will be produced as can be associated with normal vehicle repairs, but that noise will made indoors, and should not be at a level audible to neighboring homes or propertys.

Odors/Fumes: No odors or fumes will be produced.

Accessory building: One existing Accessory building (barn) will be used as sole site of work to be performed on property.

Facility to be used to provide shelter for lengthy commercial and agricultural vehicle and equipment repairs year round.

Property use: Use of property will be year round but may increase during the winter months as it can be too cold to effectively perform repairs outdoors at customer locations

Proposed property use will give Amp Mobile Services the ability to provide a valuable mechanical repair service to commercial and agricultural customers in Leavenworth and neighboring counties.

Emergency: Emergency contact name and number will be located on the building door.

Storm, the House on property will be used as storm shelter in the event of a tornado.

A weather radio will be kept on site.

Evacuation: Building will be outfitted with a lighted exit sign.

Fire: Fire extinguishers will be kept on site and will be tested annually to maintain compliance.

Security lighting: There will be outdoor security lights installed on the front of the barn/shop to be used.

Parking: All company related vehicle and equipment parking will be done at the south/ west corner of the property near barn, as indicated on site plan.

Outdoor storage: Vehicles/ equipment waiting to be repaired will be stored outdoors, until time of repair. Additional fencing should not be required due to extensive number of existing trees surrounding the building and parking area.

Traffic: Traffic to enter From 92hwy via 175th St to Gatewood St, (OR) From Eisenhower Rd via 179th St to Michales Rd to 175th St to Gatewood St.

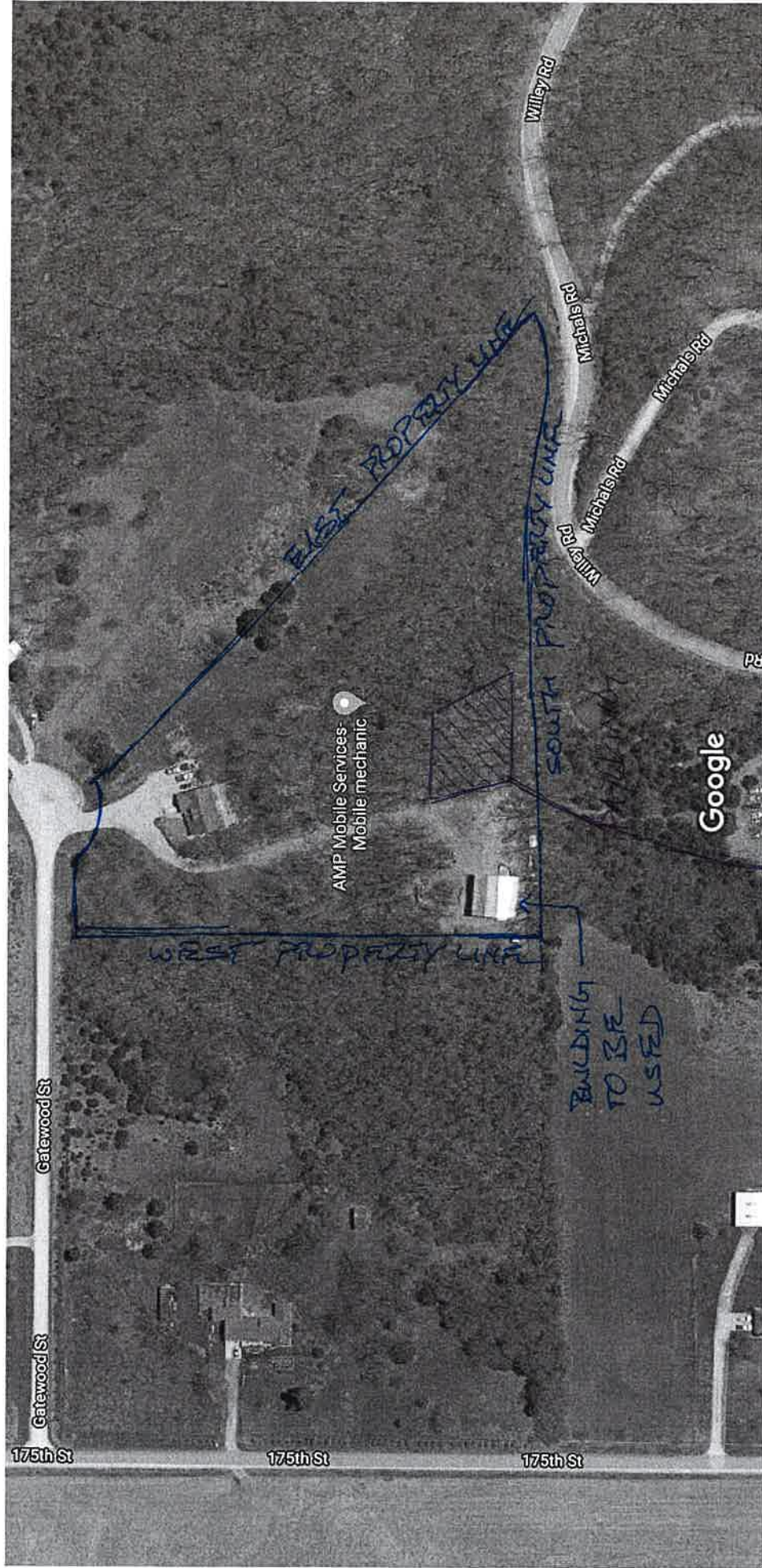
Only a small percentage of Jobs performed by Amp Mobile Service llc will be performed at this location.

Traffic Should not increase, currently company vehicle is being used to go off-site and make repairs, in some instances multiple trips may be required to make one repair, If Customer vehicles are brought to property, they will be delivered and then picked up,

eliminating the need for multiple trips from property to vehicle location for repair.

Compatibility: While this property is used primarily as residential, it is outside of city limits, and is neighboring to residential/ agricultural properties that keep commercial/ agricultural vehicles and equipment on site.

Google Maps



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft



Doc #: 2015R01945
 STACY R. DRISCOLL/REGISTER OF DEEDS
 LEAVENWORTH COUNTY
 RECORDED ON
 03/26/2015 09:37AM
 RECORDING FEE: 20.00
 INDEBTEDNESS: 0.00
 PAGES: 2

Entered in the transfer record in my office this
26 day of Mar, 2015
Jenni Klambauer
 County Clerk

Kansas Secured Title
 360 Santa Fe
 Leavenworth, KS 66048

TX0008408

GENERAL WARRANTY DEED
 (Statutory)

Daniel Edgerton and Marlene Edgerton, husband and wife

convey and warrant to

Aiden Polhemus and Marie Polhemus, husband and wife

as joint tenants with the right of survivorship and not as tenants in common

all the following REAL ESTATE in the County of LEAVENWORTH, and the State of Kansas, to-wit:

Lot 7 in HIDDEN MEADOWS SUBDIVISION PHASE 1, a subdivision of land in Leavenworth County, Kansas LESS ANY PORTION OF THE FOLLOWING LYING WITHIN THE BOUNDARIES OF SAID LOT 7:

Beginning at the Southeast corner of said Lot 8, in HIDDEN MEADOWS SUBDIVISION PHASE I; thence South 89° 22' 46" West along the South line of Lots 8 and 7 a distance of 400.00 feet; thence in a Northeasterly direction to a point on the East line of said Lot 8, said point being 50.00 feet North of the point of beginning; thence South along the East line of said Lot 8 a distance of 50.00 feet to the point of beginning,

for the sum of one dollar and other good and valuable consideration.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

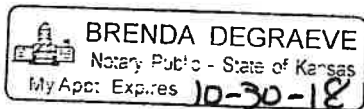
Dated this 25th day of March, 2015.

Daniel Edgerton
Daniel Edgerton

Marlene Edgerton
Marlene Edgerton

STATE OF KANSAS, LEAVENWORTH COUNTY:

The foregoing instrument executed was acknowledged before me this 25th day of March, 2015, by Daniel Edgerton and Marlene Edgerton, husband and wife.



Brenda Degraeve
Notary Public

My appointment expires: _____

Tax ID 2020 1-27630

Leavenworth County Treasurer
 Janice L. Van Parys
 300 Walnut St Ste 105
 Leavenworth, Ks. 66048-2725

ASSESSMENT		LEVY	116.926
CLASS	LAND	IMPROVEMENT	TAX
R	8,191	19,835	3,230.98
Total Val		28,026 Tax	3,230.98

M
A
I
L
T
O

POLHEMUS, AIDEN & MARIE
 17405 GATEWOOD ST
 LEAVENWORTH KS 66048-7715

PAYMENT INSTRUCTIONS
 TREASURER'S PHONE: 913-684-0434
 Make checks payable to Leavenworth County Treasurer. Interest will be charged after due date, if personal tax becomes delinquent the full tax becomes due. TREASURER IS NOT RESPONSIBLE FOR OMISSIONS, PLEASE MAKE SURE THAT ALL YOUR PROPERTY IS LISTED.

PROPERTY INFORMATION
 TAX UNIT 054 Twp-HIGH PRAIRIE TOWNSHIP
 USD 469 CAMA # 103-08-0-00-00-015.06-0
 Prop Addr: 17405 GATEWOOD ST 66048
 Sec-08 Twp-09 Rng-22E
 Subd-HIDDEN MEADOWS SUB PHASE I
 Acres-6.56
 HIDDEN MEADOWS PHASE I, S08, T09, R22E,
 ACRES 6.56, LOT 7 LESS A PT BEG SE COR,
 W400', NLY 350'(S), S50' TO POB

DISTRIBUTION OF TAX		TAX AMT
USD 469 - GENERAL		514.52
USD 469 - OTHER		678.88
USD 469 - BOND/INT NO.1		412.96
STATE		42.04
LEAVENWORTH COUNTY		1,035.45
HIGH PRAIRIE TWP.		22.90
N.E. KANSAS LIBRARY		37.86
FIRE DISTRICT #1		250.08
LOCAL SERVICE/COUNTY		236.29
Pay at www.kansastreasurers.org		
TOTAL TAX DUE		3,230.98
Paid as of 12/11/2020		1,615.49
Due 05/10/2021		1,615.49

Please remit appropriate payment stub with payment

LEAVENWORTH COUNTY
 FULL PAYMENT
 DUE 05/10/2021
 STATEMENT # 32999
 Full Amt 1,615.49
 Tax ID # 2020 1-27630
 POLHEMUS, AIDEN & MARIE



20200003299912

NO STATEMENT FOR SECOND HALF WILL BE MAILED.

Case No. DEV-21-022

TNT Baseball

Special Use Permit – Athletic Training Facility

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

Staff Report – Planning Commission

April 14, 2021

GENERAL INFORMATION:

Applicant/Property Owner: Trent West
 19897 178th Street
 Tonganoxie, KS 66086

Legal Description: A tract of land in the Northwest Quarter of Section 32, Township 10 South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas.

Location: 19897 178th Street, Tonganoxie, KS 66086

Parcel Size: ± 12 acres

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

Comprehensive Plan: This parcel is within the Residential (3 Units / Acre) land use category.

Parcel ID No.: 159-32-0-00-00-018.01

Planner: Joshua Gentzler

REPORT:

Request

The applicant is requesting a Special Use Permit for an Athletic Field for a baseball training facility.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 5 acres to over 80 acres in size.

Flood Plain

There are is a Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0238G July 16, 2015.

Utilities/Services

Sewer: Private septic system
 Fire: Stranger Township
 Water: Suburban
 Electric: FreeState

Access/Streets

The property is accessed by 178th Street, a County with a gravel surface ± 22' wide.

Agency Comments

See attached comments – Memo – Kyle Anderson – Planning and Zoning, March 3, 2021
 See attached comments – Email – Lauren Anderson – Public Works, Month day, 2021
 See attached comments – Memo – Chuck Magaha – Emergency Management, March 18, 2021
 See attached comments – Email – Janelle Phillips – Kansas Dept. of Water Resources, March 26, 2021
 See attached comments – Email – David Van Parys – County Counselor, March 2, 2021
 See attached comments – Email – Mark Bilquist –Stranger Township Fire Department, March 17, 2021
 See attached comments – Email – Amanda Tarwater – FreeState, March 2, 2021

Factors to be considered

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

1. Character of the neighborhood: The character of the neighborhood is rural; primarily rural residences, and agricultural uses.
2. Zoning and uses of nearby property: The surrounding properties are zoned RR-2.5, Rural Residential 2.5-acre minimum size parcels. The uses are rural residences and agricultural.
3. Suitability of the property for the uses to which it has been restricted: The property is within an area suited for rural residences and agricultural use. The use is allowed with approval of a Special Use Permit.
4. Extent to which removal of the restrictions will detrimentally affect nearby property: Nearby property could be affected by the dust created by induced demand on the roadway.
5. Length of time the property has been vacant as zoned: The property is not vacant.
6. Relative gain to economic development, public health, safety and welfare: The proposed use will provide income for the applicant and a service to the community.
7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area should be developed as a Residential area with a density of 3 Units per Acre.
8. Staff recommendation is for the approval of the Special Use Permit.

LOCATION	
Adjacent Residences	Adjacent residences are rural-suburban uses. The property adjacent to the north and west is used as an agricultural property. Property to the east is a 73-acre property used as a residential property. The property to the south is an 8-acre property used as a residential property.
Adjacent Zoning/Uses	Zoning in the area is RR-2.5 and are used primarily as rural residences and agricultural uses.
Density	The area is not densely populated.
Nearby City Limits	The city of Basehor is approximately 1.1 miles to the southeast of the property.
Initial Growth Management Area	The property is not located within an Urban Growth Management Area.

IMPACT	
Noise Pollution	This use will not cause prolonged noise pollution. The primary times of elevated noise levels will be on weekday evenings, between 5:00 PM and 8:00 PM, and on weekends between 9 AM and 8 PM, when teams and players arrive at the site to begin practice inside the facility.
Traffic	The use will create additional traffic in the evenings on weekdays and throughout the day on the weekends. Up to 22 vehicles may arrive each evening, during the week, and up to 66 vehicles on Saturday and Sunday. These vehicles will return at the end of practice to pick up their player at the facility. The operation does not employ any additional employees.
Lighting	The applicant does not have lighting other than security lighting and is not requesting lighting.
Outdoor Storage	The applicant does not store anything outside.
Parking	The applicant has made 12 parking spaces available for the customers.
Visitors/Employees	Typically, the business schedules at least one practice per day during the winter months. This would bring an estimated 9-12 players and coaches per practice, not including parents, Over the course of a week, this would equate to an estimated 63 to 84 customer visits.
Waste	The business generates normal household/commercial waste.

SITE COMPATABILITY	
Size of Parcel	The parcel is twelve (12) acres in size.
Zoning of Parcel	The parcel is zoned Rural Residential-2.5
Buildings (Existing & Proposed)	The applicant has a building on the property that is approximately 80x60. The baseball practices occur within this building.
Setbacks	Existing building meet the required setbacks.
Screening	The property is not fully screened. The property does have an existing tree line on the northeast corner of the property providing screening of the house and accessory building.

History

This is the applicant's first request for a Special Use Permit.

Staff Comments

The applicant is currently operating an indoor baseball training facility out of an 80' x 60' structure located at his home. The structure used for the indoor training was built in 2020. The building was permitted but Staff was not made aware of the purpose of the building at that time. The applicant states that the facility had over 30 practices each month from January to March, which is their forecasted busiest time of the season. This would induce an estimated 28-38 one-way trips per practice or 196-266 one-way trips per week.

The applicant has created a secondary access and parking area for access to the building from 178th Street. This access is located approximately 290 feet south of the existing driveway. The parking area has space for 12 vehicles and the applicant has plans to expand the parking space in the future. Parking one-site appears adequate for the needs of the business.

Staff has the following concerns regarding this business:

1. The potential for growth of the business would place a significant commercial endeavor in the midst of an area that is primarily agricultural and the placement of a commercial facility in this area could cause conflict in the future.
2. The amount of traffic induced by this business could cause additional dust along the gravel road.
3. There could be challenges accessing the property for both customers and neighbors during practice change-over times.

The recommendation of Staff is for approval of the Special Use Permit with conditions.

STAFF RECOMMENDATION:

The staff recommends approval of Case No. DEV-21-022, Special Use Permit for TNT Baseball with the following conditions:

1. The SUP shall be limited to a period of five (5) years.
2. The business shall be limited to the hours of 4 PM to 8 PM, Monday through Friday, and 9 AM to 6 PM on Saturday and Sunday.
3. The SUP shall be limited to no employees other than family.
4. The applicant shall adhere to the following memorandums:
 - a. Chuck Magaha – Emergency Management, March 18, 2021
 - b. Mark Billquist – Stranger Township Fire District, March 17, 2021
5. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
6. No on-street parking shall be allowed.
7. This SUP shall be limited to the Narrative dated February 25, 2021 submitted with this application.
8. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-21-022, Special Use Permit for TNT Baseball to the Board of County Commission, with Findings of Fact, and with or without conditions; or
2. Recommend denial of Case No. DEV-21-022, Special Use Permit for TNT Baseball, to the Board of County Commission, with Findings of Fact; or
3. Continue the Public hearing to another date, time, and place.

ATTACHMENTS:

Narrative
Location/Aerial Maps
Memorandums

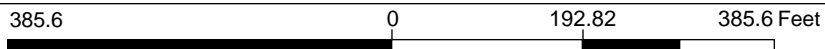
DEV-21-022 TNT Baseball SUP



Legend

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

1 in. = 193ft.



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

TNT BASEBALL ACADEMY – APPLICATION FOR SPECIAL USE PERMIT

PROJECT NARRATIVE

This is a request for Special Use Permit for TNT Baseball Academy to provide indoor baseball practice space and lessons to TNT baseball teams/players as well as other local teams. The facility was initially built for this purpose to create a place for our own teams to practice during the winter months. The method of operation will be to allow teams access to facility for 1 – 3 hours at a time. Teams will schedule stop times and start times at least 15 minutes apart to minimize traffic congestion.

The permit is requested for 10 year with varying utilization throughout year, but volume will be heaviest during winter months.

KEY INFORMATION

Hours of Operation: The hours of operation are 9 AM to 8 PM.

Employees: Staffing consists of myself, Trent West and my wife, Erika West.

Signs: There are no signs for the business. We do not expect to drive business through traffic so do not plan on using signs.

Chemicals Used: None

Lubricants/Oils/Fluids: None

Sewage Disposal: None

Water Supply: There is no water to the facility currently. We may consider adding a restroom at some point.

Noise/Sounds Caused: Limited. Noise will generally be contained to within the facility.

Odors/Fumes: None

Accessory building to be used: We will use the building on our property for the business. The building is a 60 ft x 80 ft wooden pole barn with 14 ft walls. The building has concrete flooring under artificial turf, inside perimeter netting, and two large batting cages.

The reason that makes the pole barn in question appropriate for proposed use is that it is large and contains all necessary baseball equipment to hold practices and lessons for local teams.

The building is believed to be compatible with other parcels near the site as the parking and building are completely on our property.

Outdoor displays/advertising: None

Equipment: All equipment is baseball related will be contained to the building

Alcohol Service: None

Dust Control: N/A

Emergency/Safety: There are 3 exits from the building – 2 large overhead garage doors and an entrance door. Fire extinguishers are present within the building. If needed, shelter can be taken in the basement of our home during severe weather.

Outdoor Storage: None at this time

Security Lighting: We have a security light on the cul de sac used for drop off and pick up

Will this be in the existing home? No, we have a separate building on the property that will be used.

Traffic: Traffic to and from the facility will come from the north and south of the property via 178th Street. Vehicular access to and from the building will be provided by existing access driveway that leads to the building on the West side of 178th Street. Cul-de-sac drop off and off-street parking will be provided on property and will accommodate up to 12 vehicles.

RESPONSES FROM TNT BASEBALL ACADEMY, LLC

Staff Comments

1. Generally speaking, we expect facility usage to be seasonal with the peak of activity expected in the winter months (January through March). While we have the ability to accommodate up to 6 time slots on Saturday and Sunday and 2 slots on weekdays, we have not, and do not expect to, run at maximum capacity even in the peak season. Please refer to question 3 for more information on expected facility usage.
2. The facility is intended to be used by one team at a time with an average of 11 kids and 2-3 coach/parents in the facility at a time.
3. We have provided two scenarios below to estimate the expected range of vehicle trips.

Scenario 1 – Expectation based off of current activity

Below is what we expect usage to be by month based on actual activity to date and projected usage for the remainder of the 2021:

- January – 33 practices
- February – 37 practices
- March – 33 practices
- April – 15 practices
- May – 13 practices
- June – 14 practices
- July – 4 practices
- August – 8 practices
- September – 13 practices
- October - 15 practices
- November – 12 practices
- December – 9 practices

We expect an average of 11 cars per practice and expect that 25% of the cars will drop off and return to pick up (i.e. 4 trips vs 2 trips for those that stay). Based on this activity, we estimate that over the course of a year, there will be **16 vehicle trips per day**.

Total # of practices	206
Avg # of cars per practice	<u>11</u>
Total # of cars	2,266
# of cars per day	6
Total # of trips (assuming 25% leave and return)	5,665
# of trips per day (assuming 25% leave and return)	16

Scenario 2 – Expectation based on long-term growth

Our long-term goal is to bring local teams at varying age levels under the TNT brand. We currently have 3 teams under the TNT brand and other non-TNT teams that rent the facility for practice. Our goal is to have up to 8 teams under the TNT brand which would substantially reduce or eliminate the ad hoc rental of the facility. If and when we are able to achieve this goal, we would estimate that the **maximum vehicle trips per day over the course of a year would be 36.**

Total # of practices	472
Avg # of cars per practice	11
Total # of cars	5,192
# of cars per day	14
Total # of trips (assuming 25% leave and return)	12,980
# of trips per day (assuming 25% leave and return)	36

4. All trips are expected to be passenger vehicles. We do not expect any large trucks, equipment, trailers, loads or deliveries. Vehicle trips are expected to occur between the hours of 9 am to 8 pm on Saturdays and Sundays and 5 pm – 8 pm on weekdays. We do not have staff beyond the owners who reside on the property.
5. We do not expect to expand the number of employees beyond the owners who reside on the property.
6. This was addressed as part of the building permit process. Please refer to Leavenworth County Residential Permit attached.
7. Proof of insurance will be provided as and when requested by the County.

FEMA Comments

1. The building was erected outside of the floodplain which was also addressed for building permit approval. Please refer to Leavenworth County Residential Permit attached.

Stranger Township Fire Department Comments

1. We will add an additional exit on the North side of the building to address this concern.
2. We will add a pathway for emergency vehicles to access the building from the end of the existing cul de sac.
3. Per further discussion with the Tonganoxie fire chief, we believe there is adequate parking for the expected traffic volume.
4. Sanitary facilities are located in the residence. We are always home when the building is used and have allowed for this access without issue. The residence has 3 bathrooms that can be used.

From: [Van Parys, David](#)
Sent: Tuesday, March 2, 2021 8:07 AM
To: [Gentzler, Joshua](#)
Cc: [Voth, Krystal](#)
Subject: RE: DEV-21-022 Special Use Permit - TNT Baseball Academy

Lighting and traffic would appear to be the primary concerns. Fortunately for me, they are out of my purview.

From: Gentzler, Joshua
Sent: Monday, March 1, 2021 5:35 PM
To: Mark Bilquist (stfdchief1760@gmail.com) ; Amanda Holloway (Amanda.holloway@freestate.coop) ; 'Travis@SuburbanWaterInc.com' ; Janelle Phillips (Janelle.Phillips@ks.gov) ; Anderson, Kyle ; Anderson, Lauren ; Magaha, Chuck ; Miller, Jamie ; Mitch Pleak ; Thorne, Eric ; Van Parys, David
Subject: DEV-21-022 Special Use Permit - TNT Baseball Academy

The Department of Planning and Zoning has received an application for a Special Use Permit for a Commercial Athletic Field. This is a batting cage/practice facility for baseball/softball players, located at 19897 178th Street, Tonganoxie, KS 66086.

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 Tuesday, March 9th.

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

Thank you,

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

Gentzler, Joshua

From: Amanda Tarwater <amanda.holloway@freestate.coop>
Sent: Tuesday, March 2, 2021 8:15 AM
To: Gentzler, Joshua
Subject: Re: DEV-21-022 Special Use Permit - TNT Baseball Academy

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FreeState Electric has no objection to this request.

Thank you,

Amanda Tarwater
Member Account Coordinator



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

From: "Gentzler, Joshua" <JGentzler@leavenworthcounty.gov>
Date: Monday, March 1, 2021 at 5:35 PM
To: "Mark Bilquist (stfdchief1760@gmail.com)" <stfdchief1760@gmail.com>, Amanda Tarwater <amanda.holloway@freestate.coop>, "Travis@SuburbanWaterInc.com" <Travis@SuburbanWaterInc.com>, "Janelle Phillips (Janelle.Phillips@ks.gov)" <Janelle.Phillips@ks.gov>, "Anderson, Kyle" <KAnderson@leavenworthcounty.gov>, "Anderson, Lauren" <LAnderson@leavenworthcounty.gov>, "Magaha, Chuck" <CMagaha@leavenworthcounty.gov>, "Miller, Jamie" <JMiller@leavenworthcounty.gov>, Mitch Pleak <MPleak@olsson.com>, "Thorne, Eric" <ethorne@leavenworthcounty.gov>, "Van Parys, David" <DVanParys@leavenworthcounty.gov>
Subject: DEV-21-022 Special Use Permit - TNT Baseball Academy

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The Department of Planning and Zoning has received an application for a Special Use Permit for a Commercial Athletic Field. This is a batting cage/practice facility for baseball/softball players, located at 19897 178th Street, Tonganoxie, KS 66086.

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

Thank you,

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



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

To: Krystal Voth
Director

From: Kyle Anderson
Environmental Tech/Code Enforcement

Date: March 3, 2021

RE: Trent West
Case DEV-21-022, Special Use Permit
19897 178th St
Tonganoxie, KS 66086
PID# 159-32-0-00-00-018.01

Our department received a Special Use Permit application for TNT Baseball Academy at the above listed location. This business was found to be operating without a SUP, however, when a letter was sent to Mr. West he immediately contacted me to determine what needed to be done to get the property into compliance. A SUP application was submitted promptly.

Thank you,

Kyle Anderson
kanderson@leavenworthcounty.gov

From: [Mark Billquist](#)
Sent: Wednesday, March 17, 2021 3:31 PM
To: [Gentzler, Joshua](#)
Subject: Re: DEV-21-022 Special Use Permit - TNT Baseball Academy

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- 1) Lack of adequate exiting - Construct a second separate walk through exit from the building.

- 2) Fire Department Access Restriction - Construct an all weather path from the parking area to the building

- 3) Lack of Adequate parking - Improve parking area to allow enough space for emergency vehicles to maneuver

- 4) No Sanitary Facilities - install a bathroom in the building or place a portable toilet next to it.

On Wed, Mar 17, 2021 at 3:24 PM Gentzler, Joshua <JGentzler@leavenworthcounty.gov> wrote:

Mr. Billquist,

Great, glad to hear it. So we have record of this, what are the ways the applicant can address your original concerns?

Joshua Gentzler

[Planning & Zoning](#)

From: Mark Billquist <stfdchief1760@gmail.com>
Sent: Tuesday, March 16, 2021 3:26 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: Re: DEV-21-022 Special Use Permit - TNT Baseball Academy

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.

Mr. Gentzler,

Yes, I spoke with John Zimbelman who is the friend and also Fire Chief in Tonganoxie. We spoke about my suggestions and John was going to see that each was addressed by the property

owner. In regards to #4, it was suggested that a porta potty be placed near the building. It was also agreed that an all weather side walk be placed between the parking area and the building, that the parking area be improved, and that another walk through doorway be built.

I know Chief Zimbleman and feel that he will be able to communicate these needs to the owner. Call me if you have any questions or concerns. 913-369-0510

Mark Billquist

On Tue, Mar 16, 2021 at 3:11 PM Gentzler, Joshua <JGentzler@leavenworthcounty.gov> wrote:

Hi Mark,

I just got off the phone with the applicant on this case. Have you been approached by a friend of the Mr. West's to discuss how the property could address your concerns? Mr. West said that had occurred. If so could you provide the details on what was relayed to Mr. West or his friend?

In addition, how would you suggest the applicant could address your concerns for the use of the property? In regards to concern 4, the applicant does open his home to the teams when the necessity arises. Would that satisfy your concern?

If you have any questions, please feel free to reach out via email or phone (913-684-0464).

Thank you,

Joshua Gentzler

[Planning & Zoning](#)

From: Mark Billquist <stfdchief1760@gmail.com>

Sent: Tuesday, March 9, 2021 2:40 PM

To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>

Cc: Amanda Holloway (Amanda.holloway@freestate.coop)

<Amanda.holloway@freestate.coop>; Travis@SuburbanWaterInc.com; Janelle Phillips

(Janelle.Phillips@ks.gov) <Janelle.Phillips@ks.gov>; Anderson, Kyle

<KAnderson@leavenworthcounty.gov>; Anderson, Lauren

<LAnderson@leavenworthcounty.gov>; Magaha, Chuck

<CMagaha@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>;

Mitch Pleak <MPlcak@olsson.com>; Thorne, Eric <ethorne@leavenworthcounty.gov>; Van

Parys, David <DVanParys@leavenworthcounty.gov>

Subject: Re: DEV-21-022 Special Use Permit - TNT Baseball Academy

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Stranger Township Fire Department does not recommend the granting of this Special Use Permit due to following concerns:

- 1) Lack of adequate exiting
- 2) Fire Department Access Restriction
- 3) Lack of Adequate parking
- 4) No Sanitary Facilities

I can provide further details if needed.

Mark Billquist

Stranger Township Fire Chief

On Mon, Mar 1, 2021 at 5:35 PM Gentzler, Joshua <JGentzler@leavenworthcounty.gov> wrote:

The Department of Planning and Zoning has received an application for a Special Use Permit for a Commercial Athletic Field. This is a batting cage/practice facility for baseball/softball players, located at 19897 178th Street, Tonganoxie, KS 66086.

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 Tuesday, March 9th.

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

Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0464

--

Mark Billquist

Stranger Township Fire Chief

Midwest Regional Treasurer 10-33 Foundation

[913-369-0510](tel:913-369-0510) mobile

stfdchief1760@gmail.com

"Sometimes your joy is the source of your smile, but sometimes your smile can be the source of your joy." – Thich Nhat Hanh

--

Mark Billquist

Stranger Township Fire Chief

Midwest Regional Treasurer 10-33 Foundation

[913-369-0510](tel:913-369-0510) mobile

stfdchief1760@gmail.com

"Sometimes your joy is the source of your smile, but sometimes your smile can be the source of your joy." – Thich Nhat Hanh

--

Mark Billquist
Stranger Township Fire Chief

Midwest Regional Treasurer 10-33 Foundation
[913-369-0510](tel:913-369-0510) mobile
stfdchief1760@gmail.com

"Sometimes your joy is the source of your smile, but sometimes your smile can be the source of your joy." – Thich Nhat Hanh

MEMO

To: Krystal Voth
From: Chuck Magaha
Subject: Baseball facility
Date: April 8, 2021

Krystal, thank you for the opportunity in review the recent special use permit submitted by Trent West for an additional building to add to their current Parcel. The suggestion I have would be the requirement of a contingent plan for the applicant in all hazard planning pertaining to their facility. The center would be responsible to provide safe shelter in the event of dangerous weather or other emergencies. The applicant needs to consider fire protection, IE. Escape routes posted, notification procedures and emergency contacts to be posted throughout the facilities. The applicant needs to be able to address the public during severe weather, sheltering in the event of tornados or high winds or flood. An all hazard weather radio needs to be placed in the facility and monitored for impending alerts that may affect the area. Smoke detectors placed throughout the gathering points of the center. A sign posted on the outside of the facility of emergency contacts for emergency responders to make contact if the applicant is not present during the emergency. I would caution that this parcel sits on a flood way for the creek that runs adjacent to the location of this facility. They would have to meet the flood criteria as set out through our NFIP. I have no further comments to make at this time.

From: [Phillips, Janelle \[KDA\]](#)
Sent: Friday, March 26, 2021 3:50 PM
To: [Gentzler, Joshua](#)
Subject: RE: DEV-21-022 Special Use Permit - TNT Baseball Academy

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Based on this information it appears that Leavenworth County issued a permit for the building that was not in the floodplain, therefore a state permit is not required.

Janelle Phillips, P.E.*, CFM
Stream Obstruction Team Lead
Water Structures Program
Division of Water Resources
Kansas Department of Agriculture
1320 Research Park Drive
Manhattan, KS 66502
Office: 785-564-6656
Cell: 785-307-8292
Janelle.phillips@ks.gov
*licensed in KS, MO, CO

From: Gentzler, Joshua [mailto:JGentzler@leavenworthcounty.gov]
Sent: Friday, March 26, 2021 2:22 PM
To: Phillips, Janelle [KDA]
Subject: RE: DEV-21-022 Special Use Permit - TNT Baseball Academy

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Janelle,

This is an existing building. It was built in 2020.

He submitted a site plan in 2020 that I've attached to this email. Its pretty hard to read, but on the plan, the building was supposed to be built in the back corner as close to the property line as he could (15 feet from the west boundary and north boundary line). He says that he stayed out of the floodplain because he knew about it and Kyle warned him that he needed to stay out of the floodplain. We don't inspect buildings and can't verify that the building was put where he said it would be, but the Applicant was aware of the presence/location of the floodplain and told us he would place it out of the floodplain.

Hope that helps,

Joshua Gentzler
[Planning & Zoning](#)

From: Phillips, Janelle [KDA] <Janelle.Phillips@ks.gov>
Sent: Thursday, March 25, 2021 3:55 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: RE: DEV-21-022 Special Use Permit - TNT Baseball Academy

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Joshua –

I am very confused. Is the building existing or proposed? It appears that a building permit was already issued for the building by Kyle Anderson. Do you have a site plan to go with that permit?

Janelle Phillips, P.E. *, CFM
Stream Obstruction Team Lead
Water Structures Program
Division of Water Resources
Kansas Department of Agriculture
1320 Research Park Drive
Manhattan, KS 66502
Office: 785-564-6656
Cell: 785-307-8292
Janelle.phillips@ks.gov
*licensed in KS, MO, CO

From: Gentzler, Joshua [<mailto:JGentzler@leavenworthcounty.gov>]
Sent: Thursday, March 25, 2021 3:29 PM
To: Phillips, Janelle [KDA] <Janelle.Phillips@ks.gov>
Subject: RE: DEV-21-022 Special Use Permit - TNT Baseball Academy

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

Janelle,

We've heard back from the applicant on this project and attached his response to this email. I've also attached the applicant's building permit application (RES-20-052) which he references. How would you like us to proceed?

Joshua Gentzler
[Planning & Zoning](#)

From: Phillips, Janelle [KDA] <Janelle.Phillips@ks.gov>
Sent: Tuesday, March 2, 2021 11:35 AM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: RE: DEV-21-022 Special Use Permit - TNT Baseball Academy

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.

I see it. Tell him to redesign it to not be in the floodplain at all including the parking lot and drive or hire a surveyor.

From: Gentzler, Joshua [<mailto:JGentzler@leavenworthcounty.gov>]
Sent: Tuesday, March 2, 2021 11:30 AM
To: Phillips, Janelle [KDA]
Subject: RE: DEV-21-022 Special Use Permit - TNT Baseball Academy

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

Janelle,

One last thing before I tell him that he needs to get a surveyor to prove the building is out of the floodplain. Did you see the applicant's markup on page six of the application? He estimates the building there and our code investigator says his drawing is slightly too large and out of scale for the actual size of the building.

Thanks for bearing with my questions.

Joshua Gentzler
[Planning & Zoning](#)

From: Phillips, Janelle [KDA] <Janelle.Phillips@ks.gov>
Sent: Tuesday, March 2, 2021 10:26 AM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Mark Bilquist (stfdchief1760@gmail.com) <stfdchief1760@gmail.com>; Amanda Holloway (Amanda.holloway@freestate.coop) <Amanda.holloway@freestate.coop>; 'Travis@SuburbanWaterInc.com' <Travis@SuburbanWaterInc.com>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Magaha, Chuck <CMagaha@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Mitch Pleak <MPleak@olsson.com>; Thorne, Eric <ethorne@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>
Subject: RE: DEV-21-022 Special Use Permit - TNT Baseball Academy

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.

The proposed location of the building is within a FEMA delineated Floodplain. The building must be elevated so that the finish floor is 1 foot above Base Flood Elevation. A state permit will be required to place fill in the floodplain.

Janelle Phillips, P.E. *, CFM
Stream Obstruction Team Lead
Water Structures Program
Division of Water Resources
Kansas Department of Agriculture
1320 Research Park Drive
Manhattan, KS 66502
Office: 785-564-6656
Cell: 785-307-8292

Janelle.phillips@ks.gov

*licensed in KS, MO, CO

From: Gentzler, Joshua [<mailto:JGentzler@leavenworthcounty.gov>]

Sent: Monday, March 1, 2021 5:35 PM

To: Mark Bilquist (stfdchief1760@gmail.com) ; Amanda Holloway (Amanda.holloway@freestate.coop) ; 'Travis@SuburbanWaterInc.com' ; Phillips, Janelle [KDA] ; Anderson, Kyle ; Anderson, Lauren ; Chuck Magaha ; Miller, Jamie ; Mitch Pleak ; Thorne, Eric ; Van Parys, David

Subject: DEV-21-022 Special Use Permit - TNT Baseball Academy

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

The Department of Planning and Zoning has received an application for a Special Use Permit for a Commercial Athletic Field. This is a batting cage/practice facility for baseball/softball players, located at 19897 178th Street, Tonganoxie, KS 66086.

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 Tuesday, March 9th.

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

Thank you,

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

April 6, 2021

Leavenworth Planning and Zoning Department
300 Walnut Street, #30
Leavenworth, Kansas 66048

Attn: Joshua Gentzler

RE: Parcel ID number: 159-32-0--00-00-0018.01
Trent West and TNT Baseball Academy Permit

This letter is to address the permit request by Trent West to establish a baseball academy located at 19897 178th Street in Tonganoxie Kansas. The hearing date is Wednesday April 14th and we would like to address our concerns about this permit request.

We live at 20102 178th Street which is the same street the facility would be located. This is a rural home community which was chosen for it's quiet and peaceful surroundings. We have lived at this location for over 35 years and for most of those years we suffered through dust from the rock road. We personally paid to have the road in front of our home chip and sealed however after several winters the snow plows dug up our investment. Four years ago I initiated a signed petition with 12 homeowners on this road to have chip and seal placed along over half of a mile in front of our homes at a cost of \$2000.00 per household with a guarantee that the county would maintain the pavement. The snow plow damaged the pavement and we were advised that the area we paid for would be black topped. Last summer the county did black top the area we homeowners paid \$24,000.00 for as well as a portion of the street from Highway 24/40 for approximately a mile but did not include the middle section of this street which includes the property in question requesting the permit. This raises a huge dust concern as well as extreme use of the pavement that we personally paid for. Since the county neglected to pave the complete street of 178th, for

what ever reason, and has completely paved every road east, west, north and south of us, it becomes apparent that those households which submitted their \$2000.00 should be reimbursed for the commercial use of this roadway.

It has been noted the property around the standing building was deemed for an outdoor baseball field in what is considered Hog Creek flatland. We strongly oppose this for traffic reasons, noise and field lighting reasons as well. Again, this is a rural home community and not commercial properties.

We are deeply concerned the owners requesting the permit did not designate the building as a business permit originally. How many persons are to be allowed inside the building at a time and has a limit been established? Are they covered by proper insurance and paying the appropriate taxes for a income earning facility?

We ourselves are baseball loving fans and have a son who is a JV high school coach with a grandson playing on the team, a second grandson and granddaughter that plays summer ball so our opposition to this permit is not against our favorite sport. It is the fact of deception, traffic along our normally quiet road, invasive amounts of dust, wear and tear on the pavement we have personally paid for, noise and bright outdoor lighting. We strongly request that the permit to have tournament baseball at the standing facility and any future facilities at this location be denied.

Sincerely,

A handwritten signature in cursive script, appearing to read "Patricia Staples". The signature is written in black ink and is positioned above the typed name.

Thomas and Patricia Staples
20102 178th Street
Tonganoxie, KS 66086

My New Mailing Address:
20270 168th St.
Basehor, KS 66007

RoseAnna Hendricks

3/25/21

913-669-2964

To: Leavenworth County Planning & zoning Dept.

Re: Special Use Permit (DEV-21-022) request:

A tract of land located in the Southwest
Quarter of Section 32, Township 10 South,
Range 22 East of the 6th P.M. Leavenworth
County, Kansas also known as 19897 178th St.

Requested by Trent West

Parcel ID #: 159-32-0-00-00-018.01

I have 12 acres of property off of 178th I
purchased from my Dad over 50 years ago. I
have left it wooded and have not built a
home yet but maybe one of my Sons will
some day. Over the years we have enjoyed
the woods & creek for walking, mushroom
hunting and the serenity of silence and hearing
nature. Currently my 6 grandchildren are
enjoying these simple pleasures in life.
This is still the "country" to all of us. Basehor
is a small community and we already have the
"Field of Dreams" which I supported for many
years; and it keeps growing. Why bring another one
to the country here... more traffic & more people.
For these reasons I DO NOT APPROVE ^{the} _{it}

April 7, 2021

TO WHOM IT MAY CONCERN:

We are writing to voice our concern about the baseball training facility that was built down the street from our house. We have several concerns. One of which is the deceitful way the building was constructed. If they decided to go with the “better to ask forgiveness than permission” avenue, what’s to prevent them from adding on—they have plenty of room.

Another concern is how many extra cars will be going up and down our street now—the part of street that I paid to have chip and sealed! I would like to be reimbursed for my part of that payment since a business, of which you will be gaining monetarily from by taxes received from them, will be using our road.

One last concern is that the area in front of their unit is still gravel. The constant use of that road still presents a dust issue for our houses. This will be multiplied with more traffic.

PLEASE do not give them permission to carry on with this business.

Respectfully submitted,



Daniel J. Morgan

20050 178th Street

Tonganoxie, KS 66086



Patricia A. Morgan

Case No. DEV-21-029
Mortsolf Laydown Yard
Special Use Permit – Laydown Yard & Repair Facility
Public Hearing Required

Staff Report – Planning Commission

April 14, 2021

GENERAL INFORMATION:

Applicant/Property Owner: Scott Mortsolf
31962 235th Street
Easton, KS 66020

Legal Description: A tract of land in the Southeast Quarter of Section 18, Township 08 South, Range 21 East of the 6th P.M, in Leavenworth County, Kansas.

Location: 31962 235th Street, Easton, KS 66020

Parcel Size: ± 5 acres

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

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

Parcel ID No.: 064-18-0-00-00-007.00

Planner: Joshua Gentzler

REPORT:

Request

The applicant is requesting a Special Use Permit for a Laydown Yard & Repair Service Facility.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 3 acres to over 70 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0200G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Easton
Water: Rural Water District 12
Electric: Evergy

Access/Streets

The property is accessed by 235th Street, a Local County Road with a gravel surface ± 22' wide.

Agency Comments

See attached comments – Email – Kyle Anderson – Planning and Zoning, March 3rd, 2021
See attached comments – Email – Lauren Anderson – Public Works, March 3rd, 2021
See attached comments – Email – Chuck Magaha – Emergency Management, April 5, 2021
See attached comments – Email – David Van Parys – County Counselor, March 3rd, 2021

Factors to be considered

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

1. Character of the neighborhood: The character of the neighborhood is rural; primarily rural residences, and agricultural uses.

2. Zoning and uses of nearby property: The surrounding properties are zoned RR-2.5, Rural Residential 2.5-acre minimum size parcels. The uses are rural residences and agricultural.
3. Suitability of the property for the uses to which it has been restricted: The property is within an area suited for rural residences and agricultural use. The use is allowed with approval of a Special Use Permit
4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area will not likely be detrimentally affected by the storage of materials or repairs of vehicles. There is not significant noise associated with the business operations. There are very few visitors and little come-and-go traffic to the site.
5. Length of time the property has been vacant as zoned: The property is not vacant.
6. Relative gain to economic development, public health, safety and welfare: The proposed use will provide income for the applicant.
7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area as low-density residential.
8. Staff recommendation is for the approval of Special Use Permit with conditions.

LOCATION	
Adjacent Residences	Adjacent residences are rural-suburban uses. Most properties to the north and east are on 30-acre parcels, or larger. Parcels to the south and west range from 3-acre parcels to over 20 acres in size.
Adjacent Zoning/Uses	Zoning in the area is RR-5 and are used primarily as rural residences and agricultural uses.
Density	The area is not densely populated.
Nearby City Limits	The city of Easton is approximately 1/10 th of a mile to the south of the property.
Initial Growth Management Area	The property is located within the City of Easton's Urban Growth Management Area.

IMPACT	
Noise Pollution	This use will not cause prolonged noise pollution. The primary times of elevated noise levels will vary, based on the applicant's schedule.
Traffic	The use will create a slight increase in traffic in the morning and evening, depending on the schedule of the applicant.
Lighting	The applicant does not have lighting other than security lighting and is not requesting lighting.
Outdoor Storage	The applicant stores a number of boats and vehicles outside near an existing shop.
Parking	The applicant has ample parking space as he has no employees.
Visitors/Employees	Typically, there is one customer who brings a vehicle to the site a week.
Waste	The business generates contracting waste and other waste consistent with vehicle repair. This waste is properly disposed of according to KDHE standards.

SITE COMPATABILITY	
Size of Parcel	The parcel is five (5) acres in size.
Zoning of Parcel	The parcel is zoned Rural Residential-2.5
Buildings (Existing & Proposed)	The applicant has a shop on the property that is approximately 32 x 48. A lean-to has been constructed to attach to the shop. Tools and equipment for the business are stored in the shop and in the lean-to.
Setbacks	Existing building meet the required setbacks.
Screening	The applicant is using existing landscaping to screen a portion of the storage yard on the northeast corner of the property. Additionally, the applicant is using a fenced area to screen additional storage.

History

This is the applicant's first request for a Special Use Permit.

Staff Comments

The applicant is requesting a Special Use Permit for the operation of a Laydown Yard, Auto Repair facility, and boat storage facility.

The applicant is currently operating a construction business based from this property. He is the only employee of his business, while he hopes to hire another employee at a future date. The applicant uses the property mainly to store excess materials from jobsites that the applicant can use at a later date on other jobsites. The applicant utilizes an existing shop/lean-to structure with a total footprint of 50' x 70' for a limited amount of business material storage area and utilizes open space on his property for the majority of the excess construction materials. The applicant performs repairs to boats and vehicles in his shop. Most vehicles waiting to be repaired are stored behind the fence line to the Northeast of the shop. The applicant stores excess materials in the shop, the lean-to, and outside to the south and southeast of the shop.

The applicant also stores and repairs boats on his property. He estimates there has been an average of 12-16 boats in storage on the property, including his own boats. Currently, there are 9 boats in storage or waiting for repair on the property. The applicant stores these boats north of the tree line to the east of his shop.

Lastly, the applicant works on a part-time basis as a mechanic for friends and family. He utilizes the shop to repair the vehicles when he has the time to do so. Customers will leave the vehicles for extended periods on his property until the applicant completes the repairs. The applicant stated that it is customary for vehicles to wait 3 or more weeks for repairs. Currently, he has 4 customer vehicles on the property waiting repairs. In total, the businesses create no more than one additional visit (two one-way trips) per week as the applicant has very few vehicle repair customers.

STAFF RECOMMENDATION:

The staff recommends approval of Case No. DEV-21-029, Special Use Permit for Mortsolf Laydown Yard, with the following conditions:

1. The SUP shall be limited to a period of five (5) years.
2. The applicant shall keep all boats and vehicles stored on-site for any length of time to be placed behind the existing fence line and tree line northeast of the shop.
3. The applicant shall store all excess construction materials inside existing structure.
4. The business shall be limited to the hours of 6:30 am to 6:00 pm, Monday through Friday.
5. The SUP shall be limited to two (2) employees.
6. The applicant shall not store parts or junk vehicles outside.
7. The applicant shall not store unregistered vehicles on-site.
8. The SUP shall be limited to 15 total vehicles, boat and automotive combined, at any time on the property.
9. The applicant shall adhere to the following memorandums:
 - a. Chuck Magaha – Emergency Management, April 5, 2021
10. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
11. No on-street parking shall be allowed.
12. This SUP shall be limited to the Narrative dated February 26, 2021 submitted with this application.
13. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

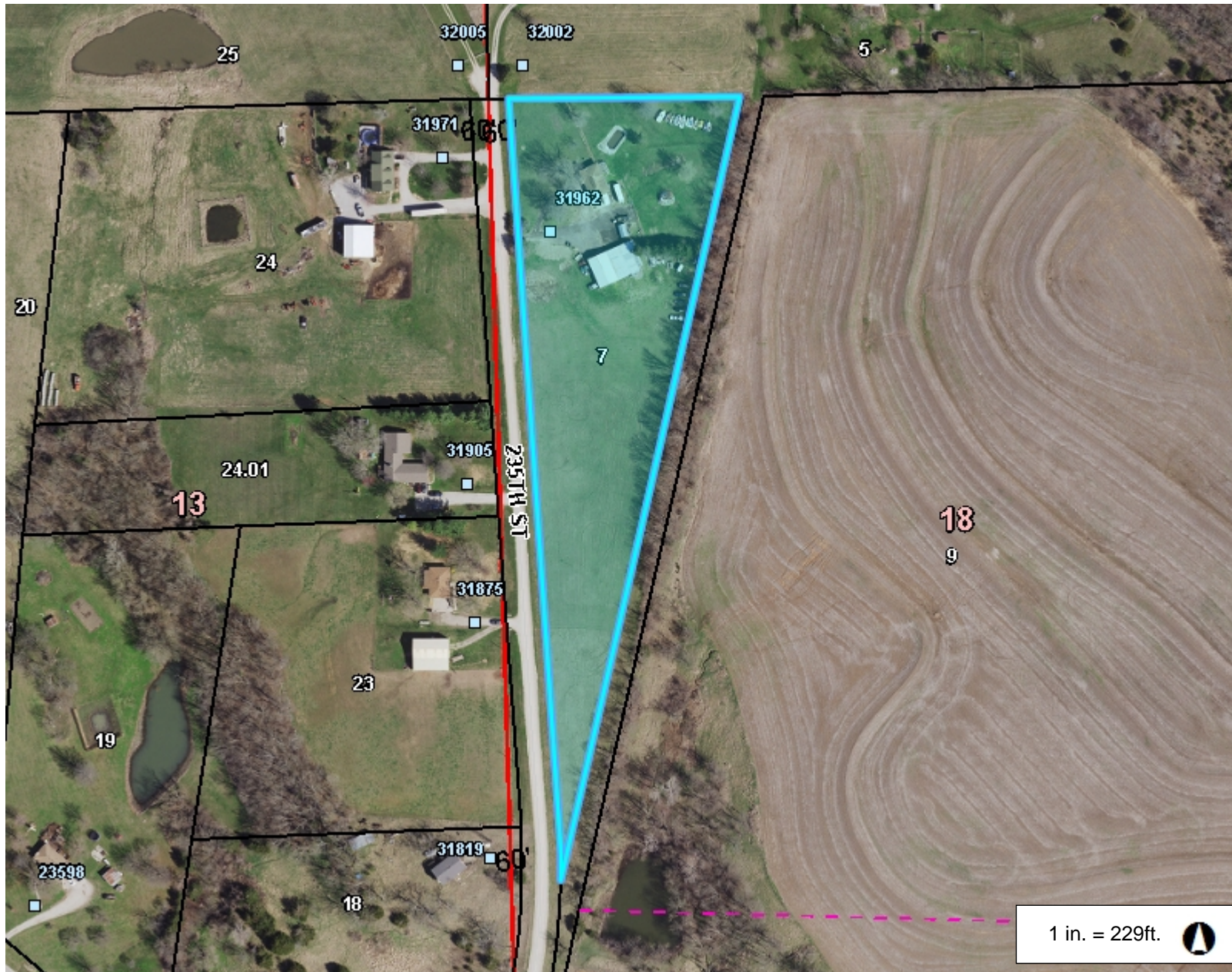
ACTION OPTIONS:

1. Recommend approval of Case No. DEV-21-029, Special Use Permit for Mortsof Laydown Yard, to the Board of County Commission, with Findings of Fact, and with or without conditions; or
2. Recommend denial of Case No. DEV-21-029, Special Use Permit for Mortsof Laydown Yard, to the Board of County Commission, with Findings of Fact; or
3. Continue the Public hearing to another date, time, and place.

ATTACHMENTS:

Narrative
Location/Aerial Maps
Memorandums

DEV-21-029 Mortsof SUP



Legend

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

1 in. = 229ft.



458.3 0 229.17 458.3 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

Notes

The current use of the proposed area is storage of boats and vehicles for repairs, storage of equipment, trailers and building materials for my remodeling and construction businesses.

The proposed use of the area is the same, storage of boats and vehicles for repairs, storage of equipment, trailers and building materials for my remodeling and construction business.

Hours of operation are 8:00 AM to 5:00 PM. Monday thru Friday. Except for New Years, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day will be closed.

Employees consist of me, my wife and hopefully one more in the future.

I do not plan on any signage installed on property. The only advertisement will be on my tool trailer or on my vehicle(s).

Gasoline, diesel and motor oil are the fluids being used. The diesel and gasoline is stored in a fuel cell and or plastic fuel jugs. The oil is in plastic jugs and plastic drum. The used oil is disposed at a mechanic shop in the city.

The proposal will not add or use any more sewage or water than what we use now living on the property.

The proposal should not cause any more noise, sounds, odors, ~~or~~ fumes or dust than all the farming that is all around the area that I am asking for the permit.

The only advertising that will be on the proposed area will be what is on my tool trailer and vehicle(s).

MAINTENANCE, EQUIPMENT, PARKING AND STORAGE IS SHOWN ON THE ATTACH SHEET THAT I HAVE PROVIDED.

THERE IS NO ALCOHOL SERVICE IN PROPOSED AREA,

THERE SHOULD NOT BE NO USED FOR DUST CONTROL IN PROPOSED AREA.

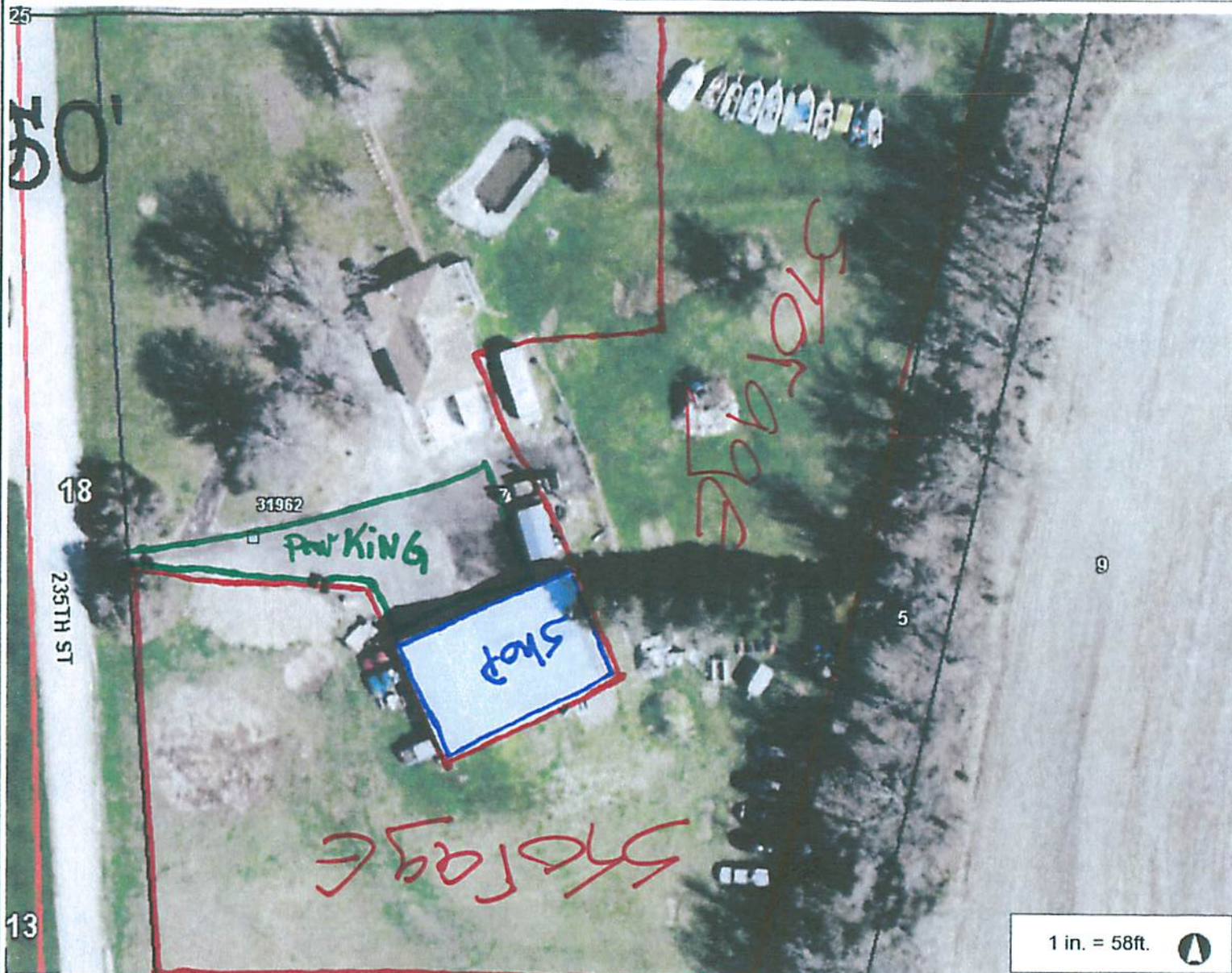
EMERGENCY CONTACTS ARE 913-706-5701 SLOTT MORISOLF, 913-683-9339 STEPHANIE MORISOLF. THE BASEMENT OF ARE HOUSE IS ARE SHELTER AREA. OUR CELL PHONES IS WHAT WE USE FOR ARE WEATHER RADIO. THE EVACUATION PLAN ARE TO GET OUT OF ANY OF THE FOUR DOORS IN THE BARN THAT HAS A FIRE EXTINGUISHER NEARBY THEM.

PART OF STORAGE AREA IS ALREADY FENCED IN AND PART OF IT IS NOT FENCED.

I HAVE SECURITY LIGHTS ON FRONT OF BARN, FRONT AND SIDE OF HOUSE, PLUS A STREET LIGHT ON EAST SIDE BETWEEN HOUSE AND BARN.

THE TRAFFIC WILL STAY CLOSE TO THE SAME AS IT IS FROM ALL THE DAYS TO DAY TRAFFIC NOW. IT WILL BE ME AND MY WIFE TRAVELING UP AND DOWN THE ROAD UNTILL I FIND ANOTHER EMPLOYEE. SO THERE WILL BE ONE TO THREE EMPLOYEES TRAVELING ROADWAY. THERE WILL BE VERY LITTLE DELIVERIES TRAFFIC TO SHOP CAUSE I EITHER PICK STUFF UP MY SELF OR HAVE STUFF DELIVERED STRAIGHT TO OTHER JOB SITES.

Leavenworth County, KS



Legend

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

Notes

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

To: Krystal Voth
Director

From: Kyle Anderson
Environmental Tech/Code Enforcement

Date: March 3, 2021

RE: Scott Mortsolf
Case DEV-21-029, Special Use Permit
31962 235th St
Easton, KS 66020
PID# 064-18-0-00-00-007.00

Our department received a Special Use Permit application for a Contractor Laydown Yard located at the above listed location. We have received one complaint for the storage of junk, debris, and boats on the property. It was this complaint that led us to finding the business being run on the property. A new policy is in effect resulting in a violation being sent to codes court after 30 days. When a citation was sent to Mr. Mortsolf he quickly contacted us to bring his parcel into compliance. The property is much more organized than it was at the time of my initial site check. The codes court case has been extended until May 26, 2005 to allow the SUP case to be properly reviewed and voted on. It has been determined if the SUP is issued, Senior County Counselor, David Van Parys will ask for the dismissal of the court case.

Thank you,

Kyle Anderson
kanderson@leavenworthcounty.gov

From: [Van Parys, David](#)
Sent: Tuesday, March 2, 2021 8:09 AM
To: [Gentzler, Joshua](#)
Subject: RE: DEV-21-029 Special Use Permit - Storage & Contractor Yard

Josh, Appears to be of minimal impact.

From: Gentzler, Joshua
Sent: Monday, March 1, 2021 5:43 PM
To: RWD 12 (water12@embarqmail.com) ; James Herken (james.herken@yahoo.com) ; Tyler Rebel (Tyler.Rebel@westarenergy.com) ; Anderson, Kyle ; Anderson, Lauren ; Magaha, Chuck ; Miller, Jamie ; Mitch Pleak ; Thorne, Eric ; Van Parys, David
Subject: DEV-21-029 Special Use Permit - Storage & Contractor Yard

The Department of Planning and Zoning has received an application for a Special Use Permit for a Storage Facility & Contractor Laydown Yard & Repair, located at 31962 235th Street, Easton, KS 66020.

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 Tuesday, March 9th.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at [jgentzler@LeavenworthCounty.Gov](mailto:jgentzler@leavenworthcounty.gov).

Thank you,

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

From: [Anderson, Lauren](#)
Sent: Thursday, March 4, 2021 11:55 AM
To: [Gentzler, Joshua](#); [Mitch Pleak](#); [Noll, Bill](#)
Subject: RE: DEV-21-029 Special Use Permit - Storage & Contractor Yard

Josh,

I have pulled traffic incident reports and there appears to be no records of incidents directly related to this SUP.

There are no known structures with weight limits from K-192 to this residence.

As the only employees currently are the owners of the property and they only hope to grow by a single employee, this would not drastically increase any traffic and Public Works does not have any comment for the SUP.

Lauren

From: Gentzler, Joshua
Sent: Monday, March 1, 2021 5:43 PM
To: RWD 12 (water12@embarqmail.com) ; James Herken (james.herken@yahoo.com) ; Tyler Rebel (Tyler.Rebel@westarenergy.com) ; Anderson, Kyle ; Anderson, Lauren ; Magaha, Chuck ; Miller, Jamie ; Mitch Pleak ; Thorne, Eric ; Van Parys, David
Subject: DEV-21-029 Special Use Permit - Storage & Contractor Yard

The Department of Planning and Zoning has received an application for a Special Use Permit for a Storage Facility & Contractor Laydown Yard & Repair, located at 31962 235th Street, Easton, KS 66020.

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 Tuesday, March 9th.

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

Thank you,

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

MEMO

To: Krystal Voth
From: Chuck Magaha
Subject: Mortsoft repair and Storage
Date: April 8, 2021

Krystal, I have reviewed the special use permit for the operation of a automotive repair and storage shop, by Scott Mortsoft. I would ask that maybe a sign within in the shop be posted stating emergency procedures in the event of severe weather, fire or medical emergency events and a sign posted on the outside of the building with 24-hour emergency contacts. I would also like to see a plan of proper disposal of used oils, fuels, tires and used goods be addressed for this site. I would still ask that a All Hazard weather alert radio be placed within the facility to alert of hazards approaching for staff and customers. A severe weather plan should be developed of where would the staff and customers go for safety. No outdoor burning should be allowed for commercial generated waste. A tour of the facility for the local fire department for pre-planning should be accommodated in the event of incident at this location. I have no further comments at this time. If you have any questions please call me at 684-0455.

Case No. DEV-21-018
Variance from Minimum Required Road Frontage

Public Hearing Required

Staff Report – Board of Zoning Appeals

April 14, 2021

GENERAL INFORMATION:

Applicant/ Owner: Gary and Cindy Meyer

Legal Description: A portion of land in the Northwest Quarter of Section 25, Township 10 South, Range 22 East in Leavenworth County, Kansas

Location: Approximately 1000' north of Parallel Road and ½ mile northwest of Tonganoxie.

Parcel Size: ± 81 acres

PID No.: 157-25-0-00-00-002.04

Zoning: RR 2.5, Rural Residential, 2.5-acre minimum lot area.

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

Floodplain: There are no Special Flood Hazard Areas on this parcel.

Planner: Krystal A. Voth

REPORT:

Request

The applicant is requesting a variance for the required 200' of road frontage.

Utilities/Services

Sewer: None
Fire: Fairmount
Water: Cons. Rural District 1
Electric: Evergy

Access/Streets

Access is provided via two sections of road frontage on 147th Street. The north road frontage is 64.95 feet wide, while the south road frontage is 82.63 feet wide.

Factors to be considered

A request for a variance may be granted in such individual case, upon a finding that all of the following conditions have been met (KS Statutes 12-759):

- (A) *The variance requested arises from such condition which is unique and which is not ordinarily found in the same zoning classification, and is created by the zoning regulations and not by an action or actions of the property owner or the applicant;*

The parcel was created after multiple land divisions which stripped the parcel of the necessary 200' of road frontage. The majority of the land divisions occurred more than 25 years previous. The current property owner was not responsible for the land division.

- (B) *The granting of the variance will not adversely affect the rights of adjacent property owners or residents;*

The applicant is seeking this variance with the intent of obtaining building permits in the future. The granting of this variance will allow one Single-family home to be constructed on this 81-acre parcel. The area is designated as Rural Residential 2.5-acre zoning. The granting of the variance will not

adversely impact the intent of the zoning regulations or the rights of adjacent property owners or residents.

(C) The strict application of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application;

The strict application of the zoning regulations would result in the applicant not being able to obtain a building permit for a single-family residence.

(D) The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

The requested variance would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare of the community.

(E) Granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations.

The parcel has been in the current configuration for more than 25 years. The current use of the property is agriculture. Granting the variance will allow one single family home to be built on the parcel which is over 80 acres in size. This will not be opposed to the general spirit and intent of the zoning regulations.

Variance Background

The property has been vacant, except for an existing barn, for more than 50 years. The parcel has been in the current configuration for more than 25 years and the current owner was not responsible for any of the previous land divisions. The multiple land divisions ultimately stripped the road frontage from the parcel resulting in less than the required 200' of frontage. The applicants state they have farmed the land since at least 1999 and now wish to continue agricultural operations while also building a home on the property.

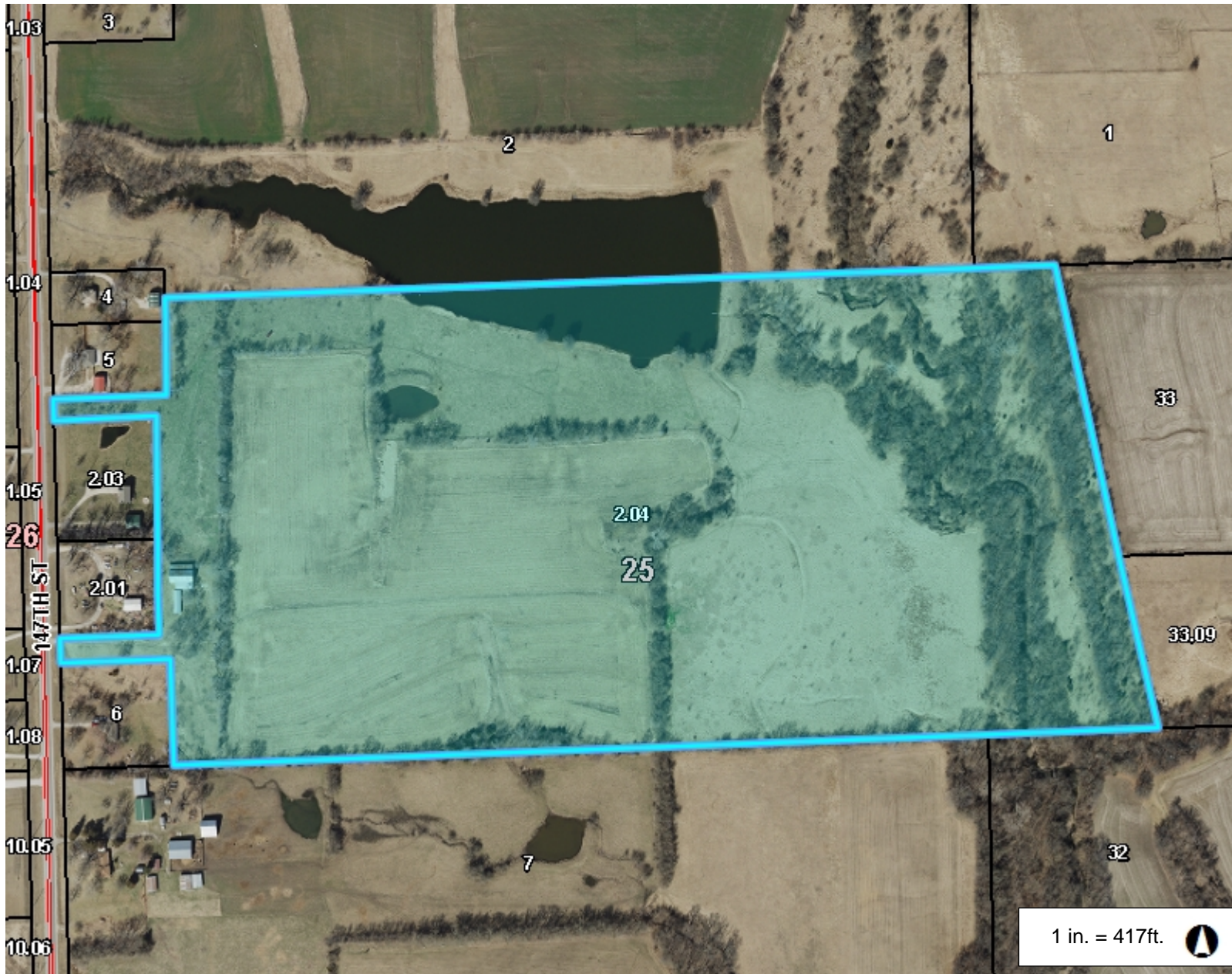
ACTION OPTIONS:

1. Approve Case No. DEV-21-018, variance from the required road frontage.
2. Deny Case No. DEV-21-018, variance from the required road frontage.
3. Continue the public hearing on the variance at another date, time, and place.

ATTACHMENTS


Aerial Picture
Narrative

DEV-21-018 Meyer Variance



Legend

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

1 in. = 417ft. 

833.3 0 416.67 833.3 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

Notes

BOARD OF ZONING APPEALS APPLICATION

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

Office Use Only

Case No. DEY-21-018

PID: 157-25-0-00-00-002.04

Township _____

BZA Hearing Date 4/14/21

ACTION _____ Date Received 2/22/21 Date Paid 2/22/21

Zoning District _____

Comprehensive Plan land use designation _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME <u>Gary D or Cindy M Meyer</u>	NAME _____
ADDRESS <u>PO Box 1156</u>	ADDRESS _____
CITY/ST/ZIP <u>Olathe KS 66051</u>	CITY/ST/ZIP _____
PHONE <u>913-284-5986</u>	PHONE _____
Email Address <u>grandpagary6@gmail.com</u>	Email Address _____

GENERAL INFORMATION

Description of Appeal or Variance – Attach narrative addressing the Factor to be Considered (last page of application packet) to this application.

PROPERTY INFORMATION

Address of Property _____

Parcel size 30 acres

Present improvements or structures 2 Barns

Current use of the property? agricultural

I, the undersigned am the (circle one) owner/authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for an appeal/variance as indicated above.

Signature Gary D. Meyer Cindy M Meyer Date 2/19/21

ATTACHMENT A

Dear Members of the Zoning Board,

Thank you for taking the time to read this narrative concerning our request for a variance.

Calvin Meyer purchased the farm ground from William Lewis, in the 1960's. This ground has been farmed since it was purchased. I, Gary, inherited the ground in 1999, when my father died. There was not enough frontage to obtain a building permit when I inherited it, and has continued to be farm ground under my ownership. I would like to build a home on that ground. The house will be set back on the land so that it would not affect the neighboring homes.

My health is declining due to Parkinson Disease and I currently travel from west of Olathe, Ks, to maintain the ground. In addition to maintaining the land, I have been trying to work on restoring the barn there, that is over 120 years old.

This variance would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. Granting the variance desired will not affect the general spirit and intent of the zoning regulations for this area.

Our only intent is to live in a home on the property, and continue maintaining the farmland. In June, 2019, our 46 year old son, died unexpectedly. He fished the pond, hunted the land, and even took his family camping there. It is our desire to be able to spend our final years where our son loved to spend his time. This home will be small and out of sight. We want to make the property look better for the passerby and the neighbors, as well as our future generations.

I appreciate your time in reading this and considering our request.

Sincerely,


Gary D Meyer





HAHN SURVEYING

PO BOX 41
LANSING, KANSAS 66043
(913) 547-3405
hahnsurvey@gmail.com

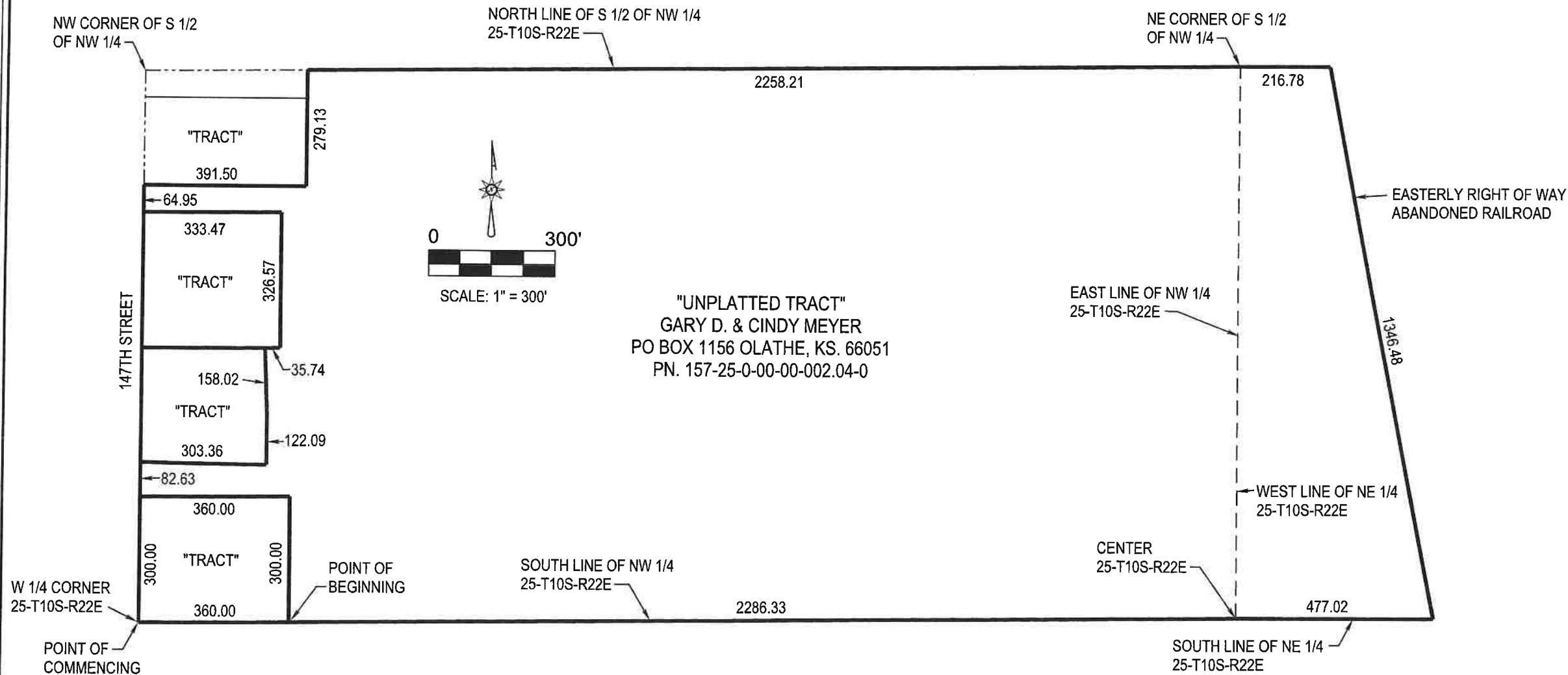
MEYER DESCRIPTION

Date: February 21, 2021

A tract of land in the south half of the northwest quarter and the south half of the northeast quarter of section 25-T10S-R22E of the 6th p.m., Leavenworth County, Kansas, Described as follows: Commencing at the west quarter corner of said section 25; Thence, east along the south line of said northwest quarter to the point of beginning of this tract; Thence, north, 300.00 feet; Thence, west, 360.00 feet to the west line of said northwest quarter; Thence, north, 82.63 feet along said west line; Thence, east, 303.36 feet; Thence, north, 122.09 feet, Thence, north 158.02 feet; Thence, east 35.74 feet; Thence, north, 326.57 feet; Thence, west, 333.47 feet to the west line of said northwest quarter; Thence, north, 64.95 feet along said west line; Thence, east 391.50 feet; Thence, north, 279.13 feet to the north line of the south half of said northwest quarter; Thence, east, 2258.21 feet along said north line to the northeast corner of the south half of the said northwest quarter; Thence, east 216.78 feet to the easterly right of way of abandoned railroad; Thence, southeasterly 1346.48 feet along said right of way to the south line of the northeast quarter of said section 25; Thence, west along said south line 477.02 feet to the center of section 25; Thence, west along the south line of the northwest quarter, 2286.33 feet to the point of beginning.
Contains 81.71 acres, more or less, including road right of way.



"EXHIBIT"



NOTE:
 1. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.
 2. NO FIELD WORK IS IMPLIED.



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