

LEAVENWORTH COUNTY PLANNING COMMISSION

Agenda for the Regular Meeting of 6:00 P.M., Wednesday, August 11, 2021
County Courthouse - 300 Walnut Street - Leavenworth, Kansas 66048
www.leavenworthcounty.gov

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes**
5. **Secretary's Report**
6. **Administrative Business**
7. **Declarations: (if necessary)**
 - A. Declarations of receipt of communications by Planning Commissioners
 - B. Disclosure of ex-parte communications for each hearing item
 - C. Declarations of abstention from specific agenda items by a Commissioner
8. **Approval of Agenda**
9. **Consent Agenda**
 - A. **Case DEV-21-085 Emerald Estates** – *Continued from the July Meeting*
Consideration of a Preliminary Plat – Emerald Estates on the following described property: A tract of land in the Southwest Quarter of the Northwest Quarter of Section 32, Township 9 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.
Also known as 00000 Seymour Road (PID 109-32-0-00-00-004.02)
 - B. **Case DEV-21-110 & 111 Rolling K Acres**
Consideration of a Preliminary and Final Plat – Rolling K Acres on the following described property: A tract of land in the Northwest Quarter of Section 34, Township 11 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.
Also known as 00000 Hemphill Road (PID: 198-34-0-00-00-004.01)
10. **Regular Agenda**
 - A. **Case DEV-21-108 & 109 Ward's Ridge**
Consideration of a Preliminary and Final Plat – Ward's Ridge on the following described property: A tract of land in the northeast fractional quarter of Section 5, Township 11 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.
Also known as 00000 Hatchell Road (PID: 193-05-0-00-00-001.21)
 - B. **Case DEV-21-102 Sign Basehor School District**
Consideration of a request for sign permits for Basehor-Linwood USD 458 for the following described property: Lot 1 of the South Elementary Plat, in Leavenworth County, Kansas.
Also known as 14440 178th Street (PID: 189-32-0-00-00-008.00)

C. Case DEV-21-093 Dusselier Boat Storage

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

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

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

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

D. Case DEV-21-106 Rezoning from RR-5 to RR-2.5

Consideration of an application for a rezoning request from the RR-5 zoning district to the RR-2.5 zoning district of the following described property: A tract of land in the Southeast Quarter of Section 15, Township 12 South, Range 20 East of the 6th P.M. in Leavenworth County, Kansas.

Also known as 25800 Linwood Road (PID: 215-15-0-00-00-022.00)

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

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

E. Case DEV-21-107 Rezoning from RR-5 to RR-2.5 – Continued to September Meeting

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

Also known as 00000 Sandusky Road (PID: 193-07-0-00-00-006.00 & 194-18-0-00-00-007.00)

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

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

F. Case DEV-21-116 Text Amendments

Consideration of an application for amendments to the 2006 Leavenworth County Zoning and Subdivision Regulations:

Article 3 – Definitions

Article 19 – Table of Uses

Article 57 – Renewable Energy Conversion Systems

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

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

Adjournment of Planning Commission

11. Board of Zoning Appeals

1. Roll Call

A. Case DEV-21-101 (Variance Request)

Consideration of a request for a Variance from the Leavenworth County Zoning and Subdivision Regulations under Article 41, Section 6 which requires a minimum parcel size of 3 acres for a second driveway.

Also known as 16963 Auburn Court (PID: 188-33-0-00-00-014.00)

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

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

Adjournment of Board of Zoning Appeals

Next meeting date:

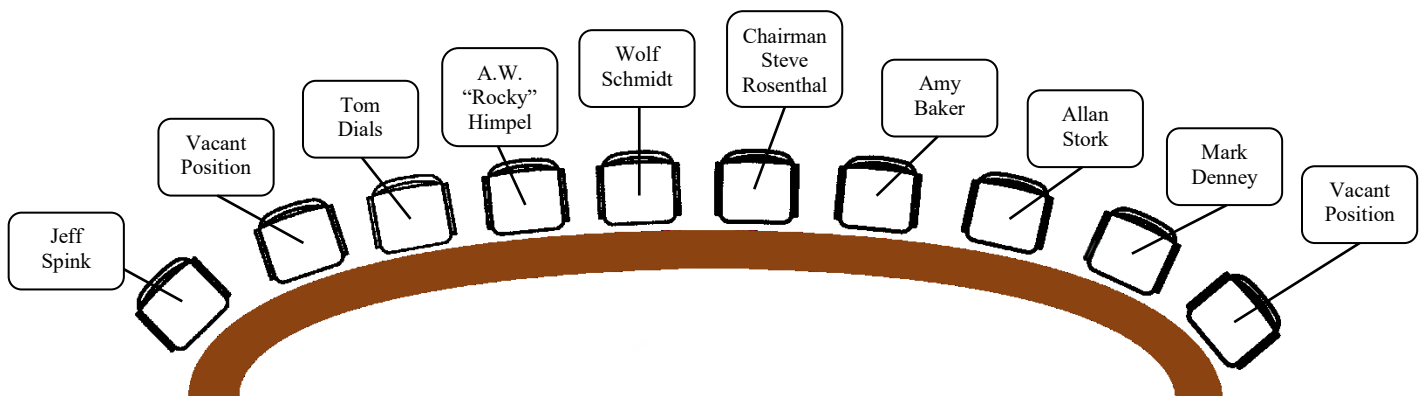
Wednesday, September 8, 2021 5:30 PM – Regularly Scheduled Meeting

For More Information

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

Contact Stephanie Sloop – 913-684-0465

Planning Commission Seating Chart 2021

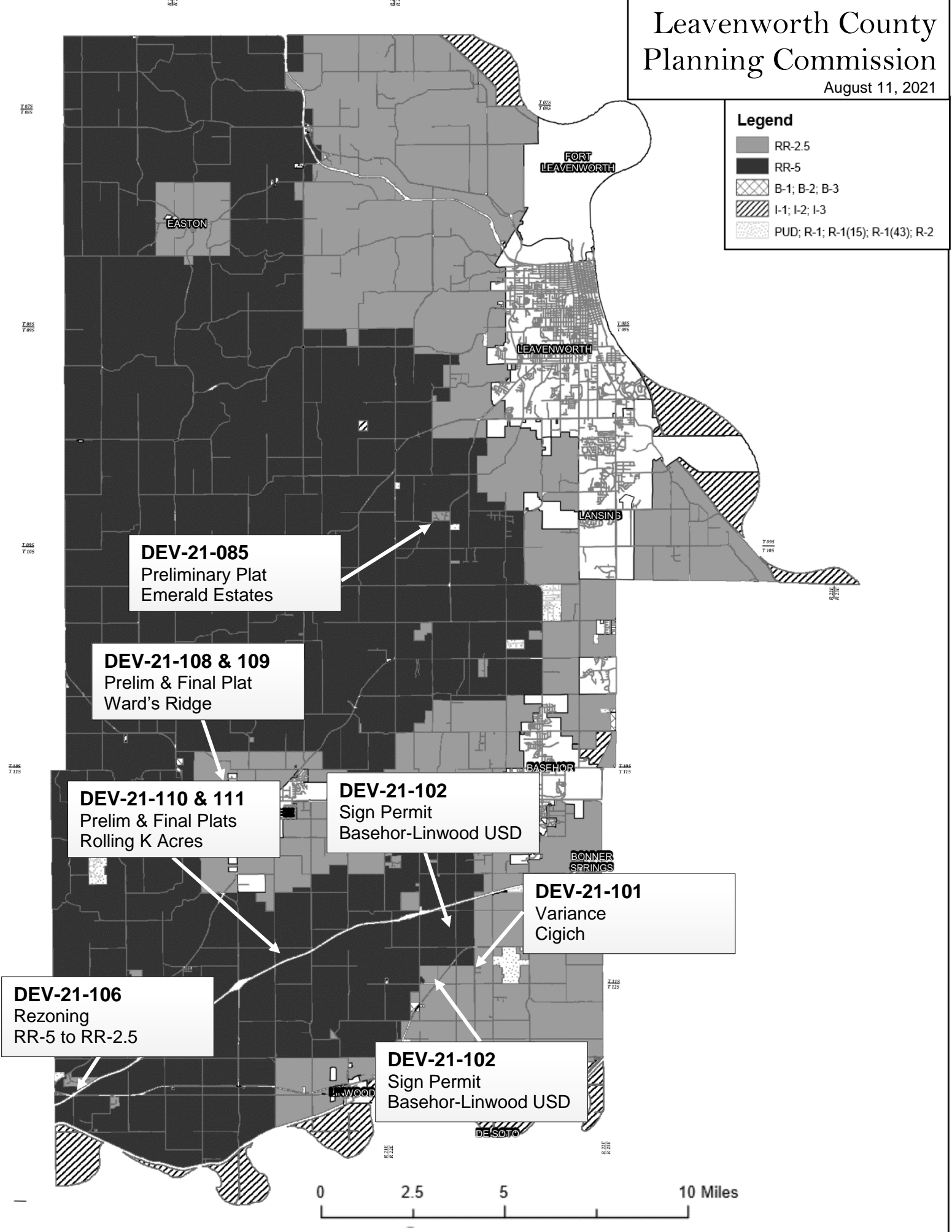


Leavenworth County Planning Commission

August 11, 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-21-085
Preliminary Plat
Emerald Estates

DEV-21-108 & 109
Prelim & Final Plat
Ward's Ridge

DEV-21-110 & 111
Prelim & Final Plats
Rolling K Acres

DEV-21-102
Sign Permit
Basehor-Linwood USD

DEV-21-101
Variance
Cigich

DEV-21-106
Rezoning
RR-5 to RR-2.5

DEV-21-102
Sign Permit
Basehor-Linwood USD



*****Consent Agenda*****
Case No. DEV-21-085
Emerald Estates
Preliminary Plat

Staff Report – Planning Commission

August 11, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Mike Reilly
P.O. Box 9
Leavenworth, KS 66048

Agent: Pine Ridge Partners, LLC
P.O. Box 9
Leavenworth, KS 66048

Legal Description: A tract of land in the Northwest Quarter of Section 32, Township 09 South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 37 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.: 109-32-0-00-00-004.02

Planner: Joshua Gentzler

REPORT:

Request

The applicant is requesting a Preliminary Plat for a 13-lot subdivision.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 2.2 acres to 78.6 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0250G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Fire District 1
Water: RWD 8
Electric: FreeState

Access/Streets

The property is accessed by Seymour Road. This road is a County Local Road with a paved surface ± 24' wide.

Agency Comments

See attached comments – Email – Lauren Anderson – Public Works, July 29, 2021
See attached comments – Email – Michael L. Stackhouse – Fire District #1, June 9, 2021
See attached comments – Email – Becky Fousek – Rural Water District 8, June 2, 2021
See attached comments – Memo – Rural Water District 8 – May 26, 2021
See attached comments – Email – Amanda Tarwater – FreeState, June 3, 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.
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. Any further subdividing of any lot within this subdivision shall require the installation of public sanitary sewer or connection to an existing public sanitary sewer.
4. At time of development, fire hydrants shall be required if necessary infrastructure is available.
5. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

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

Staff is supportive of a waiver of the requirement to connect to a sanitary 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 13-lot rural subdivision located south of the intersection of 177th Terrace and Seymour Road. The applicant is proposing two interior roads; one of which will extend 177th Terrace as a cul-de-sac to the south of Seymour Road and an additional road with a cul-de-sac, Clearview Drive, which will extend off of 177th Terrace to the west. There will be no additional access permitted off of Seymour Road.

Lots 6, 7, 10, and 11 have varying front building lines of 80 to 123 feet in order to meet the road frontage requirements of 200 feet. This variation is permitted by regulation when lots front onto a cul-de-sac.

The applicant has been in communication with the RWD 8 to determine the metering and supply needs of the subdivision. The applicant shall work with Fire District 1 to establish the location fire hydrants. Staff recommends approval of the development.

STAFF RECOMMENDATION:

The staff recommends approval of Case No. DEV-21-085, Preliminary Plat for Emerald 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. Michael L. Stackhouse – Fire District #1, June 9, 2021
 - b. Becky Fousek – Rural Water District 8, May 26, 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-21-085, Preliminary Plat for Emerald Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-21-085, Preliminary Plat for Emerald 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

**NAPIER
ENGINEERING, LLC**

207 South 5th Street
Leavenworth, KS 66048

**DRAINAGE REPORT
FOR
EMERALD ESTATES SUBDIVISION
LEAVENWORTH COUNTY, KANSAS**

Rev-July 27, 2021



SITE LOCATION:

This 38.94 acre, thirteen (13) lot subdivision is located in the NW ¼ of Section 32, Township 9 South, Range 22 East, south of the of the intersection of Seymour Road and 177th Terrace in Leavenworth County, Kansas. Currently, there is no address assigned to this property. The parcel is zoned RR-2.5. (See Attached Exhibit A - Project Location Map).

EXISTING CONDITIONS:

The subdivision has three (3) drainage area labeled D1, D2 and D3. Stormwater runoff from all three drainage areas flow through unnamed tributaries to Little Stranger Creek. The drainage areas are shown on the enclosed drainage map (See Attached Exhibit B – Ex. Drainage Map). The property is currently used for agricultural purposes. There are approximately 19.11 acres of row crops, 11.41 acres of pasture/meadow, 8.06 acres of woodland, and 0.36 acres of pond surface (See Attached Exhibit C - Topography Cover Map). The composite “C” value is based on the soil type, slope, and cover type specific to each drainage area. The composite runoff coefficient “C” value for the existing condition for drainage areas D1, D2, & D3 are 0.410, 0.516 and 0.500, respectfully. The time of concentration for drainage areas D1, D2, and D3 are 16.9 min., 17.0 min., and 21.7 min., respectfully. See the runoff coefficient “C” calculations and time of concentration calculations in the attachments. (Also See Attached Exhibit E – Soils Map and Exhibit F – NRCS Runoff Coefficients).

DEVELOPED CONDITIONS:

The proposed development will create thirteen (13) single family residential lots ranging in size from 2.50 acres to 3.45 acres. The drainage areas are shown on the enclosed drainage map (See Attached Exhibit D – Proposed Drainage Map). The proposed drainage area D1 has remained the same as the existing, while drainage area D2 has decreased by 0.67 acres and drainage area D3 has increased by 0.67 acres. The developed storm water runoff will include an additional 10,000 square feet of impervious area (roof/house) per lot and approximately 55,750 square feet of public roads and cul-de-sacs. The remainder of the lot area will be assumed to be lawn for drainage purposes. The existing pond will remain and be encompassed in a drainage easement on the final plat. The composite runoff coefficient “C” value for the proposed conditions for drainage areas D1, D2, & D3 are 0.366, 0.356 and 0.405, respectfully. The time of concentration for the proposed condition will remain the same as the existing condition. See the runoff coefficient “C” calculations and time of concentration calculations in the attachments. (Also See Attached Exhibit E – Soils Map and Exhibit F – 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)

	Drainage Areas							
	D1		D2		D3		Total Site	
	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)
Existing Condition	20.7	37.3	29.9	53.7	37.2	67.3	87.8	158.3
Developed Condition	18.5	33.2	19.5	35.0	31.3	56.6	69.2	124.8
Amount of Increase / Decrease	-2.2	-4.1	-10.4	-18.7	-5.9	-10.7	-18.6	-33.1
% +Increase / -Decrease	-10.6%	-11.0%	-34.8%	-34.8%	-15.9%	-15.9%	-21.2%	-21.2%

SUMMARY/ CONCLUSION:

- There will be significant decreases in runoff for all three drainage areas.
- The additional 13 lots and internal roads will not increase the runoff for the 10-year or 100-year design storms for entire drainage area.
- The amount of runoff for the 10-year and 100-year will have a net decrease of 21.2%.
- No storm water detention is recommended for the site. (Existing Pond to Remain)

Attachments

NAPIER ENGINEERING

207 South 5th Street Leavenworth, KS 66048 (913) 375-0482

Storm Drainage Study

For: Emerald Estates

$k_{10}=1.00$; $k_{100}=1.25$

Existing Runoff Q=CIaK

Storm Frequency: 10-Yr & 100-Yr

Drainage Area Designation	Time of Concentration (Min)	Area (Ac.)	10-Yr Rainfall Intensity (in)	Runoff Coef. "C"	10-Yr Runoff cfs	100-Yr Rainfall Intensity (in)	100-Yr Runoff cfs
D1 (Exist)	16.9	10.30	4.91	0.410	20.7	7.06	37.3
D2 (Exist)	17.0	11.83	4.90	0.516	29.9	7.04	53.7
D3 (Exist)	21.7	16.81	4.42	0.500	37.2	6.40	67.3
Total Runoff					87.8		158.3

Proposed Runoff Q=CIaK

Storm Frequency: 10-Yr & 100-Yr

Drainage Area Designation	Time of Concentration (Min)	Area (Ac.)	10-Yr Rainfall Intensity (in)	Runoff Coef. "C"	10-Yr Runoff cfs	100-Yr Rainfall Intensity (in)	100-Yr Runoff cfs
D1 (Proposed)	16.9	10.30	4.91	0.366	18.5	7.06	33.2
D2 (Proposed)	17.0	11.16	4.90	0.356	19.5	7.04	35.0
D3 (Proposed)	21.7	17.48	4.42	0.405	31.3	6.40	56.6
Total Runoff					69.2		124.8
Runoff Decrease					18.6		33.4
% Decrease					-21.1%		-21.1%

Existing Composite Runoff Coefficient

Existing Condition	"C" Value	Drainage Areas			Total Area
		D1	D2	D3	
Wooded Hilly Area	0.35	2.59	1.39	4.08	8.06
Pasture / Meadow	0.36	5.99	2.68	2.74	11.41
Row Crops	0.6	1.36	7.76	9.99	19.11
Pond	0.95	0.36	0	0	0.36
Composite C Value		0.410	0.516	0.500	

$$\text{Composite "C"} = \frac{(\text{Wooded Ac} * 0.35 + \text{Pasture Ac} * 0.36 + \text{Row Crop Ac} * 0.60 + \text{Pond Ac} * 0.95)}{\text{Total Acres}}$$

Proposed Composite Runoff Coefficient

Existing Condition	"C" Value	Drainage Areas			Total Area
		D1	D2	D3	
Impervious Area	0.98	0.65	0.92	2.69	4.26
Pond	0.95	0.36	0.00	0.00	0.36
Lawn	0.3	9.29	10.24	14.79	34.32
Composite C Value		0.366	0.356	0.405	

$$\text{Composite "C"} = \frac{(\text{Impervious Ac} * 0.98 + \text{Pond Ac} * 0.95 + \text{Lawn Ac} * 0.30)}{\text{Total Acres}}$$

Impervious Area = 10,000 SF/lot + Road Area (SF)
 = (10,000 * 13) + 55,750
 = 185,750 SF = 4.26 Ac.

Reference Formula: Q=CIaK where C=0.369, I = 4.91 in, A= 9.77 Ac, and k10=1.00
 (Proposed D1 - 10-Yr Storm) Q10= 0.369*4.91*9.77*1.00 = 17.7 cfs

NAPIER ENGINEERING

207 South 5th Street Leavenworth, KS 66048 (913) 375-0482

Time of Concentration (T_c) or Travel Time (T_t)

Project: Emerald Estates - Drainage Area 1 (D1)	By: BAN	Date: 5/26/2021
Location: NW 1/4 of Sec 32, T9S, R22E	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		
2. Manning's roughness coefficient, n (table 3-1)	Row Crops	Pasture		
3. Flow length, L (total L \leq 300 ft.) ft	0.06	0.13		
4. Two-year 24-hour rainfall, P_2 in	150	150		
5. Land slope, s ft/ft	2.35	2.35		
	0.043	0.066		
6. $T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr	0.09	+	0.15	= 0.24

Shallow Concentrated Flow

	Segment ID			
7. Surface description (paved or unpaved)	3			
8. Flow length, L ft	Unpaved			
9. Watercourse slope, s ft/ft	482			
10. Average velocity, V (figure 3-1) ft/s	0.037			
	3.1			
11. $T_t = \frac{L}{3600 V}$ Compute T_t hr	0.04	+		= 0.04

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				0.28
				16.9

NAPIER ENGINEERING

207 South 5th Street Leavenworth, KS 66048 (913) 375-0482

Time of Concentration (T_c) or Travel Time (T_t)

Project: Emerald Estates - Drainage Area 2 (D2)	By: BAN	Date: 5/26/2021
Location: NW 1/4 of Sec 32, T9S, R22E	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	
2. Manning's roughness coefficient, n (table 3-1)		Row Crops	Pasture	
3. Flow length, L (total L \leq 300 ft.)	ft	0.06	0.13	
4. Two-year 24-hour rainfall, P_2	in	135	165	
5. Land slope, s	ft/ft	2.35	2.35	
		0.037	0.061	
6. $T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t	hr	0.09	+	0.16
				= 0.25

Shallow Concentrated Flow

	Segment ID			
7. Surface description (paved or unpaved)		3		
8. Flow length, L	ft	Unpaved		
9. Watercourse slope, s	ft/ft	307		
10. Average velocity, V (figure 3-1)	ft/s	0.029		
		2.8		
11. $T_t = \frac{L}{3600 V}$ Compute T_t	hr	0.03	+	= 0.03

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			0.28
	min			17.0

NAPIER ENGINEERING

207 South 5th Street Leavenworth, KS 66048 (913) 375-0482

Time of Concentration (T_c) or Travel Time (T_t)

Project: Emerald Estates - Drainage Area 3 (D3)	By: BAN	Date: 5/26/2021
Location: NW 1/4 of Sec 32, T9S, R22E	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		
2. Manning's roughness coefficient, n (table 3-1)	Woodland/Grass	Row Crops		
3. Flow length, L (total L \leq 300 ft.)	0.2	0.06		
4. Two-year 24-hour rainfall, P_2	115	185		
5. Land slope, s	2.35	2.35		
	0.052	0.041		
6. $T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t	0.18	+ 0.11	=	0.30

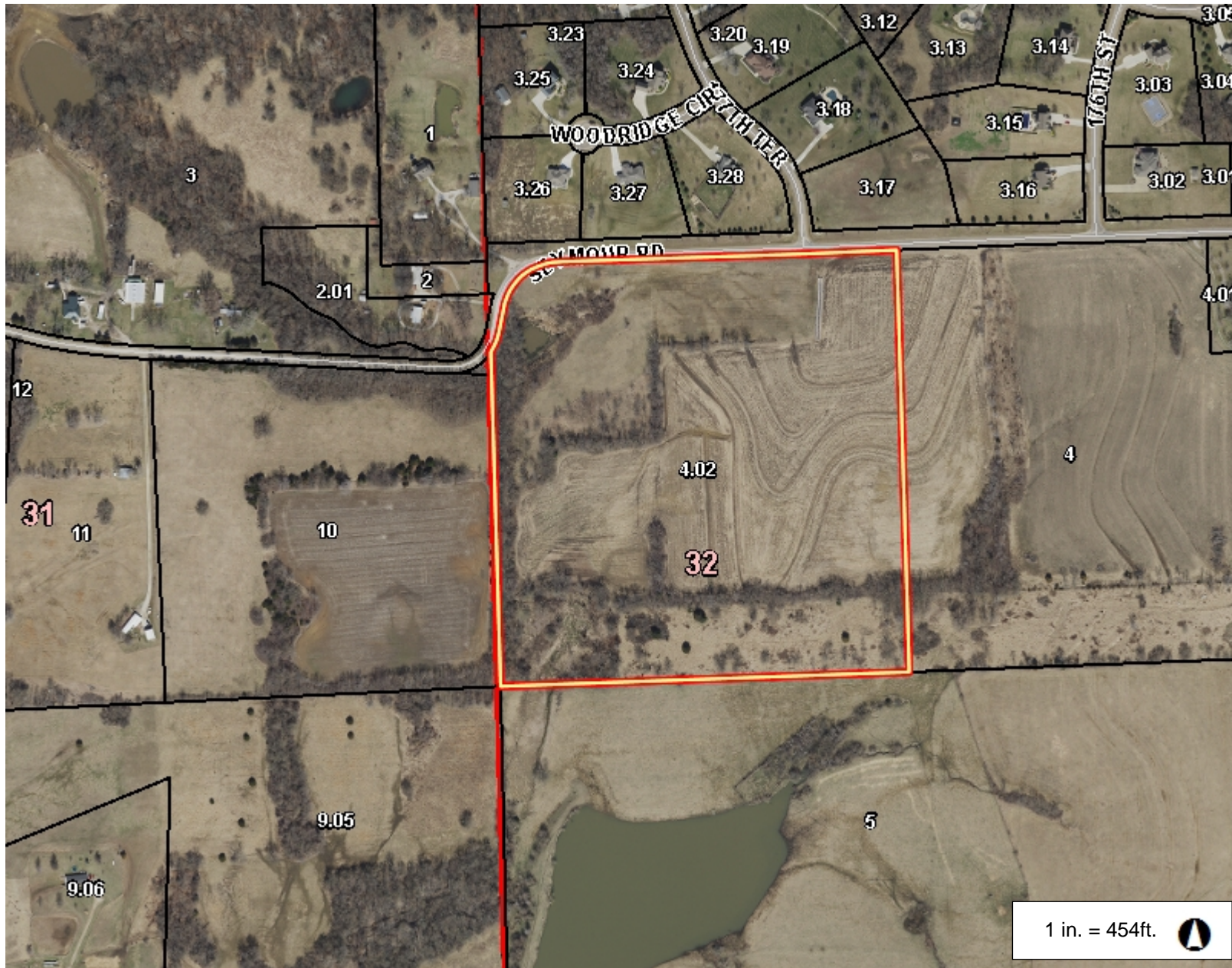
Shallow Concentrated Flow

	Segment ID			
7. Surface description (paved or unpaved)	3			
8. Flow length, L	Unpaved			
9. Watercourse slope, s	600			
10. Average velocity, V (figure 3-1)	0.024			
	2.5			
11. $T_t = \frac{L}{3600 V}$ Compute T_t	0.07	+ []	=	0.07

Channel Flow

	Segment ID			
12. Cross sectional flow area, a				
13. Wetted perimeter, p_w				
14. Hydraulic radius, $r = a / p_w$				
15. Channel slope, s				
16. Manning's roughness coefficient, n				
17. $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V				
18. Flow length, L				
19. $T_t = \frac{L}{3600 V}$ Compute T_t	[]	+ []	=	[]
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19)				0.36
				21.7

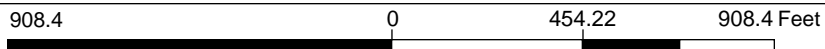
Emerald Estates - Project Location



Legend

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

1 in. = 454ft.



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

Exhibit A

EX. DRAINAGE AREAS

Emerald Estates
A Subdivision in the
NW 1/4
Sec. 32, T09S, R22E

Prepared For:
Reilly Development
c/o Mike Reilly
PO Box 9
Leavenworth, KS 66048

NAPIER

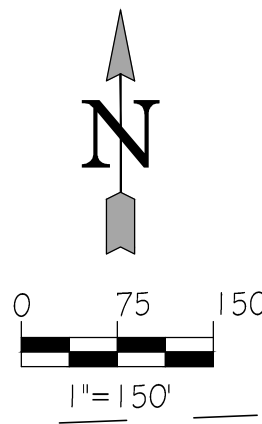
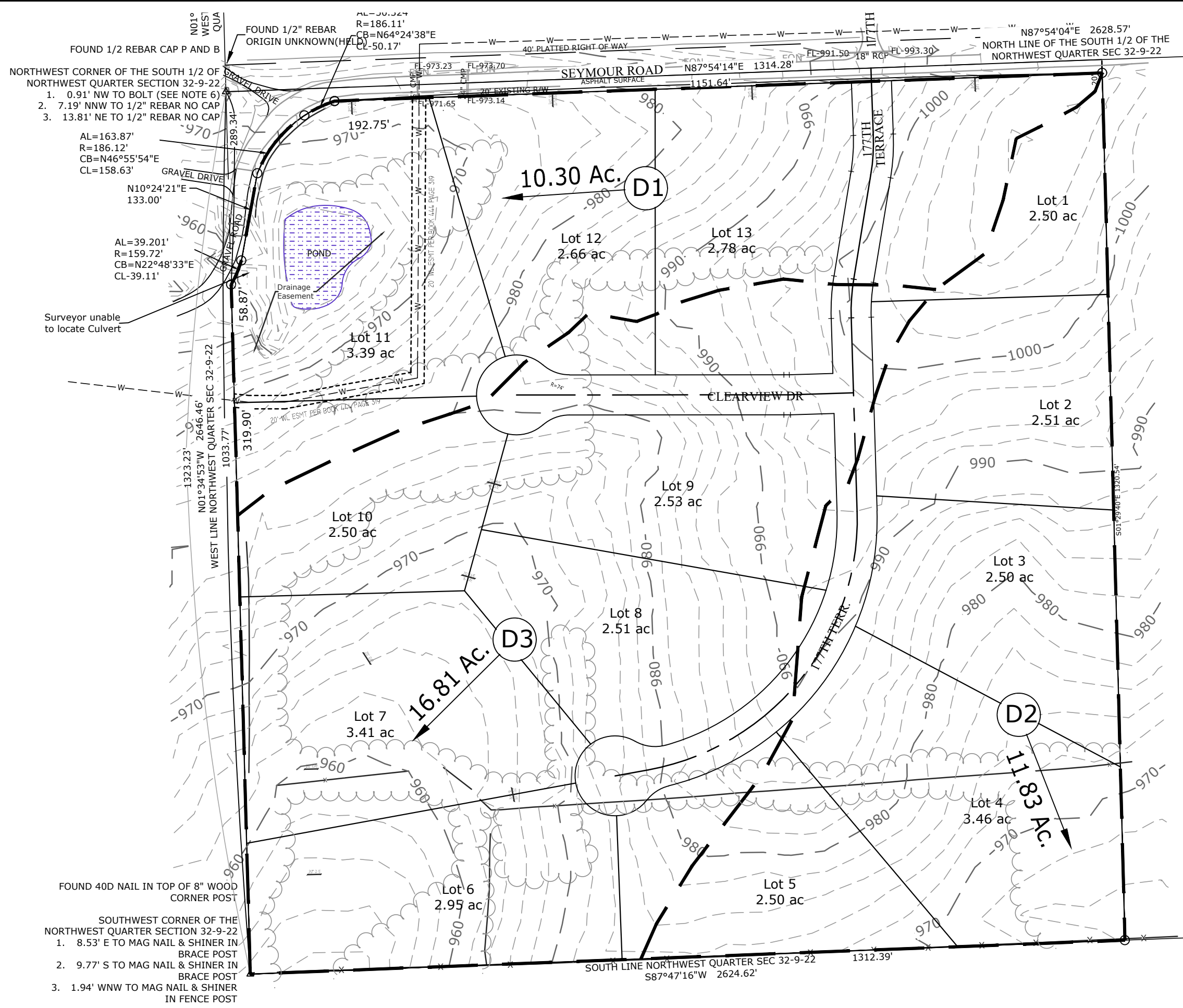
ENGINEERING, LLC

207 S. 5th Street
Leavenworth, Kansas 66048
913.375.0482
brett@napiereng.com



Date of Preparation:
Rev-July 27, 2021

EXHIBIT B



FOUND 1/2" REBAR CAP P AND B
NORTHWEST CORNER OF THE SOUTH 1/2 OF NORTHWEST QUARTER SECTION 32-9-22
1. 0.91' NW TO BOLT (SEE NOTE 6)
2. 7.19' NNW TO 1/2" REBAR NO CAP
3. 13.81' NE TO 1/2" REBAR NO CAP
AL=163.87'
R=186.12'
CB=N46°55'54"E
CL=158.63'
N10°24'21"E
133.00'
GRAVEL DRIVE
AL=39.201'
R=159.72'
CB=N22°48'33"E
CL=39.11'
Surveyor unable to locate Culvert

FOUND 40D NAIL IN TOP OF 8" WOOD CORNER POST
SOUTHWEST CORNER OF THE NORTHWEST QUARTER SECTION 32-9-22
1. 8.53' E TO MAG NAIL & SHINER IN BRACE POST
2. 9.77' S TO MAG NAIL & SHINER IN BRACE POST
3. 1.94' WNW TO MAG NAIL & SHINER IN FENCE POST



EXHIBIT C

TOPOGRAPHY
COVER MAP




Emerald Estates
A Subdivision in the
NW 1/4
Sec. 32, T09S, R22E

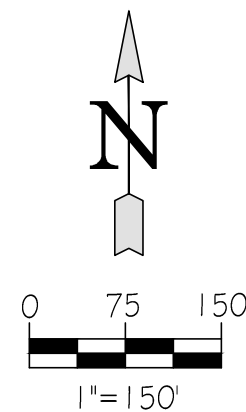
Prepared For:
Reilly Development
c/o Mike Reilly
PO Box 9
Leavenworth, KS 66048

NAPIER
ENGINEERING, LLC

207 S. 5th Street
Leavenworth, Kansas 66048
913.375.0482
brett@napiereng.com

LEGEND

-  Row Crops
-  Meadow / Pasture
-  Woodland



Date of Preparation:
Rev. July 27, 2021

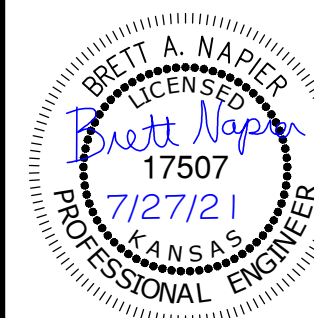
PROPOSED DRAINAGE AREAS

Emerald Estates
A Subdivision in the
NW 1/4
Sec. 32, T09S, R22E

Prepared For:
Reilly Development
c/o Mike Reilly
PO Box 9
Leavenworth, KS 66048

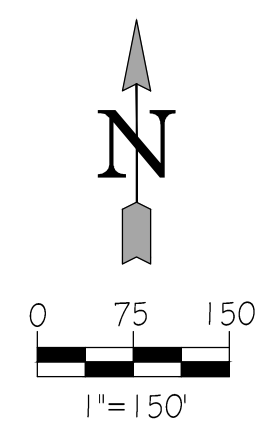
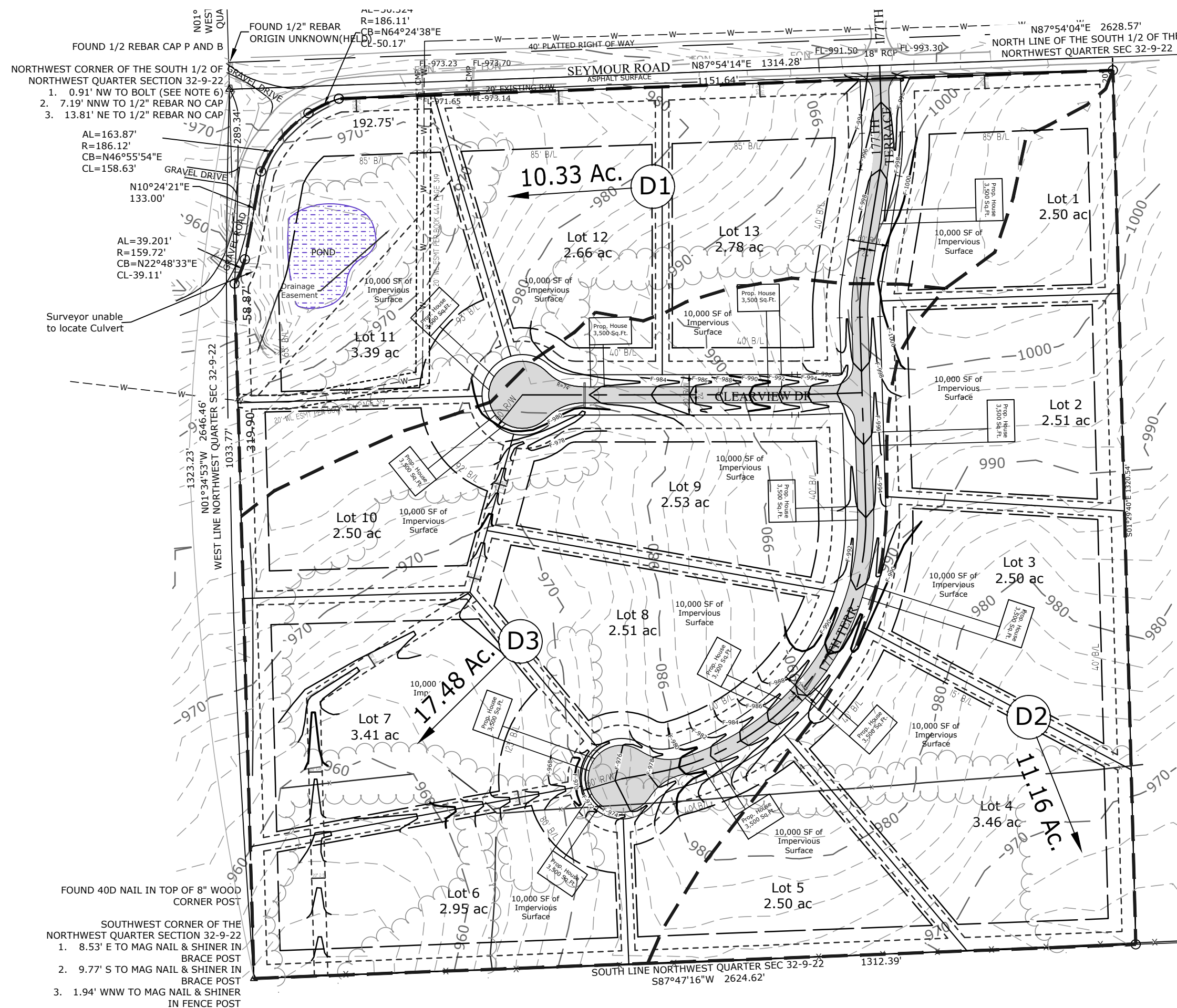
NAPIER ENGINEERING, LLC

207 S. 5th Street
Leavenworth, Kansas 66048
913.375.0482
brett@napiereng.com



Date of Preparation:
Rev-July 27, 2021

EXHIBIT D



N01° WEST QUARTER SECTION 32-9-22

FOUND 1/2" REBAR CAP P AND B

FOUND 1/2" REBAR ORIGIN UNKNOWN (HELIX) CL=50.17'

AL=163.87'
R=186.12'
CB=N46°55'54"E
CL=158.63'

N10°24'21"E
133.00'

GRAVEL DRIVE

AL=39.201'
R=159.72'
CB=N22°48'33"E
CL=39.11'

Surveyor unable to locate Culvert

WEST LINE NORTHWEST QUARTER SEC 32-9-22

N01°34'53"W 2646.46'

1323.23'

1033.77'

319.90'

FOUND 40D NAIL IN TOP OF 8" WOOD CORNER POST

SOUTHWEST CORNER OF THE NORTHWEST QUARTER SECTION 32-9-22

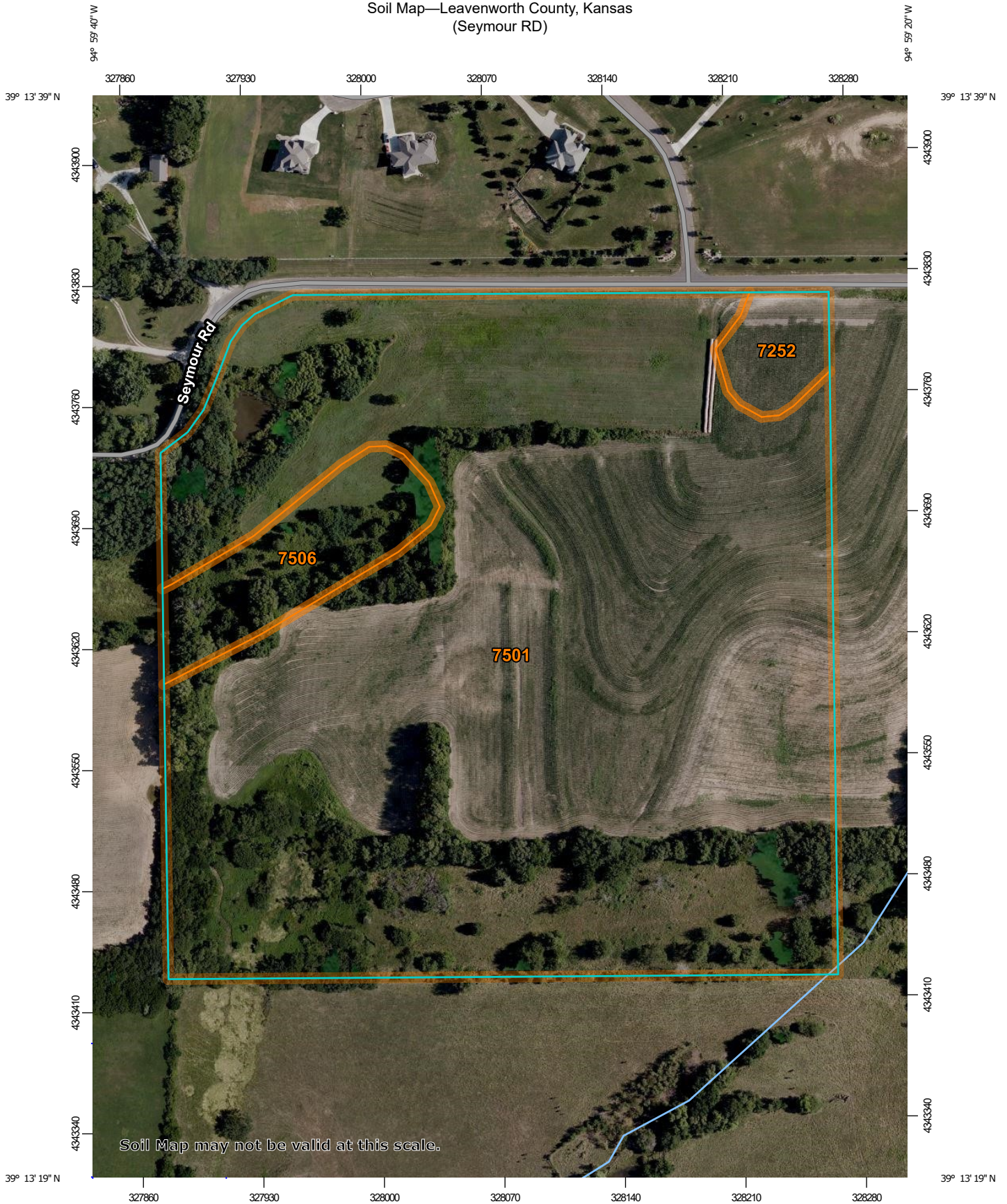
- 8.53' E TO MAG NAIL & SHINER IN BRACE POST
- 9.77' S TO MAG NAIL & SHINER IN BRACE POST
- 1.94' WNW TO MAG NAIL & SHINER IN FENCE POST

SOUTH LINE NORTHWEST QUARTER SEC 32-9-22

S87°47'16"W 2624.62'

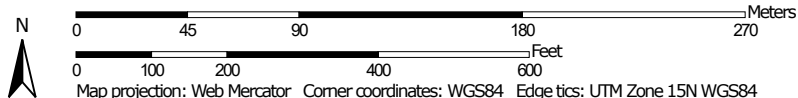
1312.39'

Soil Map—Leavenworth County, Kansas
(Seymour RD)



Soil Map may not be valid at this scale.

Map Scale: 1:3,050 if printed on A portrait (8.5" x 11") sheet.



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



Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey

Exhibit E

5/24/2021
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
7252	Grundy silty clay loam, 1 to 3 percent slopes	0.9	2.5%
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	34.1	91.3%
7506	Pawnee clay loam, 1 to 4 percent slopes, eroded	2.3	6.2%
Totals for Area of Interest		37.3	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 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	<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 F

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

From: [Anderson, Lauren](#)
Sent: Wednesday, July 28, 2021 4:11 PM
To: [Gentzler, Joshua](#)
Subject: RE: Emerald Estates - PP, FP, DR, and Preliminary Plan
Attachments: 2021.07.28 DEV-21-085 Drainage Report (1) Comments.pdf

Joshua,

Only a single outstanding comment on the drainage report, the PP & preliminary road plans look good.

Lauren

From: Gentzler, Joshua
Sent: Wednesday, July 28, 2021 3:37 PM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: RE: Emerald Estates - PP, FP, DR, and Preliminary Plan

Lauren, here are the revisions submitted by Austin.

Joshua Gentzler
[Planning & Zoning](#)

From: Anderson, Lauren
Sent: Wednesday, July 28, 2021 2:19 PM
To: Voth, Krystal <KVoth@leavenworthcounty.gov>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: FW: Emerald Estates - PP, FP, DR, and Preliminary Plan

Krystal,

We have fairly minor comments back, please provide back to the applicant. There should not be any issue keeping this on the current schedule.

Thanks,
Lauren

From: Mitch Pleak <mpleak@olsson.com>
Sent: Wednesday, July 28, 2021 2:16 PM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Cc: Terry Parsons <tparsons@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; 019-2831 <019-2831@olsson.com>
Subject: Emerald Estates - PP, FP, DR, and Preliminary Plan

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Lauren,
Below is a link to our comments. Please distribute out to PZ.

<https://oaconsulting.sharefile.com/d-s54971c1c6d014b639d8f007a7a035671>

Thanks,

Mitch Pleak

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: [Anderson, Lauren](#)
Sent: Thursday, July 29, 2021 1:53 PM
To: [Gentzler, Joshua](#)
Cc: [Voth, Krystal](#); ['Mitch Pleak'](#); [Terry Parsons](#)
Subject: RE: Emerald Estates Prelim Plat Review DEV-21-085

Joshua,

Thanks, this looks good. No additional comments.

Lauren

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Thursday, July 29, 2021 8:16 AM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: FW: Emerald Estates Prelim Plat Review DEV-21-085

Late revision from last night.

Joshua Gentzler
[Planning & Zoning](#)

From: Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>
Sent: Wednesday, July 28, 2021 5:37 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Austin Thompson <austin.thompson@atlassurveyors.com>
Subject: Fwd: Emerald Estates Prelim Plat Review DEV-21-085

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.

----- Forwarded message -----

From: **brett [napiereng.com](mailto:brett@napiereng.com)** <brett@napiereng.com>
Date: Wed, Jul 28, 2021, 5:33 PM
Subject: Re: Emerald Estates Prelim Plat Review DEV-21-085
To: Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>
Cc: Austin Thompson <austin.thompson@atlassurveyors.com>

Here you go.

From: Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>
Sent: Wednesday, July 28, 2021 5:16 PM
To: brett [napiereng.com](mailto:brett@napiereng.com) <brett@napiereng.com>
Cc: Austin Thompson <austin.thompson@atlassurveyors.com>
Subject: Fwd: Emerald Estates Prelim Plat Review DEV-21-085

See below

----- Forwarded message -----

From: **Gentzler, Joshua** <JGentzler@leavenworthcounty.gov>
Date: Wed, Jul 28, 2021, 5:02 PM

Subject: RE: Emerald Estates Prelim Plat Review DEV-21-085
To: Austin Thompson <austin.thompson@atlassurveyors.com>, Andrea Weishaubt
(andrea.weishaubt@atlassurveyors.com) <andrea.weishaubt@atlassurveyors.com>

Austin and Andrea,

Here are PW's comments on the drainage report.

Joshua Gentzler

[Planning & Zoning](#)

From: Austin Thompson <austin.thompson@atlassurveyors.com>
Sent: Wednesday, July 28, 2021 3:09 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Andrea Weishaubt (andrea.weishaubt@atlassurveyors.com)
<andrea.weishaubt@atlassurveyors.com>; Voth, Krystal
<KVoth@leavenworthcounty.gov>; Roger dill <roger.dill@atlassurveyors.com>
Subject: Re: Emerald Estates Prelim Plat Review DEV-21-085

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Joshua,

Please see attached updates.

Thanks

On Wed, Jul 28, 2021 at 2:31 PM Gentzler, Joshua <JGentzler@leavenworthcounty.gov> wrote:

Andrea and Austin,

Here are the comments from Public Works on the revisions submitted yesterday.

Joshua Gentzler

[Planning & Zoning](#)

From: Austin Thompson <austin.thompson@atlassurveyors.com>
Sent: Tuesday, July 27, 2021 4:03 PM
To: Voth, Krystal <KVoth@leavenworthcounty.gov>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Brett Napier <brett@napiereng.com>; Roger dill <roger.dill@atlassurveyors.com>; Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>; mike.reilly@reillyinsurance.com; Noll, Bill <BNoll@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: Re: Emerald Estates Prelim Plat Review DEV-21-085

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Krystal and Joshua,

Please see attached.

Thank you

On Tue, Jul 27, 2021 at 1:48 PM Voth, Krystal <KVoth@leavenworthcounty.gov> wrote:

Austin,

Good afternoon. We've received the updated plats and Public Works has committed to reviewing this in as timely a manner as possible. Our department certainly does not want to push this out any farther than we have to and will do what we can to keep this moving. Hopefully the substantial comments, such as roadway realignment, and the clearly deficient lots have been corrected.

Respectfully,

Krystal A. Voth, CFM

Director

Planning & Zoning

Leavenworth County

913.684.0461

From: Austin Thompson <austin.thompson@atlassurveyors.com>
Sent: Tuesday, July 27, 2021 1:35 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Voth, Krystal <KVoth@leavenworthcounty.gov>
Cc: Brett Napier <brett@napiereng.com>; Roger dill <roger.dill@atlassurveyors.com>; Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>
Subject: Re: Emerald Estates Prelim Plat Review DEV-21-085

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Joshua and Krystal,

Please see attached. I believe you have been in contact with Roger and Brett about the project. It is very important that we stay on this months agenda.

Thank you for your time

On Tue, Jul 27, 2021 at 9:16 AM Andrea Weishaubt
<andrea.weishaubt@atlassurveyors.com> wrote:

Josh,

We worked on this last night, we will have the comments addressed and back to you today. We cannot have this tabled, some of the comments seem contradictory to the county regulations. This will be an issue for our client if we get continued to next month.

Thank you,

Andrea Weishaubt, LSIT

Partner

Atlas Surveyors

913-702-5073

On Mon, Jul 26, 2021 at 2:40 PM Gentzler, Joshua
<JGentzler@leavenworthcounty.gov> wrote:

Austin,

Public Works has reviewed the documents provided. I have attached them to this email.

Please provide revisions by the end of business on Friday, July 30th.

Due to the revisions still needed and the limited time between now and the date agendas must be posted, we will be continuing this case to the September Planning Commission meeting which will be held on September 8th, 2021.

Regards,

Joshua Gentzler

[Planning & Zoning](#)

From: Austin Thompson <austin.thompson@atlassurveyors.com>

Sent: Monday, June 21, 2021 9:34 AM

To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>

Cc: Andrea Weishaubt (andrea.weishaubt@atlassurveyors.com)

<andrea.weishaubt@atlassurveyors.com>

Subject: Re: Emerald Estates Prelim Plat Review DEV-21-085

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Joshua,

Also see attached Drainage Report.

Thanks

On Mon, Jun 21, 2021 at 7:34 AM Austin Thompson
<austin.thompson@atlassurveyors.com> wrote:

Joshua,

Please see attached.

Thanks

On Wed, Jun 16, 2021 at 10:37 AM Austin Thompson
<austin.thompson@atlassurveyors.com> wrote:

Thanks!

On Wed, Jun 16, 2021 at 9:51 AM Gentzler, Joshua
<JGentzler@leavenworthcounty.gov> wrote:

Austin,

Looked in the folder and found the title report.

Joshua Gentzler

[Planning & Zoning](#)

From: Austin Thompson <austin.thompson@atlassurveyors.com>

Sent: Wednesday, June 16, 2021 8:38 AM

To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>

Cc: Andrea Weishaubt <andrea.weishaubt@atlassurveyors.com>

Subject: Re: Emerald Estates Prelim Plat Review DEV-21-085

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Joshua,

One of the comments from the Planning and Zoning department was to submit a title report with the preliminary plat. We turned in our only copy of the title report when submitting the preliminary plat. Do you know if the Planning & Zoning Department still has the title report?

Thanks

On Mon, Jun 14, 2021 at 3:11 PM Gentzler, Joshua
<JGentzler@leavenworthcounty.gov> wrote:

Austin,

Attached are comments on the Plat and Drainage Report for the Emerald Estates Prelim plat application.

In addition, you will need to submit roadway plans for review alongside the prelim plat.

Please provide all responses **by end of business on Monday, June 21st**.

Regards,

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

--

Austin Thompson @austin.thompson@atlassurveyors.com

CAD Technician II

UAS Remote Pilot

Cell: (913) 957-3315

From: [Rural Water](#)
Sent: Wednesday, June 2, 2021 3:18 PM
To: [Gentzler, Joshua](#)
Subject: Re: DEV-21-085 Review of Preliminary Plat - Emerald Estates
Attachments: Emerald Estates water service letter.docx

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,

Attached is the letter to explain that RWD#8 can provide water service to Emerald Estates when proper application is made to the Board of RWD#8.

The owner/developer will need to submit the utility plan or will have to pay for RWD#8 engineers to create the utility plan (water service) and pay for the line extension.

There is an 8" water line on the North side of Seymour Rd.

If you have any questions please let me know, 913-796-2164.

Becky-RWD#8LVCO

On Wed, Jun 2, 2021 at 2:23 PM Gentzler, Joshua <JGentzler@leavenworthcounty.gov> wrote:

Hello,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary Plat for Emerald 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 Wednesday, June 9th, 2021 .

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

Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

| 913.684.0464

--

Becky Fousek

Office Manager

Rural Water District #8-LV CO

May 26, 2021

Rural Water Dist. #8 has been contacted about water service to the area of 177th Terrace and Seymour Road, Leavenworth, KS. (Emerald Estates). Rural Water Dist. #8 has an 8" waterline on the North side of Seymour Road, therefore, with a road bore, water can be made available to the South side of Seymour Road.

Proper application for water service will need to be made to the Board of RWD#8. Proper application will be the payment of \$5,000.00 per meter, a signed water user's application, a copy of the parcel /lot warranty deed, and a request to the Board for a water meter.

There has been a request for 13 meters in the preliminary plans for the subdivision. The developer will need to submit an engineered water/utility plan or request an engineered water service plan from RWD#8 engineers. The developer will pay for the line tap and road bore, the line extension to include valves and hydrants, and the engineer's cost to design the water service plan.

Rural Water Dist. #8

From: [Amanda Tarwater](#)
Sent: Thursday, June 3, 2021 3:47 PM
To: [Gentzler, Joshua](#)
Subject: Re: DEV-21-085 Review of Preliminary Plat - Emerald Estates

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FreeState Electric has no objection to this request.

Amanda Tarwater
Member Account Coordinator



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

From: "Gentzler, Joshua" <JGentzler@leavenworthcounty.gov>
Date: Wednesday, June 2, 2021 at 2:39 PM
To: 'Mike Stackhouse' <firedistrict1@fd1lv.org>, Amanda Tarwater <amanda.holloway@freestate.coop>, "RWD 8 (RWD8LV@gmail.com)" <RWD8LV@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-21-085 Review of Preliminary Plat - Emerald Estates

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Hello,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary Plat for Emerald 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 Wednesday, June 9th, 2021 .

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

Thank you,

Joshua Gentzler

From: [Mike Stackhouse](#)
Sent: Wednesday, June 9, 2021 11:50 AM
To: [Gentzler, Joshua](#)
Subject: RE: DEV-21-085 Review of Preliminary Plat - Emerald Estates
Attachments: Appendix C and D for subdivisions.pdf

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Joshua,

The only issues with this subdivision will be hydrant spacing and fire apparatus roads. I have attached Appendix C and D from the International Fire Code 2006 edition, that the applicant will need to provide to their engineer. I realize this is preliminary, but I will need prints providing hydrant spacing and addressing the access roads to support our fire apparatus before construction. Thanks.

B/R,

Michael L. Stackhouse
Fire Chief
Fire District #1 of Leavenworth County
111 E. Kansas Avenue
Lansing, KS. 66043
Office: 913-727-5844
Cell: 913-683-3223



From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Wednesday, June 2, 2021 2:23 PM
To: Mike Stackhouse <firedistrict1@fd1lv.org>; Amanda Holloway (Amanda.holloway@freestate.coop) <Amanda.holloway@freestate.coop>; RWD 8 (RWD8LV@gmail.com) <RWD8LV@gmail.com>; cmagaha@leavenworthcounty.gov; jmiller@leavenworthcounty.gov; Patzwald, Joshua <jpatzwald@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>
Subject: DEV-21-085 Review of Preliminary Plat - Emerald Estates

Hello,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary Plat for Emerald 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 Wednesday, June 9th, 2021 .

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

Thank you,

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

APPENDIX C

FIRE HYDRANT LOCATIONS AND DISTRIBUTION

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION C101
GENERAL

C101.1 Scope. Fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed.

SECTION C102
LOCATION

C102.1 Fire hydrant locations. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.

SECTION C103
NUMBER OF FIRE HYDRANTS

C103.1 Fire hydrants available. The minimum number of fire hydrants available to a building shall not be less than that listed in Table C105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

SECTION C104

CONSIDERATION OF EXISTING FIRE HYDRANTS

C104.1 Existing fire hydrants. Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads.

SECTION C105
DISTRIBUTION OF FIRE HYDRANTS

C105.1 Hydrant spacing. The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

Exception: The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a, b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^d
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more ^e	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- Reduce by 100 feet for dead-end streets or roads.
- Where streets are provided with median dividers which can be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
- Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- Reduce by 50 feet for dead-end streets or roads.
- One hydrant for each 1,000 gallons per minute or fraction thereof.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

**SECTION D101
GENERAL**

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

**SECTION D102
REQUIRED ACCESS**

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

**SECTION D103
MINIMUM SPECIFICATIONS**

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

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief.

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

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

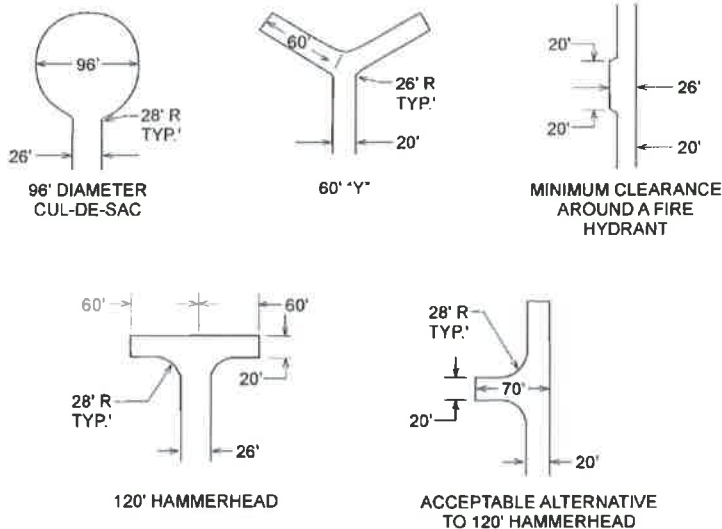
**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE
APPARATUS ACCESS ROADS**

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

For SI: 1 foot = 304.8 mm.

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

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



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

APPENDIX D

2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

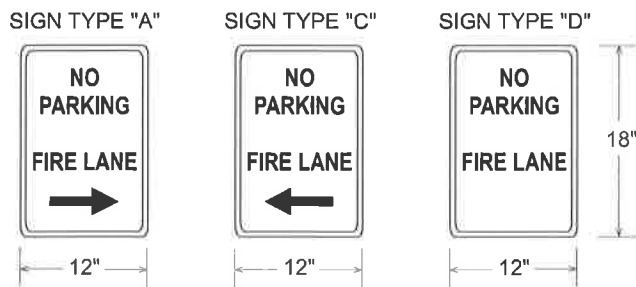


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

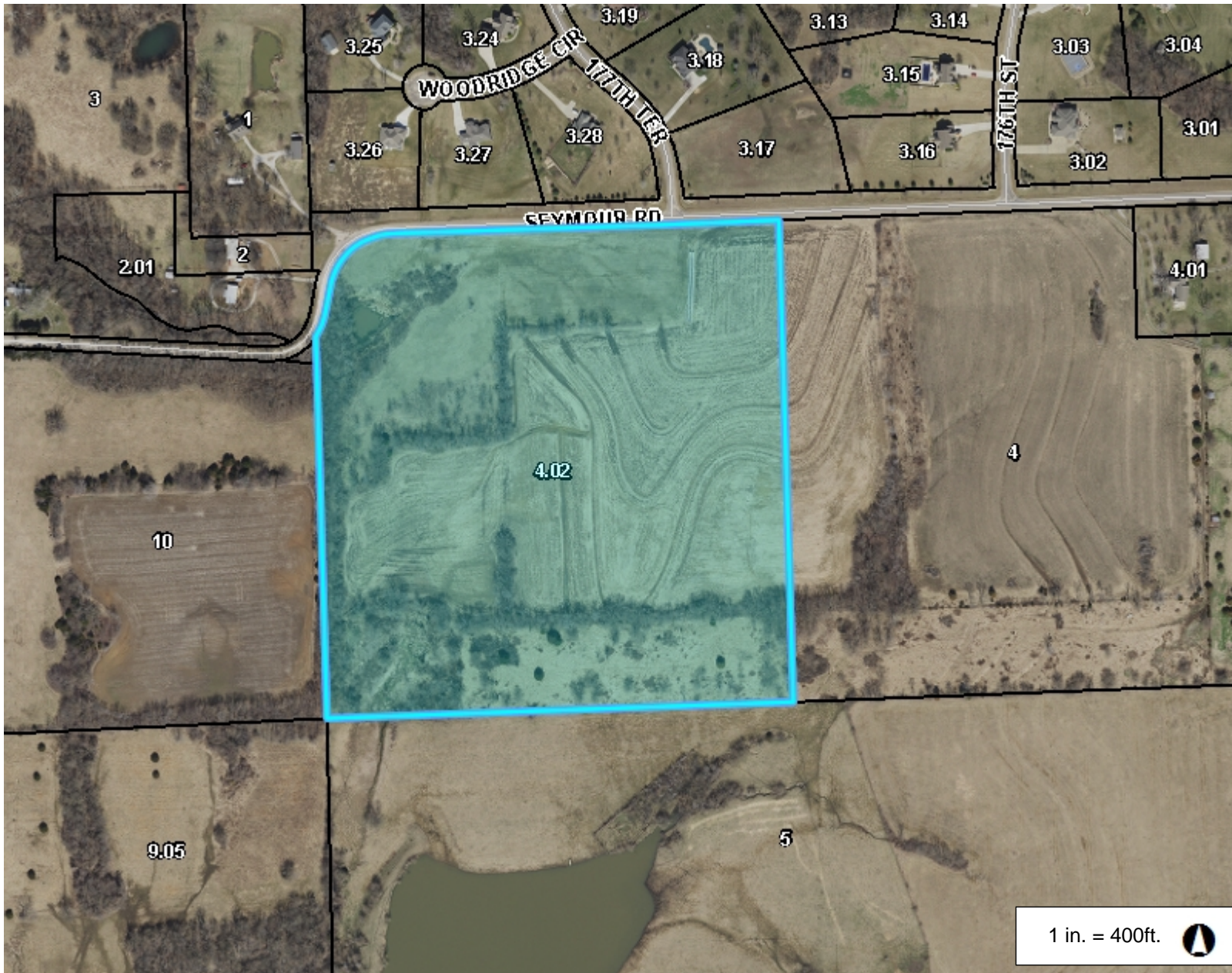
**SECTION D107
ONE- OR TWO-FAMILY RESIDENTIAL
DEVELOPMENTS**

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

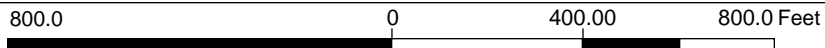
DEV-21-085 Emerald Estates Prelim Plat



Legend

- Parcel Number
- Lot Line
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
- Railroad

1 in. = 400ft.

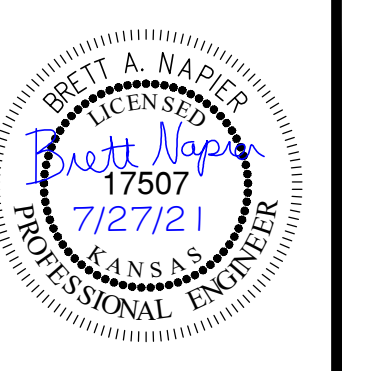


This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

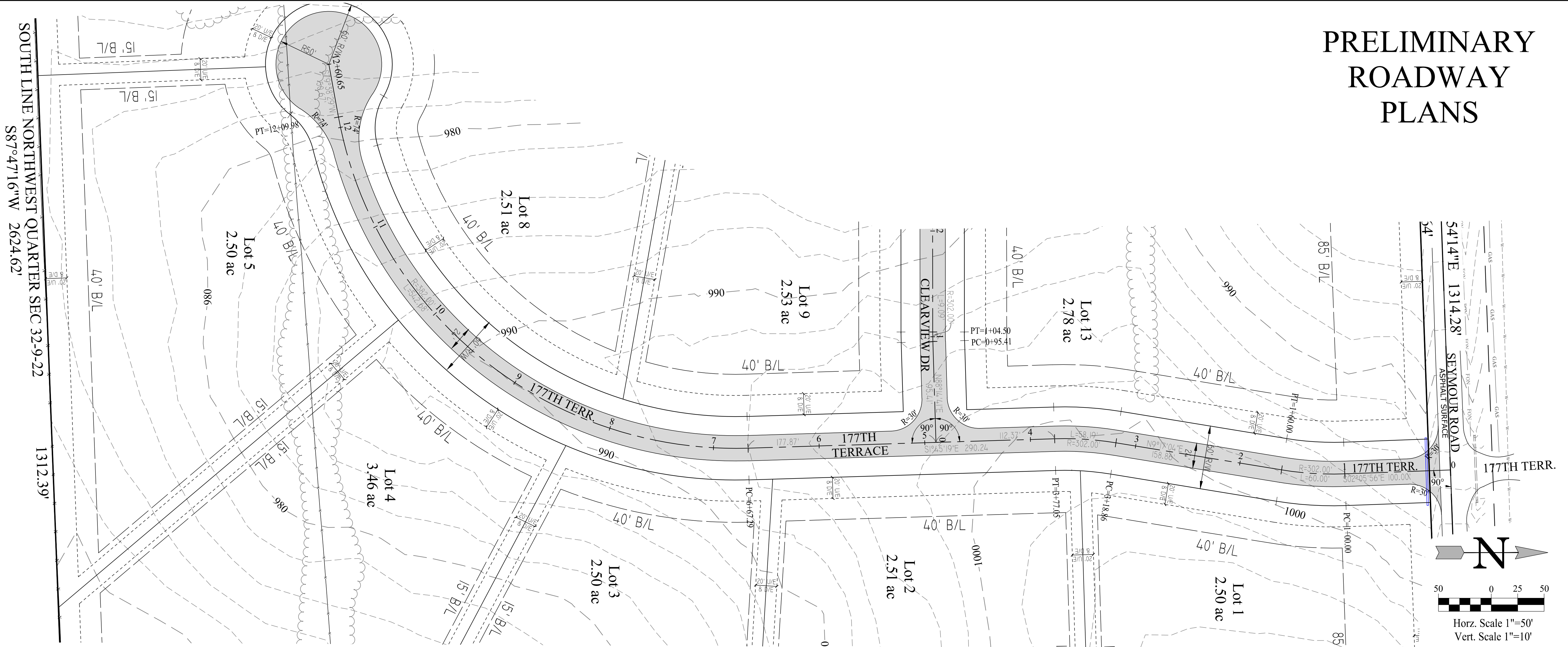
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

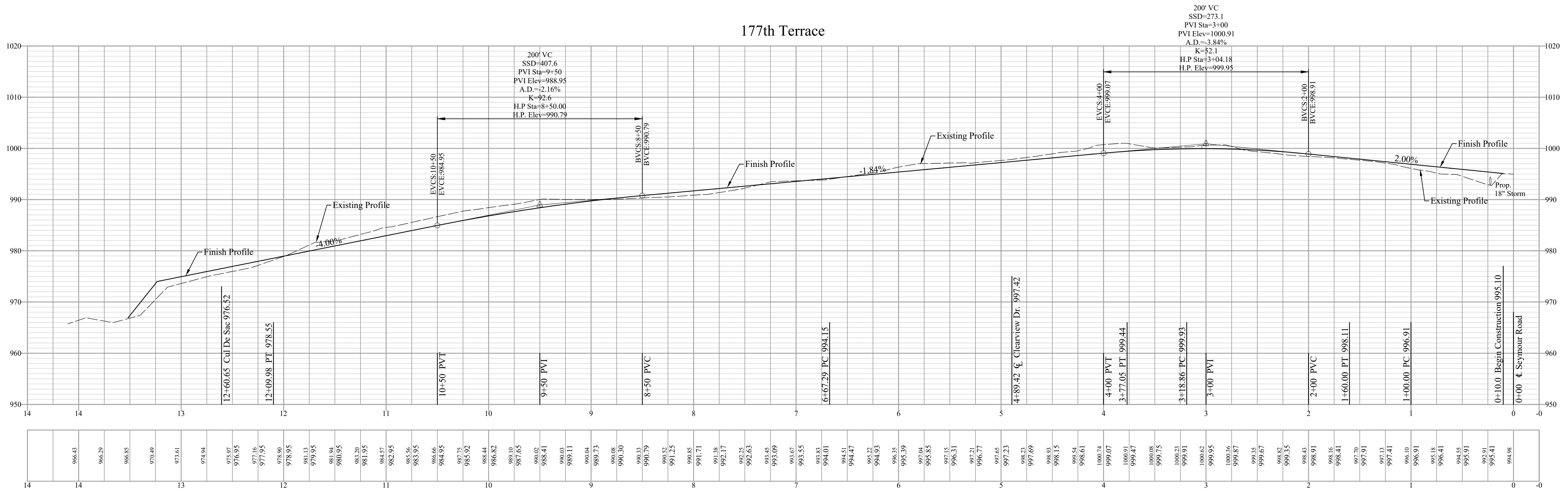
NO.	DATE	DESCRIPTION	BY
1	7/27/21	Lev. County Review Comments	BAN



PRELIMINARY ROADWAY PLANS



177th Terrace



SOUTH LINE NORTHWEST QUARTER SEC 32-9-22
S87°47'16"W 2624.62'

1312.39'

PRELIMINARY ROADWAY PLANS

2021-24
Emerald Estates
Leavenworth County
Preliminary Plat

Prepared For:
REILLY DEVELOPMENT, LLC.
C/O MIKE REILLY
P.O. BOX 9
LEAVENWORTH, KS 66048
PHONE: 913.682.1234

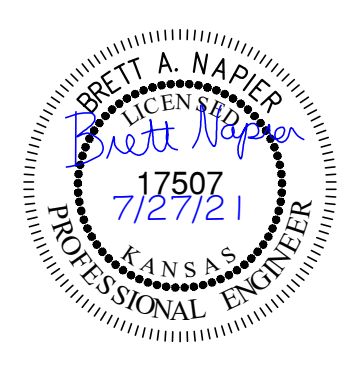
NAPIER ENGINEERING, LLC

207 S. 5th Street
Leavenworth, KS 66048
913.375.0482
brett@napiereng.com

Date of Preparation / Revision:

July 15, 2021

NO.	DATE	DESCRIPTION	BY
1	7/27/21	Lev. County Review Comments	BAN



FOUND 1/2" REBAR CAP P AND B
NORTHWEST CORNER OF THE SOUTH 1/2 OF NORTHWEST QUARTER SECTION 32-9-22

- 0.91' NW TO BOLT (SEE NOTE 6)
- 7.19' NNW TO 1/2" REBAR NO CAP
- 13.81' NE TO 1/2" REBAR NO CAP

AL=163.87'
R=186.12'
CB=N46°55'54"E
CL=158.63'

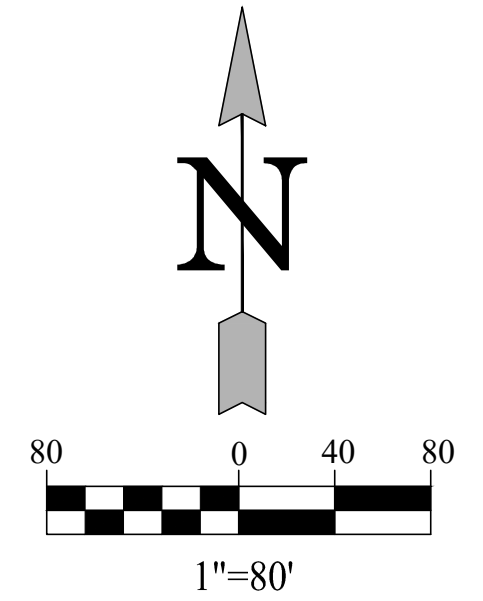
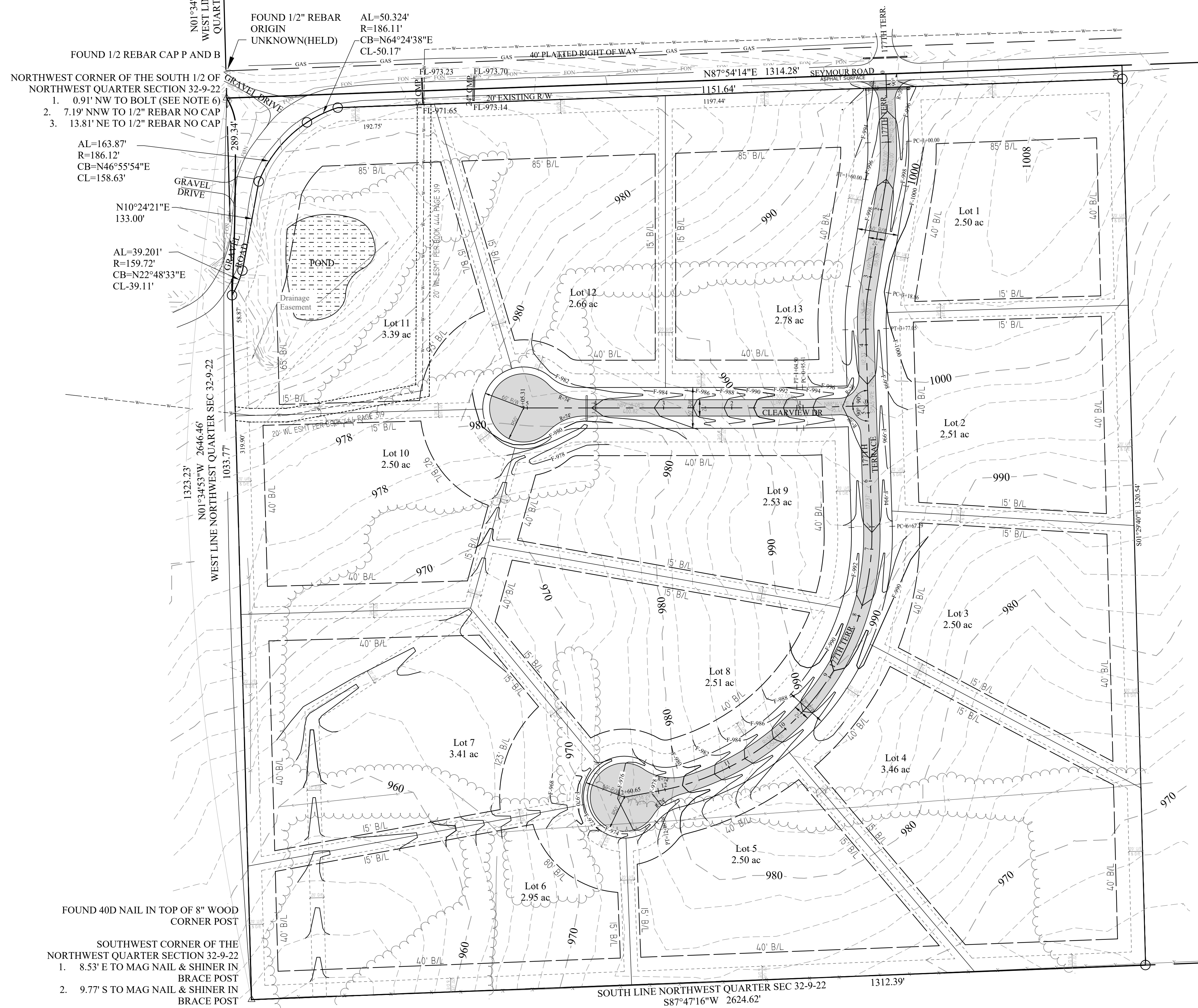
N10°24'21"E
133.00'

AL=39.201'
R=159.72'
CB=N22°48'33"E
CL=39.11'

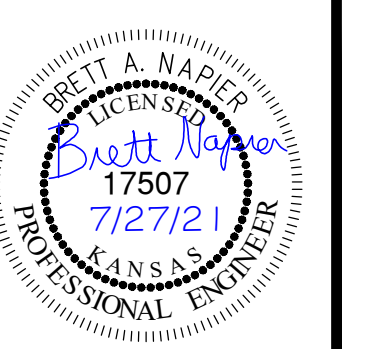
1323.23'
N01°34'53"W 2646.46'
WEST LINE NORTHWEST QUARTER SEC 32-9-22
1033.77'

FOUND 40D NAIL IN TOP OF 8" WOOD CORNER POST
SOUTHWEST CORNER OF THE NORTHWEST QUARTER SECTION 32-9-22

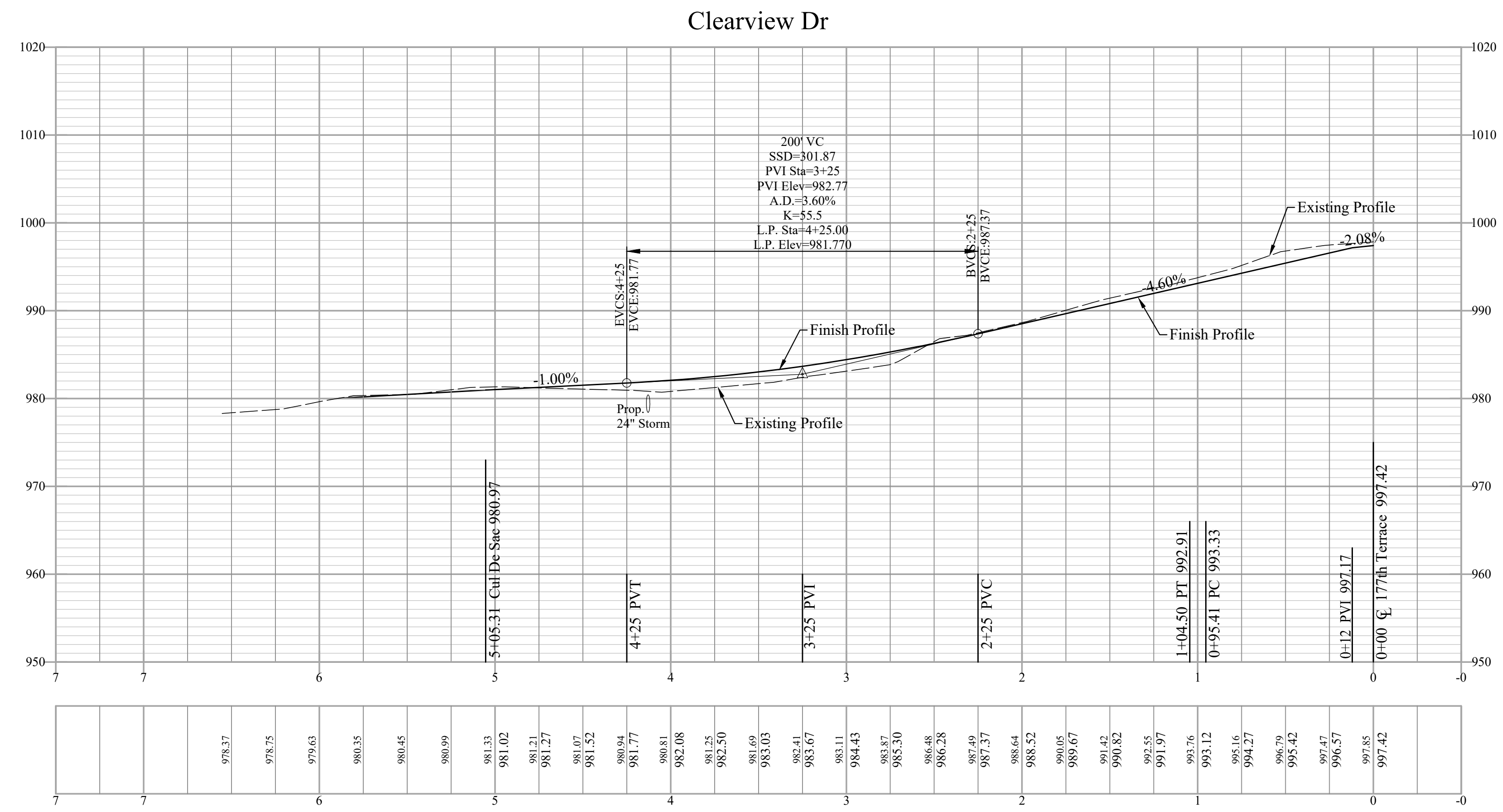
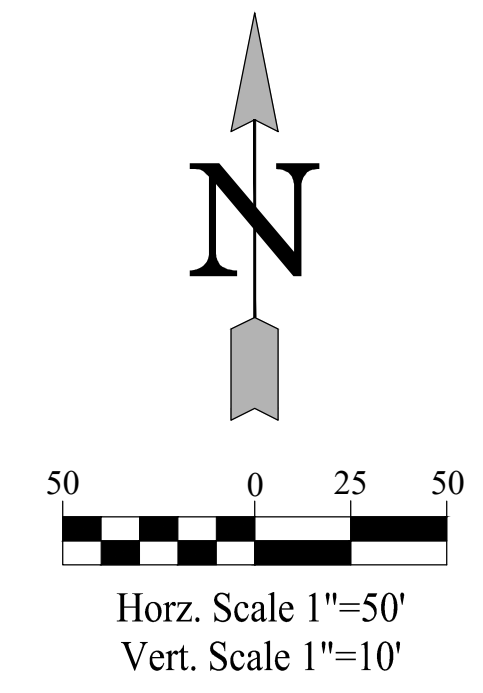
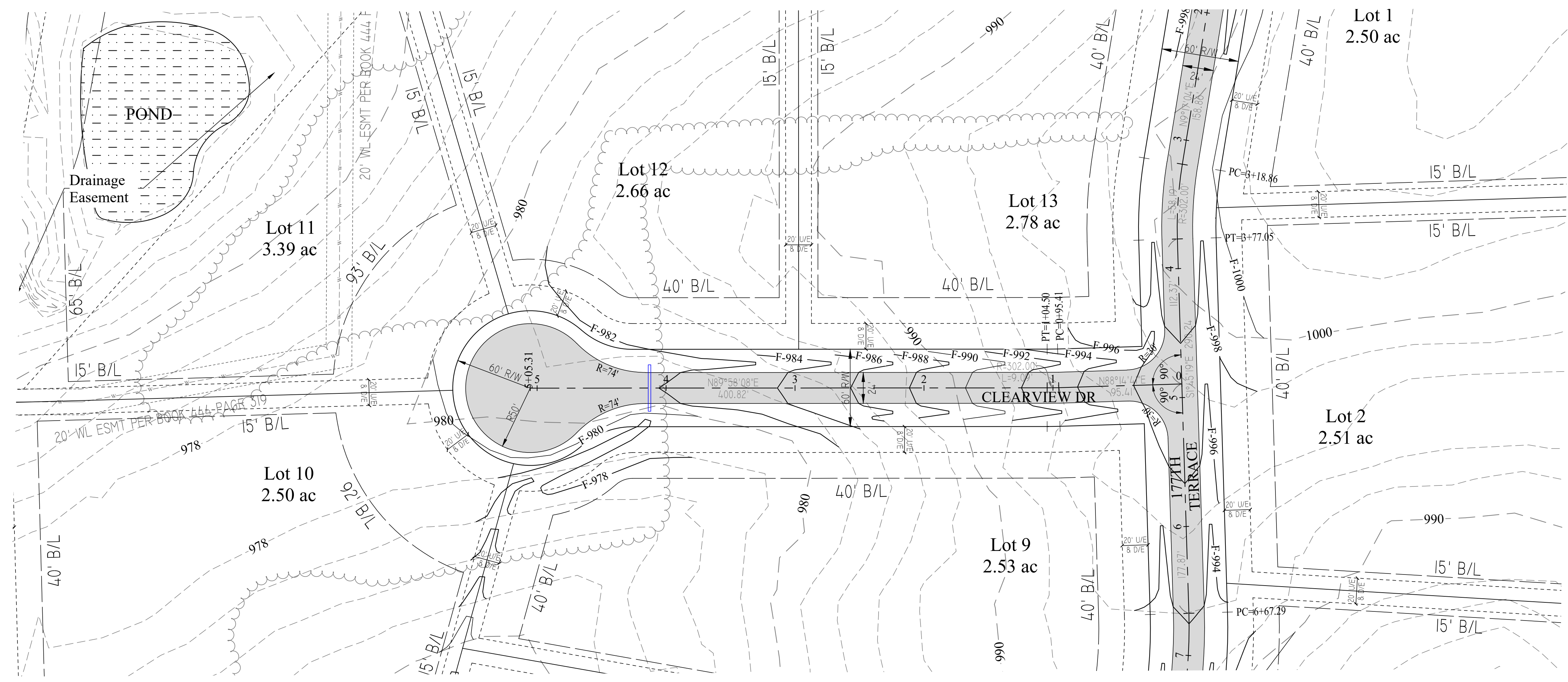
- 8.53' E TO MAG NAIL & SHINER IN BRACE POST
- 9.77' S TO MAG NAIL & SHINER IN BRACE POST
- 1.94' WNW TO MAG NAIL & SHINER IN FENCE POST



NO.	DATE	DESCRIPTION	BY
1	7/27/21	Lev. County Review Comments	BAN



PRELIMINARY ROADWAY PLANS



EMERALD ESTATES

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 22 EAST IN LEAVENWORTH COUNTY, KANSAS

FOUND 1/2 REBAR CAP D.G. WHITE RLS 356

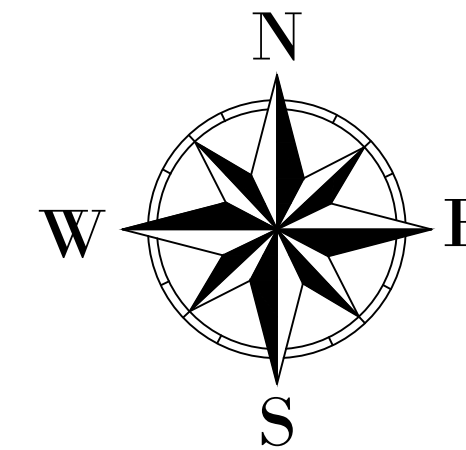
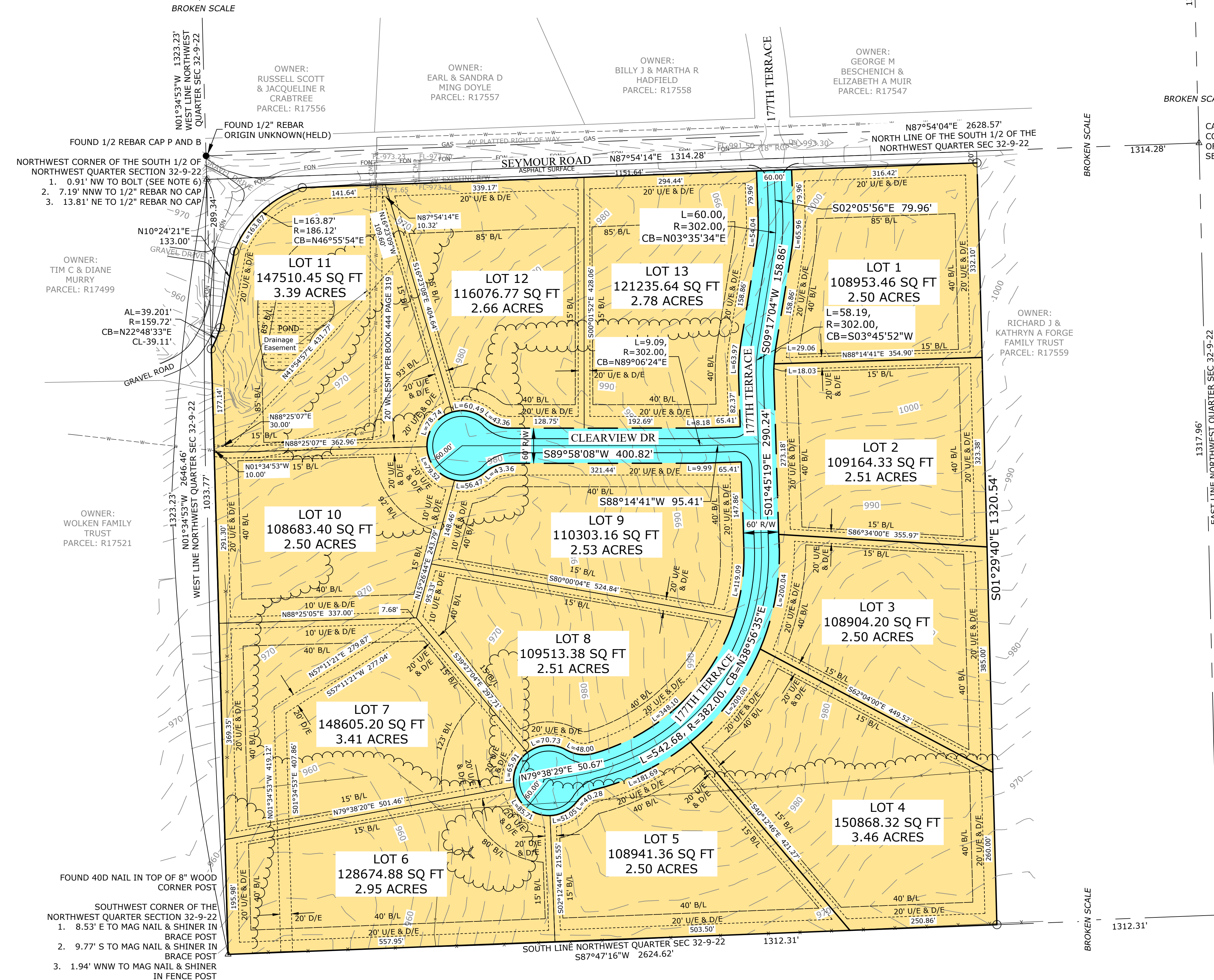
NORTHWEST CORNER OF THE NORTHWEST QUARTER SECTION 32-9-22

- 10.10' NE TO 16D NAIL IN 6" DOUBLE TREE
- 9.45' NW TO 16D NAIL IN 7" ELM TREE
- 2.35' W TO 16D NAIL NORTH SIDE OF CORNER POST
- IN LINE WITH EAST-WEST FENCE

FOUND 1/2 REBAR

NORTHEAST CORNER OF THE NORTHWEST QUARTER SECTION 32-9-22

- 50.66' W TO PK NAIL IN CORNER POST
- 37.16' NE TO PK NAIL IN POWER POLE
- 49.15' E TO PK NAIL TOP FENCE CORNER POST



DESCRIPTION:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 22 EAST, ALL IN LEAVENWORTH COUNTY, KANSAS, EXCEPT THAT PART TAKEN OR USED FOR ROAD RIGHT OF WAY

CONTAINS 35.78 ACRES MORE OR LESS

DESCRIPTION PER DEED DOCUMENT # 2021R06199

THE SOUTH HALF OF THE NORTHWEST QUARTER LESS THE EAST HALF THEREOF, IN SECTION 32, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN LEAVENWORTH COUNTY, KANSAS, LESS RAILROAD RIGHT OF WAY.

FOUND 1/2 REBAR

SOUTHEAST CORNER OF THE NORTHWEST QUARTER SECTION 32-9-22

- 16.65' SE TO 1/2" REBAR AT EDGE OF PAVEMENT
- 21.85' NE TO 1/2" REBAR AT EDGE OF PAVEMENT
- 25.94' SW TO 1/2" REBAR AT EDGE OF PAVEMENT

PRELIMINARY PLAT



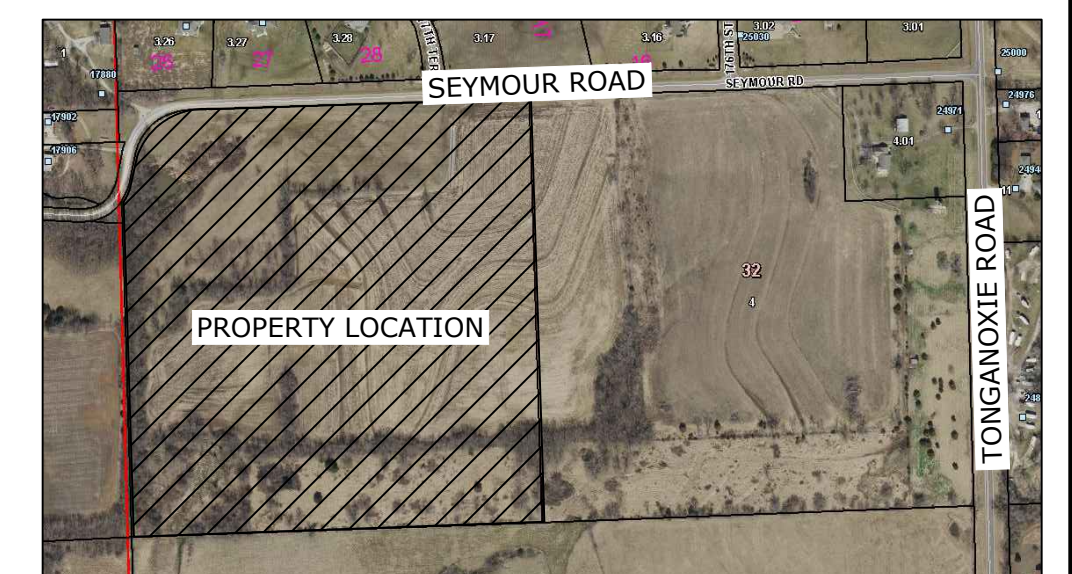
LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET PROPERTY CORNER CAP LS 1408
- FENCE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- SECTION LINE
- TREE LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- BUILDING LINE

GENERAL NOTES

- The basis for the bearing system for this survey is the Kansas North Zone U.S. State Plane 1983.
- All distances shown hereon are ground distances in feet.
- Water line shown via utility maps provided by Rural Water District No. 8.
- Precision, 1 part in: 2909530.636
- Right of Way along Seymour Road shown per prescriptive easement and road record Book C, Page 163.
- Held 1/2" P and B Cap Per Plat in order to not disrupt the area. P and B set bar on split between current monuments at NW Corner of the NW Quarter and the NW Corner of the South 1/2 of the NW Quarter. We believe the bolt to be true set by the County Surveyor detailed in Volume B Page 62 of Survey records at Leavenworth County Register of Deeds. This was set on a split between the original Stone monuments at NW Corner of the NW Quarter and the NW Corner of the South 1/2 of the NW Quarter.
- Current Zoning RR-5/Proposed Zoning - RR-2.5
-Current Use - Agricultural
-Proposed Use - Residential
- Access will be limited to Clearview Drive and 177th Terrace for all lots.
- Erosion and sediment control measures shall be used when designing and constructing driveway and other structures. Re-vegetation of all disturbed areas shall be completed according to the NOI post grading activities.
- Utility services
-Electric - FreeState Electrical Cooperative
-Water - Rural Water District #8
-Gas - From Electric
-Sewer - Septic
- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations of Zoning Regulations Jurisdiction.
- Onsite individual Sanitary Sewer systems will be used for this development.
- Lot access is subject to current County access management policy.
- According to "FIRM" map community panel numbers 20103C0250G, effective July 16th, 2021S, this plat is located in Zone "X", area determined to be minimal flood hazard.

VICINITY MAP



VICINITY MAP NOT TO SCALE

SCALE

1"=100'

SEC-TWN-RNG

32-9-22

PREPARED FOR

MICHAEL REILLY

600 DELAWARE ST
LEAVENWORTH, KS 66048

DATE

May 19, 2021

*****Consent Agenda*****
Case No. DEV-21-110/111
Rolling K Acres
Preliminary and Final Plat

Staff Report – Planning Commission

August 11, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Samantha Kiely & Tyler Kendrick
521 Rockledge Road
Lawrence, KS 66049

Agent: American Surveying
7531 US 59
Oskaloosa, KS 66066

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

Parcel Size: ± 38 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.: 198-34-0-00-00-004.01

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 5 acre to 38 acres in size.

Flood Plain

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

Utilities/Services

Sewer: Private septic system
Fire: Sherman
Water: Suburban
Electric: Evergy

Access/Streets

The property is accessed by Hemphill Road. This road is a County local road with a gravel surface ± 20' wide.

Agency Comments

See attached comments – Email – Lauren Anderson – Survey, July 23, 2021

Findings

1. The proposed subdivision is generally consistent with the zoning district of RR 5. Lot 1 meets the regulations for Rural Residential 5-acre with the correct lot-depth to lot-width ratio of 3.5:1, the minimum frontage of 300', and a minimum lot size of 5 acres. Lot 2 is generally consistent RR-5 zoning regulations, but does not meet the lot-width to lot-depth ratio of 4:1. Staff is supportive of this division as it maintains similar layout of lots in the neighborhood and maximizes potential for future development of this lot.
2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.
Any further subdividing of any lot within this subdivision shall require the installation of public sanitary sewer or connection to an existing public sanitary sewer.
3. At time of development, fire hydrants shall be required if necessary infrastructure is available.
4. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

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

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

Staff Comments

The plat, as submitted, is a two-lot subdivision located on Hemphill Road, which is a local county roadway. Lot 1 is proposed at 8 acres in size, while Lot 2 is approximately 29 acres in size. The subdivision is in conformance with the Comprehensive Plan. As of the writing of this report, Public Works has outstanding comments on the drainage report, and editorial comments on the Preliminary and Final Plats. Due to the nature of the comments left during the review, Staff recommends approval of the subdivision.

STAFF RECOMMENDATION:

The staff recommends approval of Case No. DEV-21-110 & 111, Preliminary and Final Plat for Rolling K Acres, 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. The applicant shall receive approval from the Public Works Department for the Preliminary Plat, Final Plat, and Drainage Report prior to the case being heard by the Board of County Commissioners.
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 Lot 2.
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-21-110 & 111, Preliminary and Final Plat for Rolling K Acres, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-21-110 & 111, Preliminary and Final Plat for Rolling K Acres, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

ATTACHMENTS:

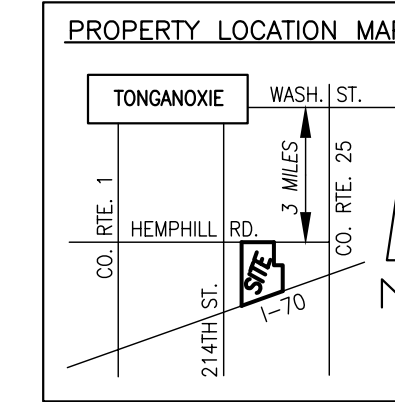
Aerial Map
Memorandums
Preliminary and Final Plat

ROLLING K ACRES

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., LEAVENWORTH COUNTY, KANSAS.

PRELIMINARY PLAT

LEAVENWORTH COUNTY DISCLAIMER
Leavenworth County, Kansas, does not represent, warrant or guarantee the details shown on this document and provided by the applicant, or any agent of applicant, including any survey information, should be used upon by any third party as being wholly or partially accurate and complete.



AMERICAN SURVEYING
Steve Tuffe & Garret Tuffe
7531 US 59 Hwy, Oskaloosa, Kansas 66066
785-231-8090 785-231-9903

ADDRESS: 214TH ST. & HEMPHILL RD., TONGANOXIE, KS
DATE OF SURVEY: 6/22/21 JOB NO: LV2-051221
ORDERED BY: SAMANTHA KIELY, OWNER

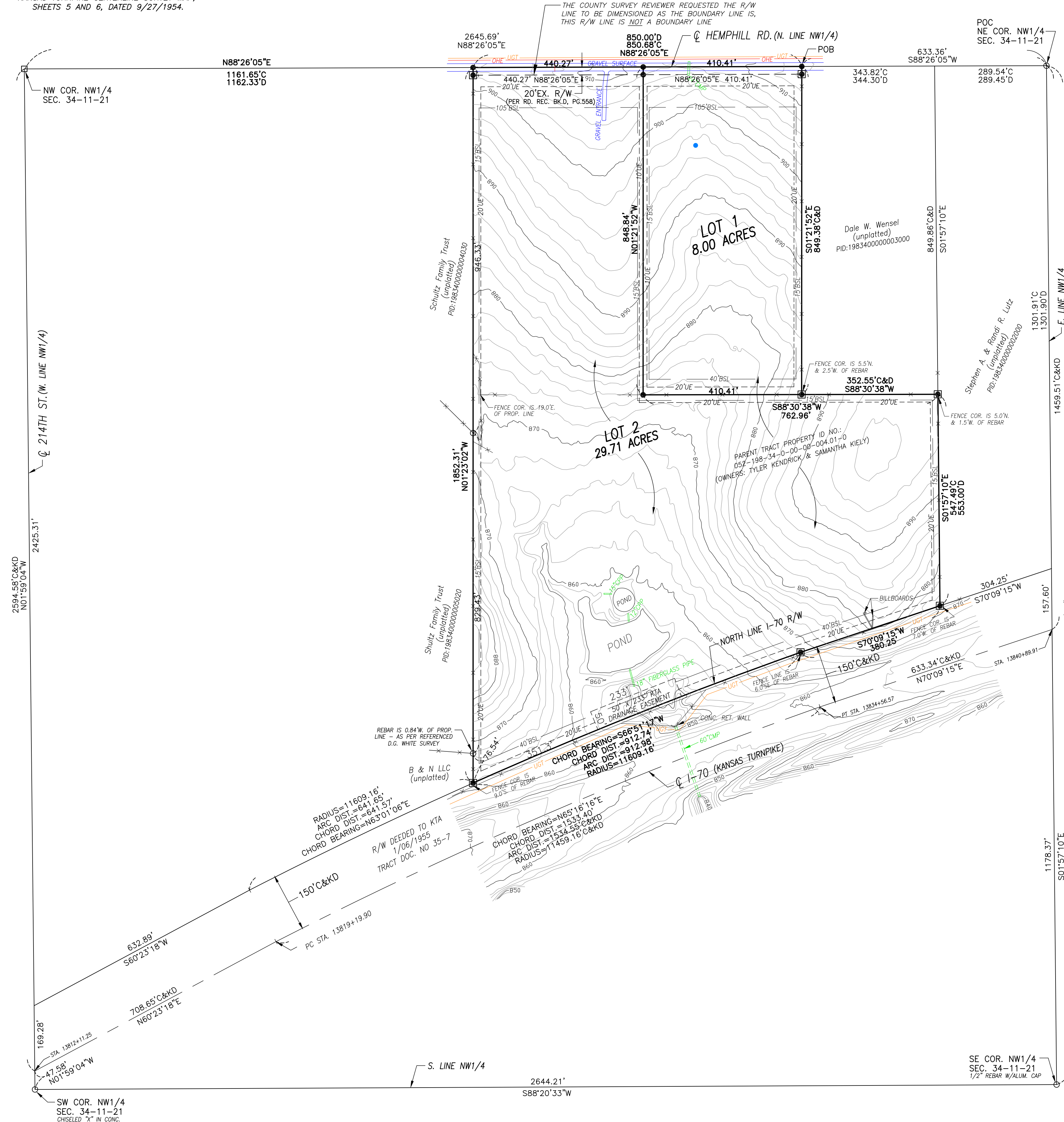
BEARINGS ARE BASED ON THE
THE NORTH LINE OF THE NW1/4
ASSUMED AS: N88°26'05"E

REFERENCE DOCUMENTS
SURVEY BY T.B. MELTON, DATED 6/26/2002, RECORDED IN BOOK S-15-05, PAGE 73.
SURVEY BY D.G. WHITE, DATED 10/24/1991, RECORDED IN BOOK S-14, PAGE 68.
SURVEY BY D.G. WHITE, DATED 8/05/1991, RECORDED IN BOOK S-14, PAGE 48.
KTA DRAINAGE EASEMENT DEED, TRACT NO. 35-7, BY R.L. BUFORD, DATED 3/23/1955.
KTA HIGHWAY R/W DEED, TRACT NO. 35-7, BY R.L. BUFORD, DATED 1/06/1955.
KANSAS TURNPIKE CENTERLINE SURVEY MAP, SHEETS 5 AND 6, DATED 9/27/1954.

PROPERTY OWNER
Tyler Kendrick & Samantha Kiely
521 Rockledge Rd., Lawrence, KS 66049
Recorded in Doc. No. 2021R06200
Parcel CAMA No. 052-198-34-0-00-00-004.01-0

VERTICAL BENCHMARK
Leavenworth Co. Control Point LVCO-0051
Top of 9/16" Stainless Steel Rod, 0.4' below surface
+25' East of CL 246th St., +2660' North of Stillwell Rd.
Elevation: 893.90, NAVD 88

ORIGIN OF MONUMENTS UNKNOWN
UNLESS NOTED OTHERWISE
THIS SURVEY DOES NOT CERTIFY OWNERSHIP
PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA
UTILITY LOCATIONS ARE APPROXIMATE
NOTE:
MONUMENTS SET AT CALCULATED DISTANCES



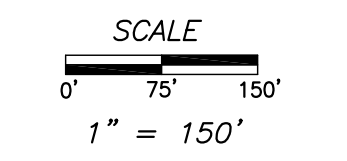
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(Prepared by Stephan Tuffe, PS No. 1252, on June 24, 2021)
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(Tract No. 35-7, by R.L. Buford, dated 1/06/1955)
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- = FOUND 1/2" REBAR, UNLESS NOTED OTHERWISE
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REMOVE NOTE (WAS NOT MEANT TO BE NEW NOTE, ONLY ADDED INFORMATION)



- NORTHWEST COR. REFERENCE TIES**
- FOUND 5/8" REBAR
 - 600 SPIKE & SHINER IN TOP FENCE CORNER POST - 35.61' SW
 - 600 SPIKE IN NORTH FACE FENCE CORNER POST - 51.13' ESE
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 - TOP CENTER FIRE HYDRANT - 87.6' NE
 - EXISTING CENTERLINE NORTH/SOUTH GRAVEL ROADWAY - 1.5' WEST
 - EXISTING CENTERLINE EAST/WEST GRAVEL ROADWAY - 2.0' SOUTH
- NORTH 1/4 COR. REFERENCE TIES**
- FOUND 1/2" REBAR
 - 600 SPIKE IN SOUTHWEST FACE POWER POLE - 40.83' NW
 - 600 SPIKE & WASHER IN WEST FACE FENCE CORNER POST - 24.60' SOUTH
 - IN LINE WITH EXISTING CENTERLINE GRAVEL ROADWAY RUNNING EAST/WEST
 - EXISTING CENTERLINE GRAVEL DRIVEWAY RUNNING NORTH - 16.5' WEST

- WEST 1/4 COR. REFERENCE TIES**
- FOUND CHISELED "X" IN EAST CONC. BRIDGE HUBGUARD
 - MAG NAIL IN TOP EAST HANDRAIL - 2.37' SE
 - MAG NAIL IN TOP WEST HANDRAIL - 23.27' WEST
 - MAG NAIL IN TOP EAST HANDRAIL - 18.32' NORTH
 - CHISELED "X" IN CONC. BRIDGE DECK - 15.85' WEST
 - CHISELED "X" IN SOUTHEAST CORNER CORNER BRIDGE RETAINING WALL - 55.94' SOUTH
 - EXISTING CENTERLINE NORTH/SOUTH CONC. BRIDGE DECK - 11.0' WEST
 - EXISTING CENTERLINE I-70, RUNNING NORTHEAST/SOUTHWEST - 46' NORTH
 - STA. 13812+11.25 (CALCULATED FROM HIGHWAY CONSTRUCTION PLANS) - 47.58' NORTH
- CENTER COR. REFERENCE TIES**
- FOUND 1/2" REBAR W/ALUM. CAP
 - 600 SPIKE & WASHER IN NORTH FACE FENCE POST - 22.68' ESE
 - 600 SPIKE & WASHER IN WEST FACE FENCE CORNER POST - 13.31' SOUTH
 - 600 SPIKE & WASHER IN WEST FACE FENCE POST - 15.65' SSW
 - FENCELINE RUNNING EAST/WEST - 13.0' SOUTH
 - IN LINE WITH FENCELINE RUNNING SOUTH, EXTENDED

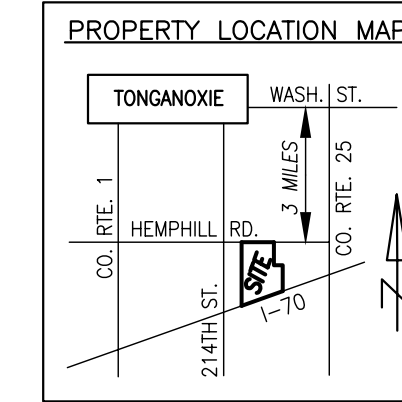
**07-23-2021
OLSSON
REVIEWED**

ROLLING K ACRES

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., LEAVENWORTH COUNTY, KANSAS.

FINAL PLAT

LEAVENWORTH COUNTY DISCLAIMER
Leavenworth County, Kansas, does not represent, warrant or guarantee the details shown on this document and provided by the applicant, or any agent of applicant, including any survey information, should be used upon any third party as being wholly or partially accurate and complete.



AMERICAN SURVEYING

Steve Tufte & Garret Tufte
7531 US 59 Hwy, Oskaloosa, Kansas 66066
785-231-8090 785-231-9903

ADDRESS: 214TH ST. & HEMPHILL RD., TONGANOXIE, KS
DATE OF SURVEY: 6/22/21 JOB NO: LV2-051221
ORDERED BY: SAMANTHA KIELY, OWNER

BEARINGS ARE BASED ON THE NORTH LINE OF THE NW1/4 ASSUMED AS: N88°26'05"E

REFERENCE DOCUMENTS
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SURVEY BY D.G. WHITE, DATED 10/24/1991, RECORDED IN BOOK S-14, PAGE 68.
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KANSAS TURNPIKE CENTERLINE SURVEY MAP, SHEETS 5 AND 6, DATED 9/27/1954.

PROPERTY OWNER
Tyler Kendrick & Samantha Kiely
521 Rockledge Rd., Lawrence, KS 66049
Recorded in Doc. No. 2021R06200
Parcel CAMA No. 052-198-34-0-00-00-004.01-0
VERTICAL BENCHMARK
Leavenworth Co. Control Point LVCO-0051
Top of 9/16" Stainless Steel Rod, 0.4' below surface
+-25' East of CL 246th St., +-2660' North of Stillwell Rd.
Elevation: 893.90, NAVD 88

ORIGIN OF MONUMENTS UNKNOWN UNLESS NOTED OTHERWISE
THIS SURVEY DOES NOT CERTIFY OWNERSHIP
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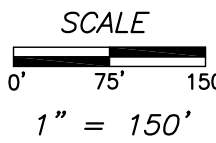
NOTE: FORMERLY DESCRIBED IN DOC. NO. 2021R06200.

NOTES

- 1. PROPERTY IS ZONED RR-5.0, CURRENT USE IS AG, PROPOSED USE IS RESIDENTIAL
2. PROPERTY IS NOT IN A FLOOD HAZARD AREA
3. WASTEWATER SYSTEMS HAVE BEEN APPROVED BY LEAVENWORTH COUNTY
4. WATER SERVICE PROVIDED BY "SUBURBAN WATER"
5. ELECTRIC SERVICE PROVIDED BY EVERGY
6. TELEPHONE SERVICE PROVIDED BY AT&T
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8. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING
9. PER ACCESS MANAGEMENT, ADDITIONAL ACCESS POINTS COULD BE APPLIED FOR
10. THERE ARE NO COVENANTS OR OFF PLAT RESTRICTIONS
11. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY

LEGEND

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County Engineer 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

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.

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

SURVEYOR'S CERTIFICATE

I hereby certify this plat meets the requirements of K.S.A. 58-2001 through 58-2005, and that this plat map and the survey on which it is based, were prepared and conducted by me or under my direct supervision.

Stephan C. Tufte, Kansas PS No. 1252
Field survey completed: June 22nd, 2021

This Plat of Rolling K Acres has been submitted to and approved by the Leavenworth County Planning Commission.
This ___ day of ___ 2021.

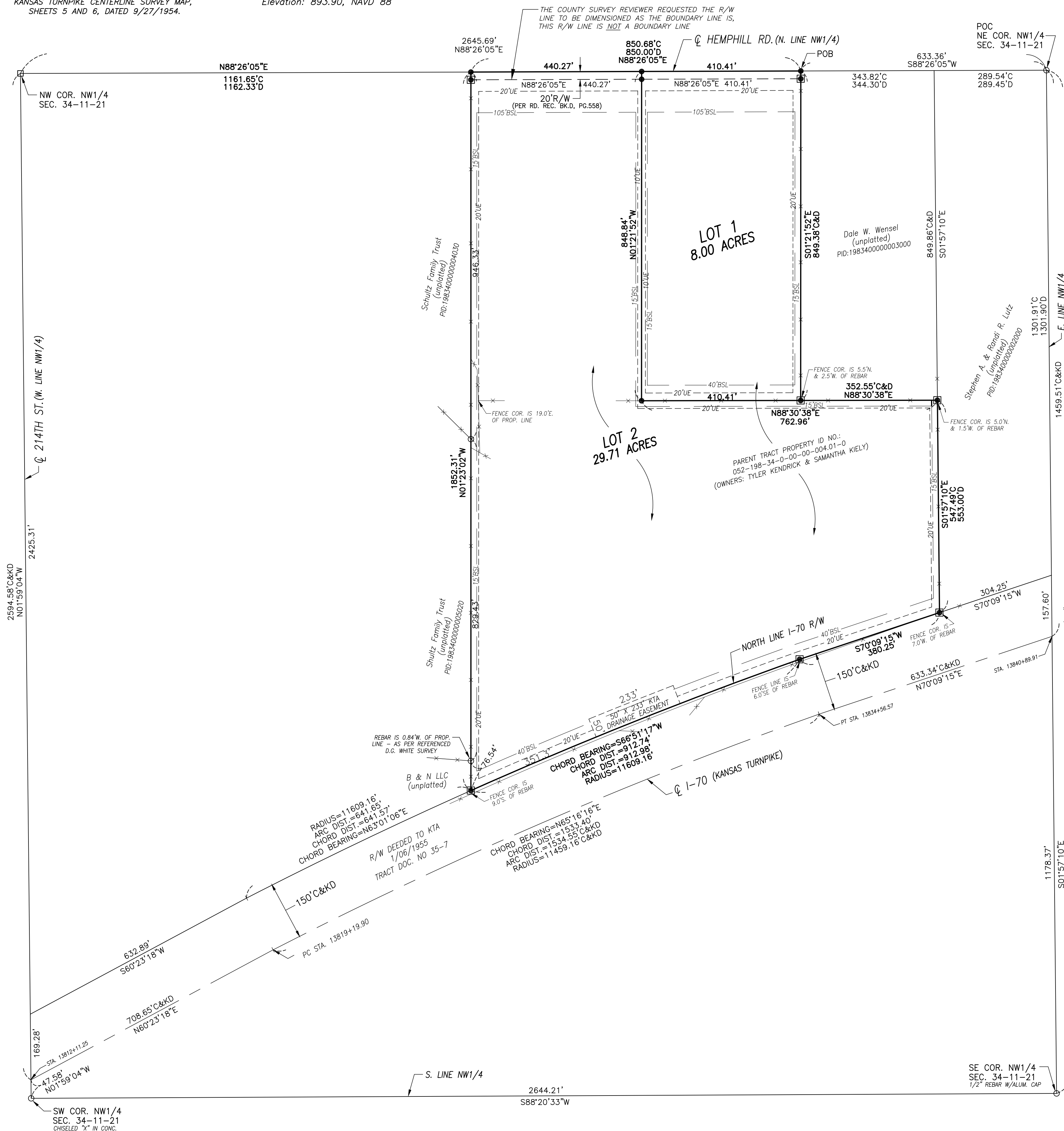
Steven Rosenthal, Chairman Krystal Voth, Secretary

We the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing Plat of ROLLING K ACRES this ___ day of ___ 2021.

Mike Smith, Chairman Janet Klasinski, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office on the ___ day of ___ 2021, in Plat Book ___ Page ___ at ___.

TerriLois C. Mashburn
Register of Deeds



07-23-2021
OLSSON
REVIEWED

Drainage Report

**07-23-2021
OLSSON**

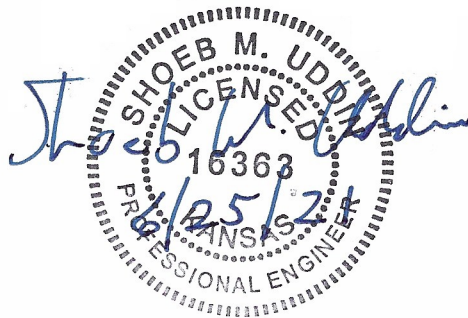
REVIEWED

ROLLING K ACRES

A Subdivision in the Northwest Quarter of Section 34, Township
11 South, Range 21 East of the 6th Principal Meridian,
Leavenworth County, Kansas.

Provide the
USDA soil map
including soil
chart.

Prepared By



Shoeb Uddin, PE, PTOE
Sunflower Design, LLC
3601 SW 29th Street, Suite 125
Topeka, KS 66614
Phone 785.249.1885

Date of Revision: July 19, 2021

Subdivision Data

Location

This parcel of land is located in the Northwest Quarter of Section 34, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas. The property is accessed directly from Hemphill Road in Leavenworth County, Kansas.

Size

This site contains 37.71 acres, more or less.

Description

Currently this property is not platted. The purpose of this plat is to subdivide this parcel into two lots (See attached Preliminary Plat). Lot 1 will contain 8 acres and the remaining 29.71 acres will constitute Lot 2. Both lots will be accessed from Hemphill Road.

The general area within the vicinity of this property is of rural residential type with large lots and undeveloped green spaces, pastures, valleys, ponds and small hilly formations.

Describe existing vegetation that will be associated with a C value in the calculations.

Proposed Development

On Lot 2, the owner plans to build a house (34'x55') and a barn (30'x40'), approximately 500 feet south of Hemphill Road. There will be a gravel drive from Hemphill road to the house.

There is no immediate plan for any new building on Lot 1.

Per Leavenworth County criteria, it is assumed that construction of a house, a barn and a driveway will add 10,000 square feet of impervious area for both Lot 1 and Lot 2.

Describe remainder of land use.
(ie Lawn/Pasture)

Drainage Calculations

Almost all of Lot 1 and Lot 2 are within a larger drainage area, as shown in the attached Drainage map. Storm water runoff from both lots flows south, eventually reaching a pond near the southern boundary of the drainage area (just north of I-70). Runoff from the remaining of this large drainage area follows the same pattern, and eventually reaching the pond. During

heavy storm event, overflows from the pond flows further south to the 60" (6" diameter corrugated metal pipe) that runs under I-70 from north to south.

The analysis should only include the proposed project - 37.71 Acres. Revise Report accordingly.

This pond has been identified in the drainage map and shall remain in place as is.

Provide a table in the report from the source identifying the applied C include land use. With a C=0.35, the report is referring to a lawn type use? From aerial mapping, the existing use is pasture. Using the NRCS, the C value would be 0.36. Revise.

Storm runoff Calculation (Existing Condition)

Total Drainage Area = 80 acres ±

Time of Concentration = $2 \times [.0078 \times (L^3 / H)^{0.385}]$

L (longest flow path) = 2550 feet

H (Elevation difference between high point and low point) = 85'

Time of Concentration = $2 \times [.0078 \times \{(2550)^3 / 85\}^{0.385}] = 24$ minutes

Runoff Coefficient, C = 0.35 (assumed) (Source: Shawnee County/City of Topeka drainage coefficient chart)

Rainfall Intensity: $I_{10} = 4.26$ inches/hour, $I_{100} = 6.2$ inches/hour.

$Q_{10} = CIA = 0.35 \times 4.26 \times 80 = 119$ cfs

$Q_{100} = 1.25 \times CIA = 1.25 \times 0.35 \times 6.12 \times 80 = 214$ cfs

Storm Runoff Calculation (Future Condition)

Total impervious area: $2 \times 10,000 = 20,000$ sq. feet = 0.46 acres

Assume, C = 0.95 for impervious area (source: Shawnee County/City of Topeka Drainage Coefficient Chart)

Future Runoff coefficient, $C = [0.46 \times 0.95 + (80 - 0.46) \times 0.35] / 80 = 0.354$

$Q_{10} = CIA = 0.354 \times 4.26 \times 80 = 121$ cfs

$Q_{100} = 1.25 \times CIA = 1.25 \times 0.354 \times 6.12 \times 80 = 217$ cfs

The analysis should only include the proposed project - 37.71 Acres. Revise Report accordingly.

Hydraulic Discussion

Drainage Area = 80 acres

	Runoff in cubic feet per second		
	10 year	100 Year	
Existing Runoff, cfs	119	214	
Future Runoff, cfs	121	217	
Increase in Runoff, cfs	2	3	

Capacity of 60" CMP

Length = 192 feet

F.L. Elevation (In) = 946

F.L. Elevation (Out) = 940

Slope, $S = (6 \times 100) / 192 = 3.12\%$

Capacity of 60" CMP (gravity flow condition): $(1.49/n) \times (R)^{0.67} \times (S)^{0.5} \times$
Area = 250 cfs

Manning's $n = 0.024$ (for CMP)

Hydraulic Radius, $R = 1.25'$

As shown in the table above, the increase in runoff (for future condition) is only 2 cfs for 10 year storm and 3 cfs for 100 year storm.

It appears that the flow capacity of the existing 60" CMP (under gravity flow condition) is greater than the 100 year runoff (for future/post-development condition).

For pressure flow condition, the flow capacity of the 60" CMP would be even greater (depending on the entrance head – higher the head, greater the flow capacity) than the gravity flow condition. Furthermore, the retarding impact of the detention/retention and other depressed areas were disregarded in all drainage calculations in this report.

Quantitative Rise in Water surface Level

For 100 year – the rise is less than 0.05 feet.

For 10 year – the rise is less than 0.04 feet (half inch).

Conclusion

1. Based on the drainage analysis and calculations presented in this report, it is concluded that the future developments (on Lot 1 and Lot 2) are not likely to cause any flooding/drainage problems.
2. No further analysis is warranted.

Appendices

Appendix A - Drainage Map

Appendix B - Copy of Preliminary Plat

DRAINAGE MAP

Hemphil Rd

900

214 th St

House
and Barn

LOT 1

HOUSE &
BARN

EXISTING POND
SHALL REMAIN
AS IS

Lot 2

I-70

DRAINAGE
BOUNDARY

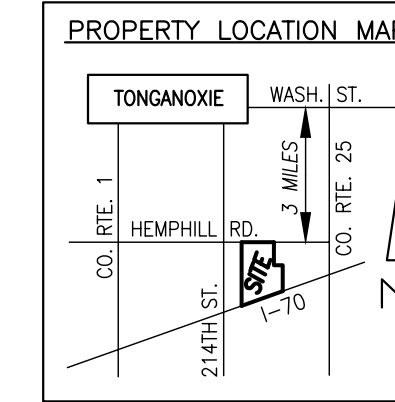
EXISTING 60
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ROLLING K ACRES

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., LEAVENWORTH COUNTY, KANSAS.

PRELIMINARY PLAT

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Steve Tuttle & Garret Tuttle
7531 US 59 Hwy, Oskaloosa, Kansas 66066
785-231-8090 785-231-9903

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DATE OF SURVEY: 6/22/21 JOB NO: LV2-051221
ORDERED BY: SAMANTHA KIELY, OWNER

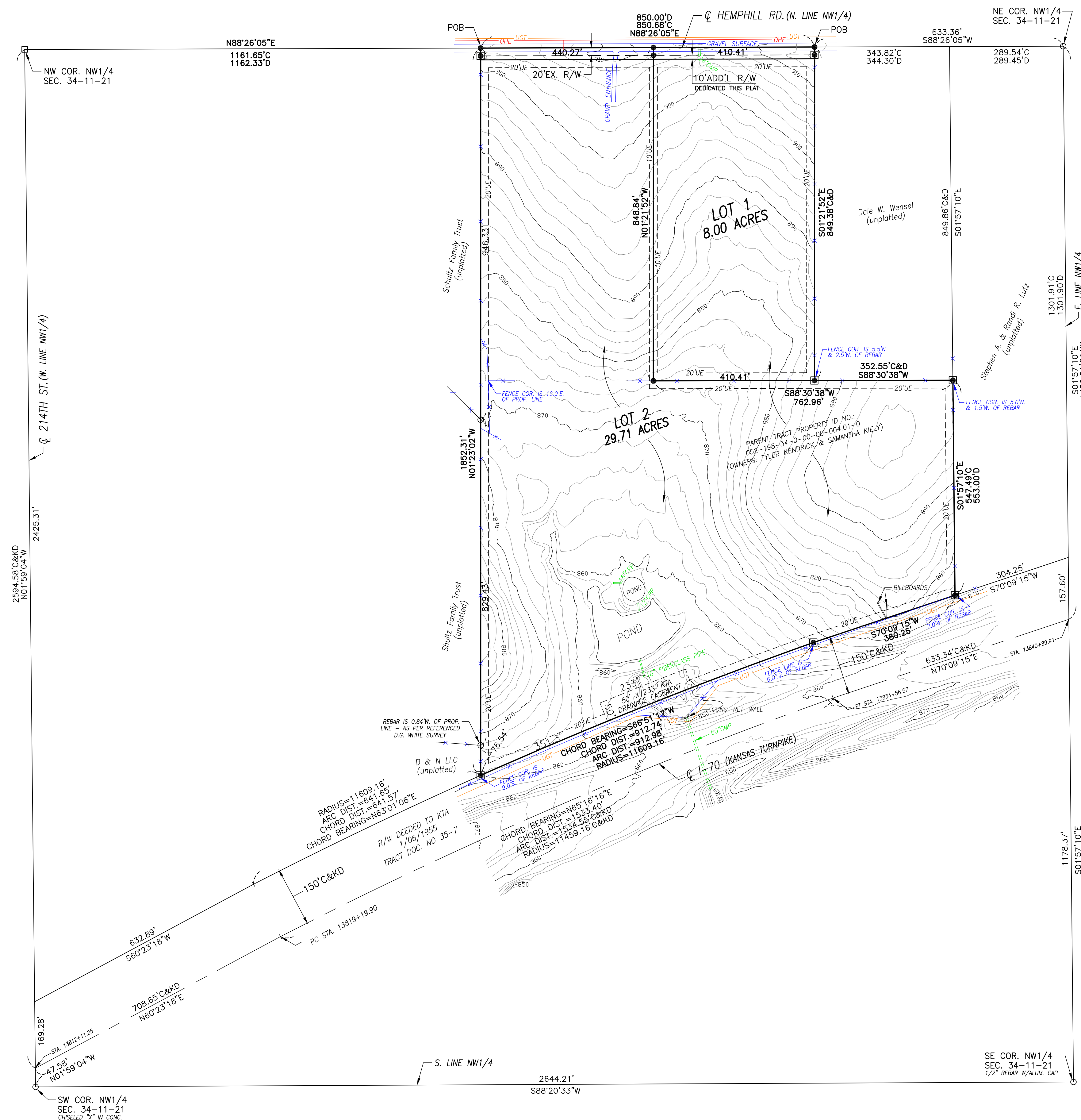
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Top of 9/16" Stainless Steel Rod, 0.4' below surface
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- NORTHWEST COR. REFERENCE TIES**
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 - 2. 60D SPIKE IN NORTH FACE FENCE CORNER POST - 51.13' ESE
 - 3. 60D SPIKE & SHINER IN NORTHWEST FACE FENCE CORNER POST - 52.65' SE
 - 4. TOP CENTER FIRE HYDRANT - 87.6' NE
 - 5. EXISTING CENTERLINE NORTH/SOUTH GRAVEL ROADWAY - 1.5' WEST
 - 6. EXISTING CENTERLINE EAST/WEST GRAVEL ROADWAY - 2.0' SOUTH
- NORTH 1/4 COR. REFERENCE TIES**
- FOUND 1/2" REBAR
 - 1. 60D SPIKE IN SOUTHWEST FACE POWER POLE - 40.83' NW
 - 2. 60D SPIKE IN SOUTHWEST FACE POWER POLE - 40.88' SE
 - 3. 40D SPIKE & WASHER IN WEST FACE FENCE CORNER POST - 24.60' SOUTH
 - 4. IN LINE WITH EXISTING CENTERLINE GRAVEL ROADWAY RUNNING EAST/WEST
 - 5. EXISTING CENTERLINE GRAVEL DRIVEWAY RUNNING NORTH - 16.5' WEST

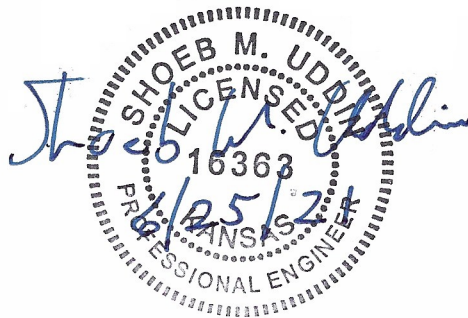
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 - 3. MAG NAIL IN TOP EAST HANDRAIL - 18.32' NORTH
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 - 5. CHISELED "X" IN SOUTHEAST CORNER CORNER BRIDGE RETAINING WALL - 55.94' SOUTH
 - 6. EXISTING CENTERLINE NORTH/SOUTH CONC. BRIDGE DECK - 11.0' WEST
 - 7. EXISTING CENTERLINE I-70, RUNNING NORTHEAST/SOUTHWEST - 46' NORTH
 - 8. STA. 13812+11.25 (CALCULATED FROM HIGHWAY CONSTRUCTION PLANS) - 47.58' NORTH
- CENTER COR. REFERENCE TIES**
- FOUND 1/2" REBAR W/ALUM. CAP
 - 1. 60D SPIKE & WASHER IN NORTH FACE FENCE POST - 22.68' ESE
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 - 3. 60D SPIKE & WASHER IN WEST FACE FENCE POST - 15.65' SSW
 - 4. FENCELINE RUNNING EAST/WEST - 13.0' SOUTH
 - 5. IN LINE WITH FENCELINE RUNNING SOUTH, EXTENDED

Drainage Report

ROLLING K ACRES

A Subdivision in the Northwest Quarter of Section 34, Township
11 South, Range 21 East of the 6th Principal Meridian,
Leavenworth County, Kansas.

Prepared By



Shoeb Uddin, PE, PTOE
Sunflower Design, LLC
3601 SW 29th Street, Suite 125
Topeka, KS 66614
Phone 785.249.1885

Date of Revision: July 19, 2021

Subdivision Data

Location

This parcel of land is located in the Northwest Quarter of Section 34, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas. The property is accessed directly from Hemphill Road in Leavenworth County, Kansas.

Size

This site contains 37.71 acres, more or less.

Description

Currently this property is not platted. The purpose of this plat is to subdivide this parcel into two lots (See attached Preliminary Plat). Lot 1 will contain 8 acres and the remaining 29.71 acres will constitute Lot 2. Both lots will be accessed from Hemphill Road.

The general area within the vicinity of this property is of rural residential type with large lots and undeveloped green spaces, pastures, valleys, ponds and small hilly formations.

Proposed Development

On Lot 2, the owner plans to build a house (34'x55') and a barn (30'x40'), approximately 500 feet south of Hemphill Road. There will be a gravel drive from Hemphill road to the house.

There is no immediate plan for any new building on Lot 1.

Per Leavenworth County criteria, it is assumed that construction of a house, a barn and a driveway will add 10,000 square feet of impervious area for both Lot 1 and Lot 2.

Drainage Calculations

Almost all of Lot 1 and Lot 2 are within a larger drainage area, as shown in the attached Drainage map. Storm water runoff from both lots flows south, eventually reaching a pond near the southern boundary of the drainage area (just north of I-70). Runoff from the remaining of this large drainage area follows the same pattern, and eventually reaching the pond. During

heavy storm event, overflows from the pond flows further south to the 60" CMP (corrugated metal pipe) that runs under I-70 from north to south.

This pond has been identified in the drainage map and shall remain in place as is.

Storm runoff Calculation (Existing Condition)

Total Drainage Area = 80 acres ±

Time of Concentration = $2 \times [.0078 \times (L^3 / H)^{0.385}]$

L (longest flow path) = 2550 feet

H (Elevation difference between high point and low point) = 85'

Time of Concentration = $2 \times [.0078 \times \{(2550)^3/85\}^{0.385}] = 24$ minutes

Runoff Coefficient, C = 0.35 (assumed) (Source: Shawnee County/City of Topeka drainage coefficient chart)

Rainfall Intensity: $I_{10} = 4.26$ inches/hour, $I_{100} = 6.2$ inches/hour.

$Q_{10} = CIA = 0.35 \times 4.26 \times 80 = 119$ cfs

$Q_{100} = 1.25 \times CIA = 1.25 \times 0.35 \times 6.12 \times 80 = 214$ cfs

Storm Runoff Calculation (Future Condition)

Total impervious area: $2 \times 10,000 = 20,000$ sq. feet = 0.46 acres

Assume, C = 0.95 for impervious area (source: Shawnee County/City of Topeka Drainage Coefficient Chart)

Future Runoff coefficient, C = $[0.46 \times 0.95 + (80 - 0.46) \times 0.35] / 80 = 0.354$

$Q_{10} = CIA = 0.354 \times 4.26 \times 80 = 121$ cfs

$Q_{100} = 1.25 \times CIA = 1.25 \times 0.354 \times 6.12 \times 80 = 217$ cfs

Hydraulic Discussion

Drainage Area = 80 acres

	Runoff in cubic feet per second		
	10 year	100 Year	
Existing Runoff, cfs	119	214	
Future Runoff, cfs	121	217	
Increase in Runoff, cfs	2	3	

Capacity of 60" CMP

Length = 192 feet

F.L. Elevation (In) = 946

F.L. Elevation (Out) = 940

Slope, $S = (6 \times 100) / 192 = 3.12\%$

Capacity of 60" CMP (gravity flow condition): $(1.49/n) \times (R)^{0.67} \times (S)^{0.5} \times$
Area = 250 cfs

Manning's $n = 0.024$ (for CMP)

Hydraulic Radius, $R = 1.25'$

As shown in the table above, the increase in runoff (for future condition) is only 2 cfs for 10 year storm and 3 cfs for 100 year storm.

It appears that the flow capacity of the existing 60" CMP (under gravity flow condition) is greater than the 100 year runoff (for future/post-development condition).

For pressure flow condition, the flow capacity of the 60" CMP would be even greater (depending on the entrance head – higher the head, greater the flow capacity) than the gravity flow condition. Furthermore, the retarding impact of the detention/retention and other depressed areas were disregarded in all drainage calculations in this report.

Quantitative Rise in Water surface Level

For 100 year – the rise is less than 0.05 feet.

For 10 year – the rise is less than 0.04 feet (half inch).

Conclusion

1. Based on the drainage analysis and calculations presented in this report, it is concluded that the future developments (on Lot 1 and Lot 2) are not likely to cause any flooding/drainage problems.
2. No further analysis is warranted.

Appendices

Appendix A - Drainage Map

Appendix B - Copy of Preliminary Plat

DRAINAGE MAP

Hemphil Rd

900

214 th St

House
and Barn

LOT 1

HOUSE &
BARN

EXISTING POND
SHALL REMAIN
AS IS

Lot 2

I-70

DRAINAGE
BOUNDARY

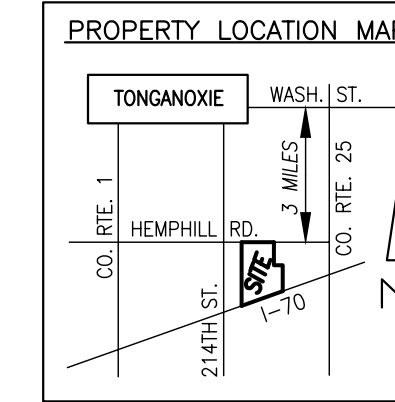
EXISTING 60
INCH DIAMETER
CMP

ROLLING K ACRES

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., LEAVENWORTH COUNTY, KANSAS.

PRELIMINARY PLAT

LEAVENWORTH COUNTY DISCLAIMER
Leavenworth County, Kansas, does not represent, warrant or guarantee the details shown on this document and provided by the applicant, or any agent of applicant, including any survey information, should be used upon by any third party as being wholly or partially accurate and complete.



AMERICAN SURVEYING

Steve Tuttle & Garret Tuttle
7531 US 59 Hwy, Oskaloosa, Kansas 66066
785-231-8090 785-231-9903

ADDRESS: 214TH ST. & HEMPHILL RD., TONGANOXIE, KS
DATE OF SURVEY: 6/22/21 JOB NO: LV2-051221
ORDERED BY: SAMANTHA KIELY, OWNER

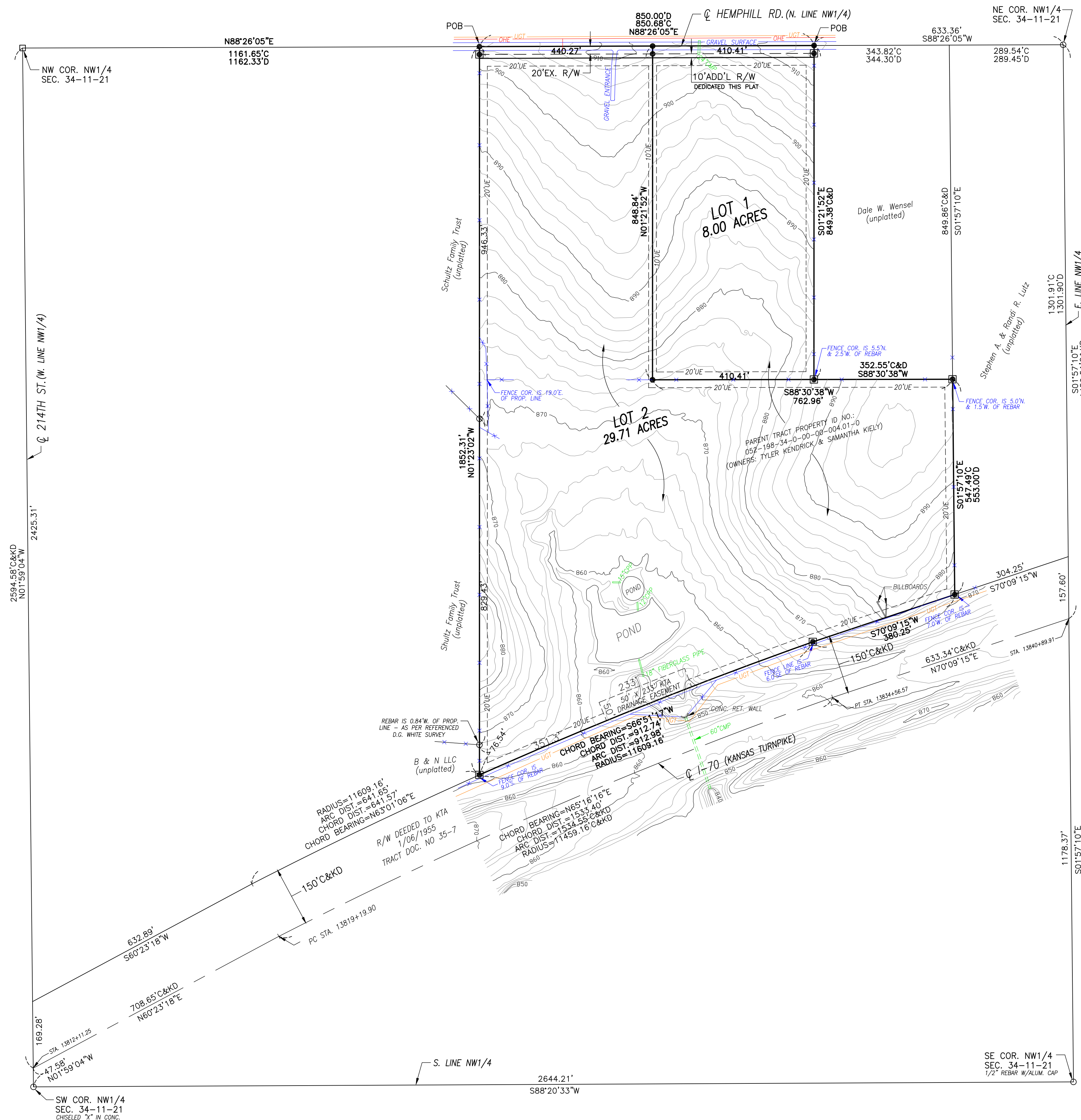
REFERENCE DOCUMENTS
SURVEY BY T.B. MELTON, DATED 6/26/2002, RECORDED IN BOOK S-15-05, PAGE 73.
SURVEY BY D.G. WHITE, DATED 10/24/1991, RECORDED IN BOOK S-14, PAGE 68.
SURVEY BY D.G. WHITE, DATED 8/05/1991, RECORDED IN BOOK S-14, PAGE 48.
KTA DRAINAGE EASEMENT DEED, TRACT NO. 35-7, BY R.L. BUFORD, DATED 3/23/1955.
KTA HIGHWAY R/W DEED, TRACT NO. 35-7, BY R.L. BUFORD, DATED 1/06/1955.
KANSAS TURNPIKE CENTERLINE SURVEY MAP, SHEETS 5 AND 6, DATED 9/27/1954.

PROPERTY OWNER
Tyler Kendrick & Samantha Kiely
521 Rockledge Rd., Lawrence, KS 66049
Recorded in Doc. No. 2021R06200
Parcel CAMA No. 052-198-34-0-00-00-004.01-0

VERTICAL BENCHMARK
Leavenworth Co. Control Point LVCO-0051
Top of 9/16" Stainless Steel Rod, 0.4' below surface
+25' East of CL 246th St., +2660' North of Stilwell Rd.
Elevation: 893.90, NAVD 88

ORIGIN OF MONUMENTS UNKNOWN UNLESS NOTED OTHERWISE
THIS SURVEY DOES NOT CERTIFY OWNERSHIP
PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA
UTILITY LOCATIONS ARE APPROXIMATE
NOTE:
MONUMENTS SET AT CALCULATED DISTANCES

BEARINGS ARE BASED ON THE NORTH LINE OF THE NW1/4 ASSUMED AS: N88°26'05"E



DESCRIPTION
A tract of land located in the Northwest Quarter of Section 34, Township 11 South, Range 21 East of the Sixth P.M., Leavenworth County, Kansas, described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence S88°26'05" W assumed bearing, along the North line of said Northwest Quarter 633.36 feet for the Point of Beginning; thence S01°21'52" E 849.38 feet; thence N88°30'38" E 352.55 feet; thence S01°57'10" E parallel with the East line of said Northwest Quarter 547.49 feet to the Northerly right-of-way line of Interstate 70, also known as the Kansas Turnpike; thence S70°09'15" W along said Northerly right-of-way line 380.25 feet; thence Southwesterly along said Northerly right-of-way line 912.98 feet on a curve to the left, having a radius of 11609.16 feet with a chord bearing S66°51'17" W 912.74 feet; thence N01°23'02" W 1852.31 feet to the North line of said Northwest Quarter; thence N88°26'05" E along said North line 850.68 feet to the Point of Beginning, containing 37.71 acres, more or less. Subject to easements of record and public road right-of-way.

I-70 (KANSAS TURNPIKE) DEED DESCRIPTION
(Tract No. 35-7, by R.L. Buford, dated 1/06/1955)
A tract of land 300.0 feet in width, lying 150.0 feet each side of the following described center line of the Kansas Turnpike as now surveyed: Beginning at a point on the West line of Section 34, Township 11, Range 21, Leavenworth County, Kansas, said point being 2594.58 feet South of the Northwest corner of said Section 34, and being also Survey Station 13812+11.25 on the center line survey of the Kansas Turnpike; thence Northeasterly along center line of said Turnpike a distance of 708.65 feet; thence on a curve to the right, having a radius of 11459.16 feet, an arc distance of 1534.55 feet; thence Northeasterly and tangent to said curve 633.34 feet to a point on the East line of the Northwest Quarter of said Section 34, said point being 1459.51 feet South of the Northeast corner of said Northwest Quarter; being also Survey Station 13840+89.91 on the center line survey of said Turnpike, containing 19.43 acres, more or less.

NOTE: FORMERLY DESCRIBED IN DOC. NO. 2021R06200.

- LEGEND**
- = FOUND 1/2" REBAR, UNLESS NOTED OTHERWISE
 - = FOUND 5/8" REBAR
 - = SET 1/2" X 24" REBAR W/ CAP NO. 1252
 - ⊗ = SET 1/2" X 24" REBAR W/ CAP NO. 1252 IN CONC.
 - R/W = ROAD RIGHT-OF-WAY
 - POB = POINT OF BEGINNING
 - C = CALCULATED DIMENSION
 - D = DIMENSION AS SHOWN IN DEED DESCRIPTIONS: DOC. NO. 2021R06200 BOOK 587, PAGE 94 BOOK 740, PAGE 1454
 - KD = DIMENSION AS SHOWN IN KTA DEED DESCRIPTION
 - UE = UTILITY EASEMENT, DEDICATED THIS PLAT
 - OHE = OVERHEAD ELECTRIC LINE
 - UGT = UNDERGROUND TELE. LINE
 - CMP = CORRUGATED METAL PIPE
 - CPP = CORRUGATED PLASTIC PIPE
 - CL = CENTERLINE
 - = FENCE

- NOTES**
1. PROPERTY IS ZONED RR-5.0
 2. PROPERTY IS NOT IN A FLOOD HAZARD AREA
 3. WASTEWATER SYSTEMS HAVE BEEN APPROVED BY LEAVENWORTH COUNTY
 4. WATER SERVICE PROVIDED BY "SUBURBAN WATER"
 5. ELECTRIC SERVICE PROVIDED BY EVERGY
 6. TELEPHONE SERVICE PROVIDED BY AT&T
 7. 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
 8. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING
 9. PUBLIC ROAD ACCESS TO ALL PROPOSED LOTS IS RESTRICTED TO ONE (1) PER LOT
 10. THERE ARE NO COVENANTS OR OFF PLAT RESTRICTIONS

- NORTHWEST COR. REFERENCE TIES**
- FOUND 5/8" REBAR
 - 1. 60D SPIKE & SHINER IN TOP FENCE CORNER POST - 35.61' SW
 - 2. 60D SPIKE IN NORTH FACE FENCE CORNER POST - 51.13' ESE
 - 3. 60D SPIKE & SHINER IN NORTHWEST FACE FENCE CORNER POST - 52.65' SE
 - 4. TOP CENTER FIRE HYDRANT - 87.6' NE
 - 5. EXISTING CENTERLINE NORTH/SOUTH GRAVEL ROADWAY - 1.5' WEST
 - 6. EXISTING CENTERLINE EAST/WEST GRAVEL ROADWAY - 2.0' SOUTH
- NORTH 1/4 COR. REFERENCE TIES**
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 - 1. 60D SPIKE IN SOUTHWEST FACE POWER POLE - 40.83' NW
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 - 3. 40D SPIKE & WASHER IN WEST FACE FENCE CORNER POST - 24.60' SOUTH
 - 4. IN LINE WITH EXISTING CENTERLINE GRAVEL ROADWAY RUNNING EAST/WEST
 - 5. EXISTING CENTERLINE GRAVEL DRIVEWAY RUNNING NORTH - 16.5' WEST

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- FOUND CHISELED "X" IN EAST CONC. BRIDGE HUBGUARD
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 - 2. MAG NAIL IN TOP WEST HANDRAIL - 23.27' WEST
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 - 4. CHISELED "X" IN CONC. BRIDGE DECK - 15.85' WEST
 - 5. CHISELED "X" IN SOUTHEAST CORNER CORNER BRIDGE RETAINING WALL - 55.94' SOUTH
 - 6. EXISTING CENTERLINE NORTH/SOUTH CONC. BRIDGE DECK - 11.0' WEST
 - 7. EXISTING CENTERLINE I-70, RUNNING NORTHEAST/SOUTHWEST - 46' NORTH
 - 8. STA. 13812+11.25 (CALCULATED FROM HIGHWAY CONSTRUCTION PLANS) - 47.58' NORTH
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 - 1. 60D SPIKE & WASHER IN NORTH FACE FENCE POST - 22.68' ESE
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 - 4. FENCELINE RUNNING EAST/WEST - 13.0' SOUTH
 - 5. IN LINE WITH FENCELINE RUNNING SOUTH, EXTENDED

From: [Anderson, Lauren](#)
Sent: Friday, July 23, 2021 12:15 PM
To: [Gentzler, Joshua](#); [Voth, Krystal](#)
Subject: FW: Rolling K Acres Subd. - Kiely plat DEV-21-110&111
Attachments: Rolling K Acres Comments 2021.07.16.pdf

Krystal/Josh,

Please see the attached, no comment comments for survey review. I don't know if this got forwarded out to you or not.

Lauren

From: Michael Bogina <mjbogina@olsson.com>
Sent: Friday, July 16, 2021 4:56 PM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: RE: Rolling K Acres Subd. - Kiely plat DEV-21-110&111

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.

Reviewed. No comments.

From: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Sent: Friday, July 16, 2021 4:06 PM
To: Michael Bogina <mjbogina@olsson.com>
Subject: FW: Rolling K Acres Subd. - Kiely plat DEV-21-110&111

Mike,

Please see attached.

Lauren

From: Gentzler, Joshua
Sent: Friday, July 16, 2021 3:32 PM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: RE: Rolling K Acres Subd. - Kiely plat DEV-21-110&111

Lauren,

Here is the revision for the Rolling K plats.

Joshua Gentzler
[Planning & Zoning](#)

From: Anderson, Lauren
Sent: Wednesday, July 7, 2021 7:36 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: FW: Rolling K Acres Subd. - Kiely plat

Joshua,

Please see the attached survey comments, engineering comments are not included.

Thanks,
Lauren

From: Michael Bogina <mjbogina@olsson.com>
Sent: Wednesday, July 7, 2021 6:46 PM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: RE: Rolling K Acres Subd. - Kiely plat

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

Comments attached.

From: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Sent: Monday, June 28, 2021 8:38 AM
To: Michael Bogina <mjbogina@olsson.com>
Cc: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: FW: Rolling K Acres Subd. - Kiely plat

Mike,

Please see the attached survey for review.

Lauren

From: Noll, Bill <BNoll@leavenworthcounty.gov>
Sent: Monday, June 28, 2021 8:35 AM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: FW: Rolling K Acres Subd. - Kiely plat

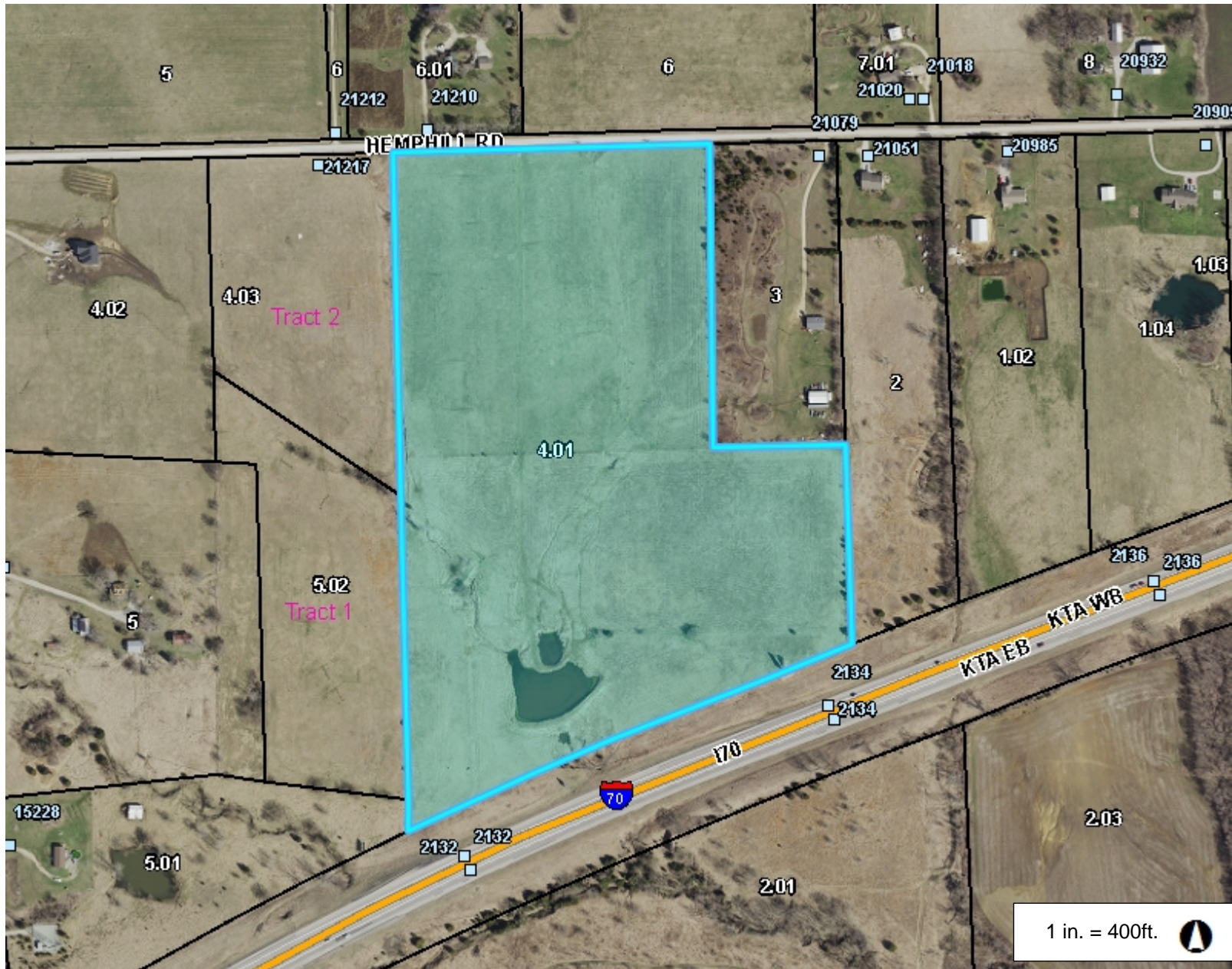
From: Steve [<mailto:stevetuft@yaho.com>]
Sent: Friday, June 25, 2021 10:29 AM
To: Noll, Bill <BNoll@leavenworthcounty.gov>
Subject: Rolling K Acres Subd. - Kiely plat

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

Hey Bill; delete first email. Here are attached files for review, Garret is bringing over copies and application to Planning today.

Thanks,
Steve
American Surveying
785-231-8090

DEV-21-110 & 111 Prelim & Final Plat Rolling K Acres



Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⋮ City Limit Line
- Major Road
- <all other values>
- 70
- Road
- ⊕ Railroad

1 in. = 400ft.

800.0 0 400.00 800.0 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

Case No. DEV-21-108-109
Ward's Ridge
Preliminary and Final Plat

Staff Report – Planning Commission

August 11, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Ward Investments Co. LLC
210 Summit Loop
Winberly, TX 78767

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

Legal Description: A tract of land in the northeast quarter of fractional Section 5, Township 11 South, Range 21 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 39.7 acres

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

Comprehensive Plan: This parcel is within the Rural Residential 2.5 land use category.

Parcel ID No.: 193-05-0-00-00-001.21

Planner: Krystal A. Voth

REPORT:

Request

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

Adjacent Land Use

The properties in the surrounding area are residential in nature. The parcels located within the unincorporated areas of Leavenworth County are primarily large lots exceeding five acres. Directly to the east is the City of Tonganoxie and the Timber Hill Farms Subdivision with lots approximately one-acre 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: Tonganoxie FD
Water: RWD 9
Electric: FreeState

Access/Streets

The property is accessed by Hatchell Road, a County Collector Road, approximately 40' wide.

Agency Comments

See attached comments – Email – Lauren Anderson – Public Works, July 6, 2021
See attached comments – Email – Mike Bogina – County Survey Reviewer, July 7, 2021
See attached comments – Email – Mike Smith –Township Fire Department, July 6, 2021
See attached comments – Email – Rural Water District 9, June 29, 2021
See attached comments – Email – Amanda Tarwater– Electric utility, June 30, 2021
See attached comments – Email – Name – City of ?????, Month day, 2021

Findings

1. The proposed subdivision meets the minimum lot size and lot frontage requirements.
2. The proposed lots exceed the width-to-depth ratio of 4:1. The Planning Commission may, at its discretion, grant an exception to the width-to-depth ratio requirement.
3. The property is located within 660' of the City of Tonganoxie. However, the City has agreed to a division of this parcel into no more than two parcels without requiring annexation or connection into sewer. And further division of the property will require connection to sanitary sewer.
4. At the time of development fire hydrants shall be required if infrastructure is available.
5. The proposed subdivision is in accordance with the comprehensive plan in that the lots exceed the minimum lot size requirement.

Subdivision Classification

This is classified as a Class "A" Subdivision. According to the Leavenworth County Zoning & Subdivision regulations, a Class "A" Subdivision is any subdivision in which all the lots lie within the Initial Urban Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers as the City of Tonganoxie has not required the developer to connect to sanitary sewer for the proposed two-lot subdivision. (See condition 4.)

Staff Comments

The proposed two-lot subdivision is located west of the intersection of 222nd Street and Hatchell Road in Tonganoxie. The subdivision is located adjacent to the City of Tonganoxie; however, the City has not required the developer to connect to City sewer for a two-lot subdivision. Proposed Lot 1 is more than 22 acres in size. Lot 2 is nearly 18 acres in size. The proposed lots meet the minimum road frontage requirement and exceed the minimum lot size requirement. The lots exceed the width-to-depth ratio. Given the lots are large and the terrain is not conducive to development due to steep inclines, Staff is overly supportive of the proposed layout. However, the proposed subdivision is in conflict with Article 55.10.1.a requiring improvements meet City Standards and therefore Staff is not making a recommendation for approval or denial. In the event the County Planning Commission recommends approval of the subdivision the City Planning Commission will also be required to approve the exception prior to the recording of the plat.

STAFF RECOMMENDATION:

The staff recommends approval of Case No.DEV-21-108/109, Preliminary and Final Plat for Ward's Ridge, with the following conditions:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. The applicant shall adhere to the following memorandums:
 - a. Lauren Anderson – Public Works, July 6, 2021
 - b. Mike Bogina – County Survey Reviewer, July 7, 2021
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. Prior to recording of the Plat the Tonganoxie City Planning Commission shall accept the waiver for the use of private septic systems on the two lots.
6. At time of development, fire hydrants shall be required if necessary infrastructure is available.
7. An exception shall be granted for the lot-depth to lot-width ratio for Lot 1 and Lot 2.
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-21-108/109, Preliminary and Final Plat for Ward's Ridge, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-21-108/109, Preliminary and Final Plat for Ward's Ridge, 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

Voth, Krystal

From: Mitch Pleak <mpleak@olsson.com>
Sent: Tuesday, July 6, 2021 10:38 AM
To: Sloop, Stephanie; Gentzler, Joshua; Voth, Krystal
Cc: Noll, Bill; Anderson, Lauren; 019-2831
Subject: RE: DEV-21-108 & 109 Preliminary and Final Plat Ward's Ridge
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.

Stephanie and Krystal,
The application has been reviewed by Lauren and I.

In the link below includes comments to the PP and FP.

Drainage Report Comments:

1. In the existing conditions narrative include a statement of an existing pond.
2. In the existing conditions narrative include a statement about the remaining site as pasture.
3. A portion of lot 2 has an existing driveway. Said driveway appears to be in both drainage area's #1 and #2. Revise report and calculations to include said existing driveway.
4. A portion of the proposed driveway in lot 2 will be in drainage area #2. Revise report and calculations to include said proposed driveway.
5. Add to the developed conditions narrative to include the existing pond to remain in the developed condition.

Citrix Attachments Expires January 2, 2022

WARDS RIDGE FINAL.pdf	2 MB
Wards Ridge PRELIM.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: Sloop, Stephanie <SSloop@leavenworthcounty.gov>
Sent: Tuesday, June 29, 2021 12:58 PM
To: Noll, Bill <BNoll@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Cc: Voth, Krystal <KVoth@leavenworthcounty.gov>; Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: DEV-21-108 & 109 Preliminary and Final Plat Ward's Ridge

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

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 July 7, 2021.

If you have any questions or need additional information, please contact our office.

Thank you,

Stephanie Sloop

Public Relations and Planning Coordinator
Planning and Zoning
Leavenworth County Courthouse
300 Walnut St. Ste. 212
Leavenworth, KS 66048
(913) 364-5750 ph



WARD'S RIDGE

A Minor Subdivision in the Northeast Fractional Quarter of Section 5,
11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PREPARED FOR:
Ward Investments Co. LLC
210 Summit Loop
Winberly, Texas 78767-5741
PID NO. 193-05-0-00-001-21

FINAL PLAT

SURVEYOR'S DESCRIPTION:

A tract of land in the Northeast Fractional Quarter of Section 5, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 dated June 21, 2021, more fully described as follows: Beginning at the Southwest corner of said Northeast Fractional Quarter; thence North 01 degrees 53'48" West for a distance of 1807.64 feet along the West line of said Northeast Fractional Quarter to the Northwest corner of said Northeast Fractional Quarter; thence North 89 degrees 11'50" East for a distance of 1341.72 feet along the North line of said Northeast Fractional Quarter; thence South 01 degrees 54'20" East for a distance of 1467.00 feet along the West line of WIND STONE SUBDIVISION, TIMBER HILLS FARM SUBDIVISION No.4 PHASE A & B; thence North 88 degrees 35'58" East for a distance of 55.33 feet along the South line of said TIMBER HILLS FARM SUBDIVISION No.4 PHASE A; thence South 01 degrees 52'11" East for a distance of 349.96 feet along the West line of VALLEY VIEW SUBDIVISION to the South line of said Northeast Fractional Quarter; thence South 88 degrees 35'58" West for a distance of 395.86 feet; thence North 01 degrees 23'48" West for a distance of 1263.28 feet; thence South 88 degrees 35'58" West for a distance of 625.00 feet; thence South 01 degrees 24'00" East for a distance of 660.00 feet; thence South 88 degrees 35'58" West for a distance of 175.00 feet; thence South 01 degrees 24'02" East for a distance of 363.03 feet to the South line of said Northeast Fractional Quarter; thence South 88 degrees 35'58" West for a distance of 201.37 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record.
Said property contain 40.13 acres, more or less, including road right of way.
Error of Closure - 1 : 220957

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: WARD'S RIDGE.

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

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

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 WARD'S RIDGE, have set our hands this _____ day of _____, 2021.

Greg Ward

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Greg Ward, 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 WARD'S RIDGE 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 WARD'S RIDGE, this _____ day of _____, 2021.

Chairman
Michael W. Smith

County Clerk
Attest: Janet Klasinski

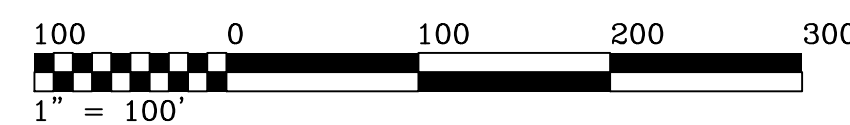
REGISTER OF DEED CERTIFICATE:

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,

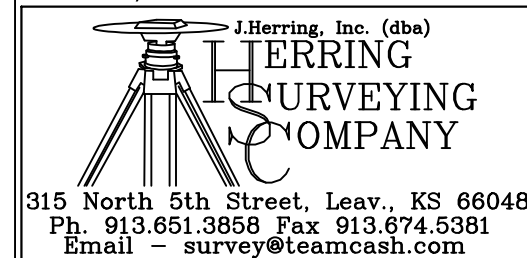
Register of Deeds - TerriLois G. Mashburn

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

LEAVENWORTH COUNTY SURVEY REVIEWER
Michael J. Bogina, KS PS-1655



Job # K-21-1427
March 22, 2021



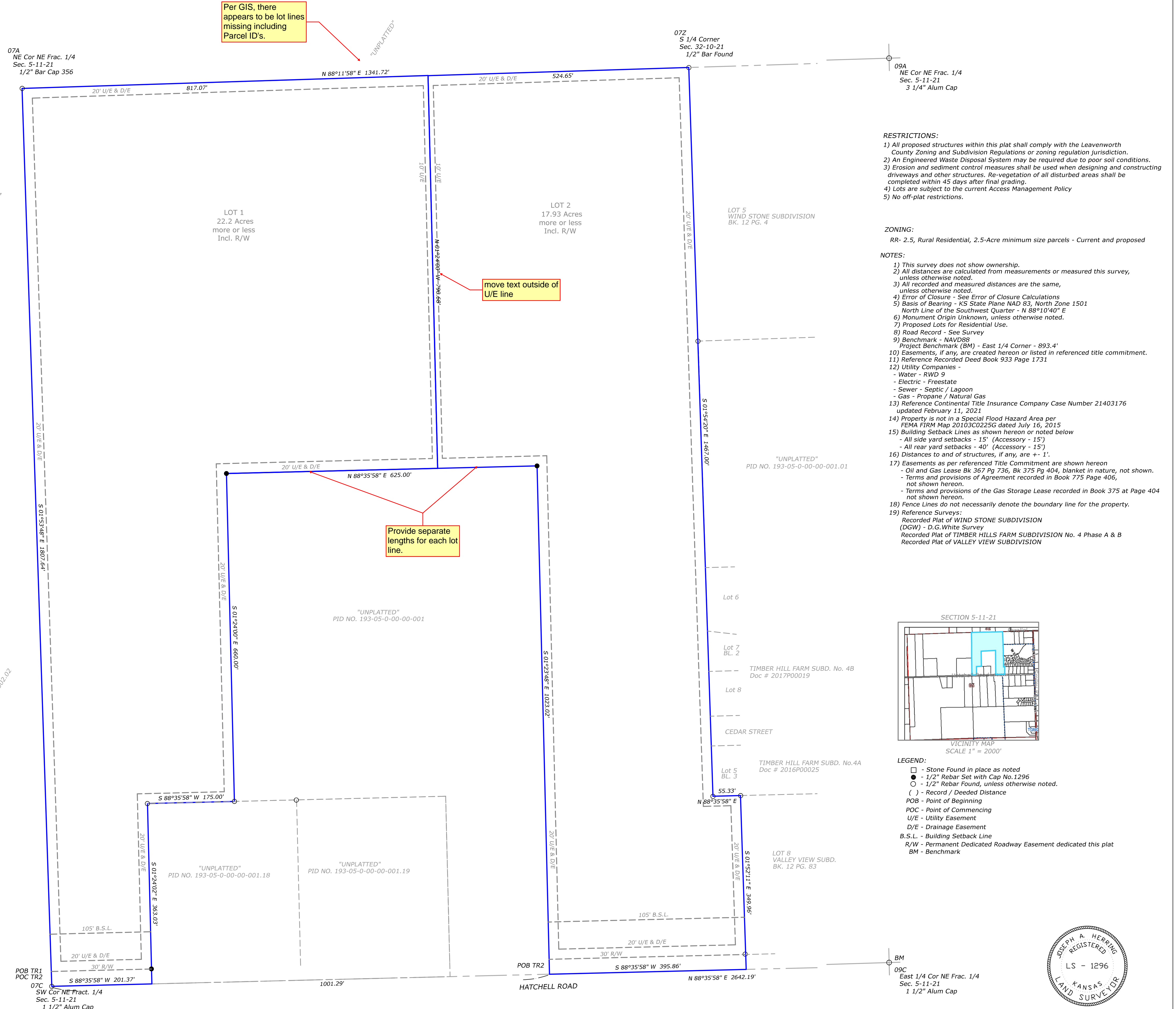
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@jeherring.com

Per GIS, there appears to be lot lines missing including Parcel ID's.

move text outside of U/E line

Provide separate lengths for each lot line.

07-06-2021
OLSSON
REVIEWED



RESTRICTIONS:

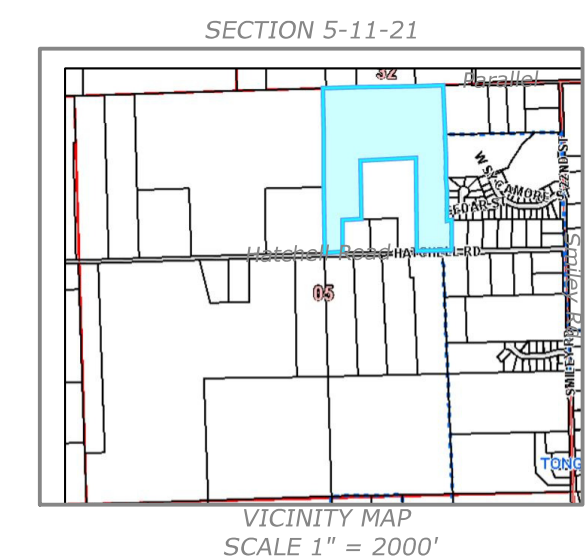
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when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

ZONING:

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

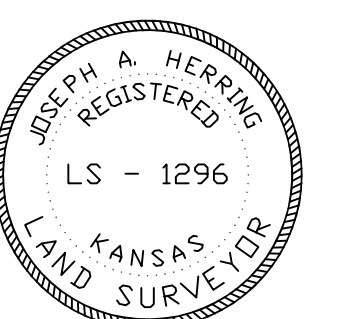
NOTES:

- 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) Monument 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 Book 933 Page 1731
- 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 20103C0225G 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:
 - Recorded Plat of WIND STONE SUBDIVISION (DGW) - D.G.White Survey
 - Recorded Plat of TIMBER HILLS FARM SUBDIVISION No. 4 Phase A & B
 - Recorded Plat of VALLEY VIEW SUBDIVISION



LEGEND:

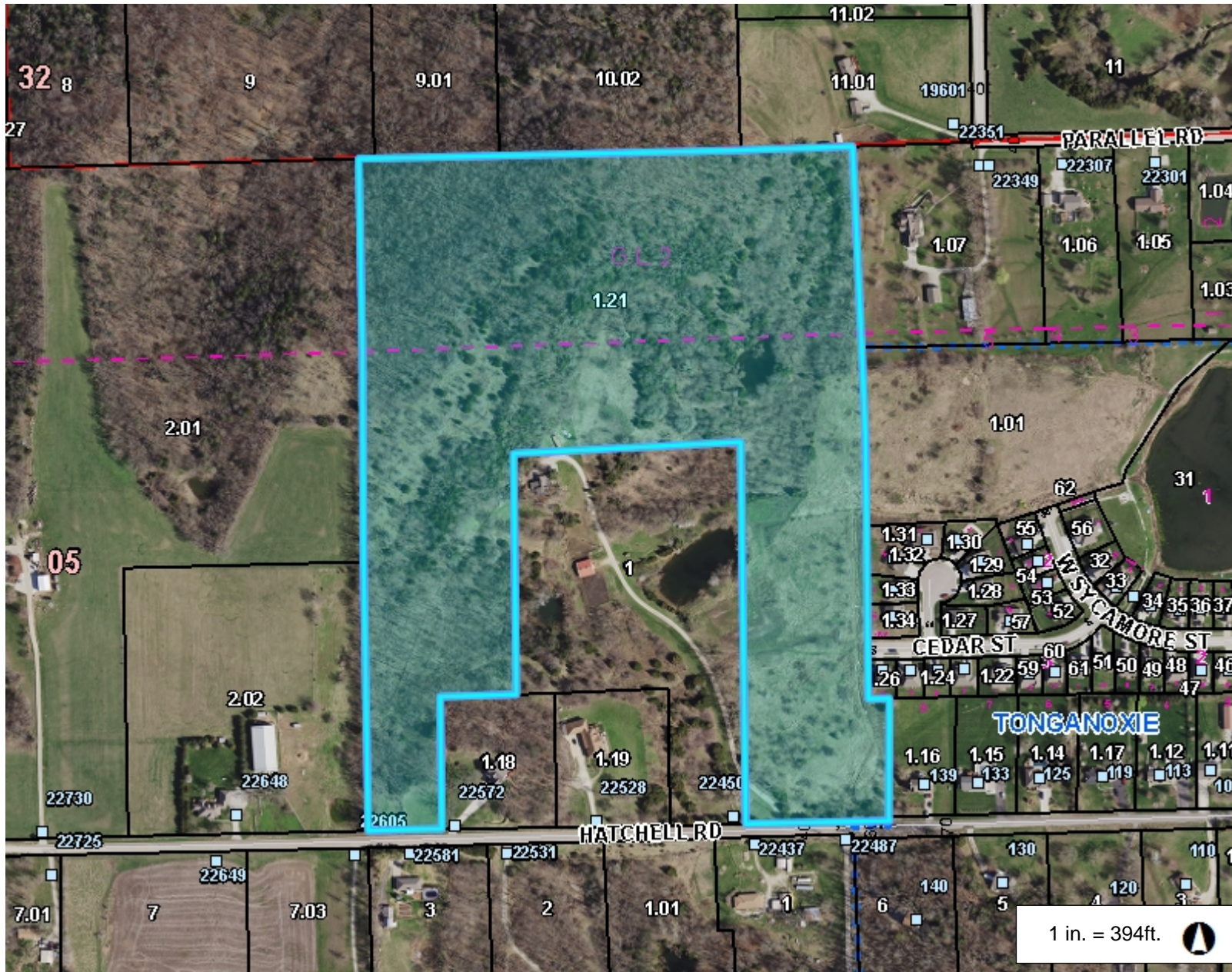
- - Stone Found in place as noted
- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found, unless otherwise noted.
- () - Record / Deeded Distance
- POB - Point of Beginning
- POC - Point of Commencing
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement dedicated this plat
- BM - Benchmark



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

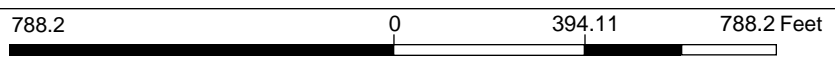
Joseph A. Herring
PS # 1296

Ward's Ridge



- 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

WARD'S RIDGE

A Minor Subdivision in the Northeast Fractional Quarter of Section 5,
11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Ward Investments Co. LLC
210 Summit Loop
Winberly, Texas 78767-5741
PID NO. 193-05-0-00-001-21

SURVEYOR'S DESCRIPTION:

TRACT 1
A tract of land in the Northeast Fractional Quarter of Section 5, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 dated June 21, 2021, more fully described as follows: Beginning at the Southwest corner of said Northeast Fractional Quarter; thence North 01 degrees 53'48" West for a distance of 1807.64 feet along the West line of said Northeast Fractional Quarter to the Northwest corner of said Northeast Fractional Quarter; thence North 88 degrees 11'58" East for a distance of 1341.72 feet along the North line of said Northeast Fractional Quarter; thence South 01 degrees 54'20" East for a distance of 1467.00 feet along the West line of WIND STONE SUBDIVISION, TIMBER HILLS FARM SUBDIVISION No. 4 PHASE A & B; thence North 88 degrees 35'58" East for a distance of 55.33 feet along the South line of said TIMBER HILLS FARM SUBDIVISION No. 4 PHASE A; thence South 01 degrees 52'11" East for a distance of 349.96 feet along the West line of VALLEY VIEW SUBDIVISION to the South line of said Northeast Fractional Quarter; thence South 88 degrees 35'58" West for a distance of 395.86 feet; thence North 01 degrees 23'48" West for a distance of 1263.28 feet; thence South 88 degrees 35'58" West for a distance of 625.00 feet; thence South 01 degrees 24'00" East for a distance of 660.00 feet; thence South 88 degrees 35'58" West for a distance of 175.00 feet; thence South 01 degrees 24'02" East for a distance of 363.03 feet to the South line of said Northeast Fractional Quarter; thence South 88 degrees 35'58" West for a distance of 201.37 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record.
Said property contain 20.28 acres, more or less, including road right of way.
Error of Closure - 1 : 516618

**07-06-2021
OLSSON
REVIEWED**

Add Tree Lines

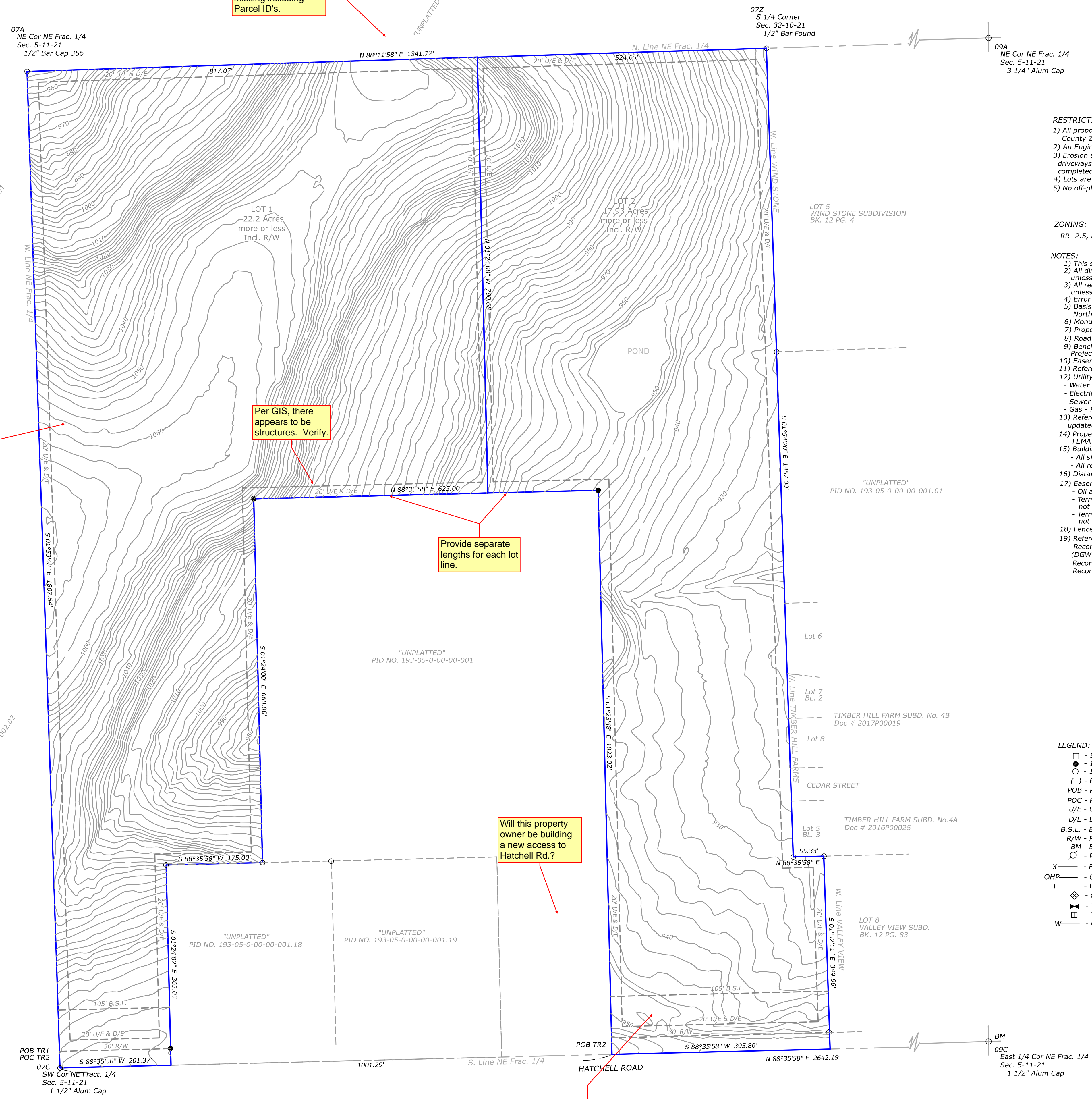
Per GIS, there appears to be lot lines missing including Parcel ID's.

Per GIS, there appears to be structures. Verify.

Provide separate lengths for each lot line.

Will this property owner be building a new access to Hatchell Rd.?

GIS shows an existing driveway.

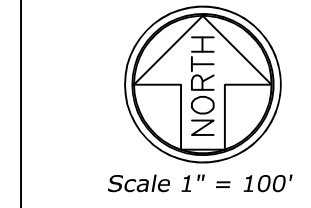
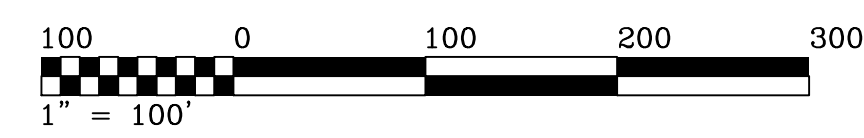
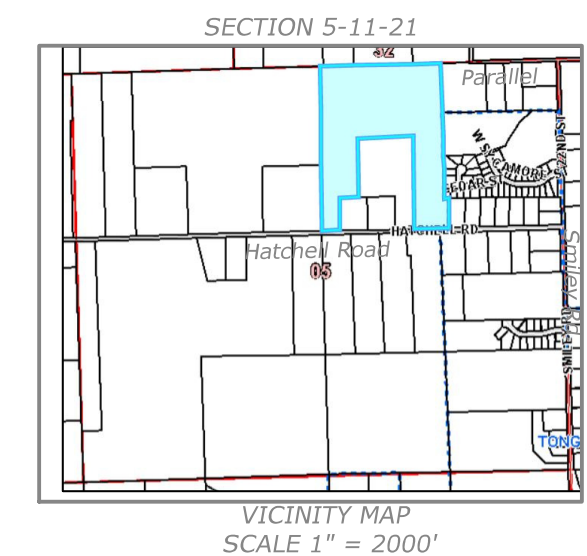


- RESTRICTIONS:**
- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - An Engineered Waste Disposal System may be required due to poor soil conditions.
 - Erosion and sediment control measures shall 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.
 - Lots are subject to the current Access Management Policy
 - No off-plat restrictions.

ZONING:
RR- 2.5, Rural Residential, 2.5-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
 - North Line of the Southwest Quarter - N 88°10'40" E
 - Monument Origin Unknown, unless otherwise noted.
 - Proposed Lots for Residential Use.
 - Road Record - See Survey
 - Benchmark - NAVD83
Project Benchmark (BM) - East 1/4 Corner - 893.4'
 - Easements, if any, are created hereon or listed in referenced title commitment.
 - Reference Recorded Deed Book 933 Page 1731
 - 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 20103C0225G dated July 16, 2015
 - Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - Distances to and of structures, if any, are +- 1'.
 - Easements as per referenced Title Commitment are shown hereon
- 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:
Recorded Plat of WIND STONE SUBDIVISION (DGW) - D.G.White Survey
Recorded Plat of TIMBER HILLS FARM SUBDIVISION No. 4 Phase A & B
Recorded Plat of VALLEY VIEW SUBDIVISION

- LEGEND:**
- - Stone Found in place as noted
 - - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - () - Record / Deeded Distance
 - POB - Point of Beginning
 - POC - Point of Commencing
 - 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
 - - 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

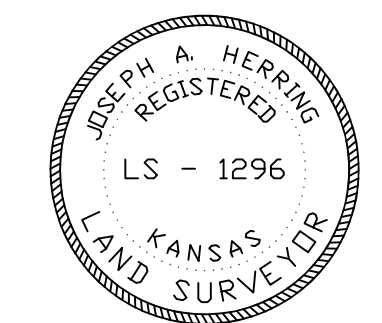


Scale 1" = 100'

Job # K-21-1427
March 22, 2021

J. HERRING & COMPANY
SURVEYING

315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@jeherr.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 April 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Summary of Comments on WARDS RIDGE FINAL 24x36LS

Page: 1

☰	Number: 1	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:38:29 PM	Verify Monument Label. Wind Stone Plat shows this corner 333' East of the NW Cor of Lot 5
☰	Number: 2	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:36:24 PM	Add PID
☰	Number: 3	Author: mjbogina	Subject: Typewritten Text	Date: 7/7/2021 6:03:57 PM	Provide LSRRs
☰	Number: 4	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:25:58 PM	NW Cor
☰	Number: 5	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:38:13 PM	N. Line, NE 1/4 (Add overall distance)
☰	Number: 6	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:27:12 PM	Show remainder distance
☰	Number: 7	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:33:05 PM	NW Cor., Lot 5
☰	Number: 8	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:30:46 PM	W. Line, Wind Stone
☰	Number: 9	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:10:03 PM	Mask or move
☰	Number: 10	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:31:30 PM	Tie Monument
☰	Number: 11	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:50:09 PM	Show Plat bearings for Wind Stone and Timber Hill Farm 4 A & 4B
☰	Number: 12	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:25:32 PM	W. Line, NE 1/4
☰	Number: 13	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:09:53 PM	Distance
↗	Number: 14	Author: mjbogina	Subject: Line	Date: 7/7/2021 5:09:49 PM	
☰	Number: 15	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:08:31 PM	Reverse direction
☰	Number: 16	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:10:32 PM	Reverse direction
☰	Number: 17	Author: mjbogina	Subject: Callout	Date: 7/7/2021 6:03:19 PM	These easements do not appear on the furnished commitment
☰	Number: 18	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:30:56 PM	W. Line, Timber Hill Farm
☰	Number: 19	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:47:52 PM	No. 4 Phase B
☰	Number: 20	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:09:22 PM	Reverse Direction
☰	Number: 21	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:53:24 PM	No. 4 Phase A
☰	Number: 22	Author: mjbogina	Subject: Callout	Date: 7/7/2021 5:43:02 PM	

SW Cor., Timber Hill Farm

Comments from page 1 continued on next page

WARD'S RIDGE
A Minor Subdivision in the Northeast Fractional Quarter of Section 5,
11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.
FINAL PLAT

PREPARED FOR:
WARD INVESTMENTS CO., LLC
210 SOUTH LEO
WINSTON, TEXAS 76796-0741
TEL: 817-425-0280

SURVEYOR'S DESCRIPTION:
A tract of land in the Northeast Fractional Quarter of Section 5, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring, P.L.S., dated June 21, 2021, more fully described as follows: Beginning at the Southwest corner of said Northeast Fractional Quarter, thence North 89 degrees 27' 48" West for a distance of 202.20 feet along the West line of said Northeast Fractional Quarter to the Northwest corner of said Northeast Fractional Quarter, thence North 88 degrees 17' 58" East for a distance of 114.75 feet along the North line of said Northeast Fractional Quarter, thence South 91 degrees 54' 21" East for a distance of 440.00 feet along the West line of WIND STONE SUBDIVISION, THIMBER HILLS FARM SUBDIVISION and WARD'S RIDGE A & B, thence North 88 degrees 27' 58" East for a distance of 552.21 feet along the South line of said THIMBER HILLS FARM SUBDIVISION and WARD'S RIDGE A & B, thence South 01 degrees 52' 11" West for a distance of 460.00 feet along the West line of WIND STONE SUBDIVISION to the Southwest corner of said Northeast Fractional Quarter, thence North 88 degrees 27' 58" West for a distance of 202.20 feet, thence South 01 degrees 25' 50" West for a distance of 423.00 feet, thence South 01 degrees 24' 02" West for a distance of 460.00 feet, thence South 88 degrees 19' 50" West for a distance of 175.00 feet, thence South 01 degrees 24' 02" West for a distance of 261.02 feet to the South line of said Northeast Fractional Quarter, thence South 88 degrees 27' 58" West for a distance of 203.37 feet along said South line to the point of beginning, together with and subject to covenants, easements and restrictions of record.
See plat number 48, 11 above, more or less, including road right of way.
Error of Closure = 1: 230587

CERTIFICATION AND DISCLOSURE:
The undersigned practitioner states that all taxes of the above described tract of land have been paid and that they have caused the same to be published in the manner shown on the accompanying plat, which subdivision shall be known as: WARD'S RIDGE.
Easements shown on this plat are hereby dedicated for public use, the rights of any 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 over and beneath and for the public over and along the strip marked "Utility Easement" (UES).
"Drainage Easements" or "DES" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a sewer system, drainage ditch or other drainage facility or facility components including sewer facilities and appurtenant easements, including the right of easement, 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, as hereby dedicated for public use. Drainage Easements shall be used only for purposes that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and release of said Easements shall be the responsibility of the individual owner of the lots where said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Sheds 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,
I, the undersigned practitioner of WARD'S RIDGE, have set our hands this _____ day of _____, 2021.

My Commission Expires: _____ (year)

NOTARY CERTIFICATE:
I, the undersigned Notary Public, do hereby certify that on this _____ day of _____, 2021, before me, a Notary Public in and for said County and State came Joseph A. Herring, P.L.S., who personally known to me as the 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 to the day and year above written.

APPROVALS:
By, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of WARD'S RIDGE this _____ day of _____, 2021.

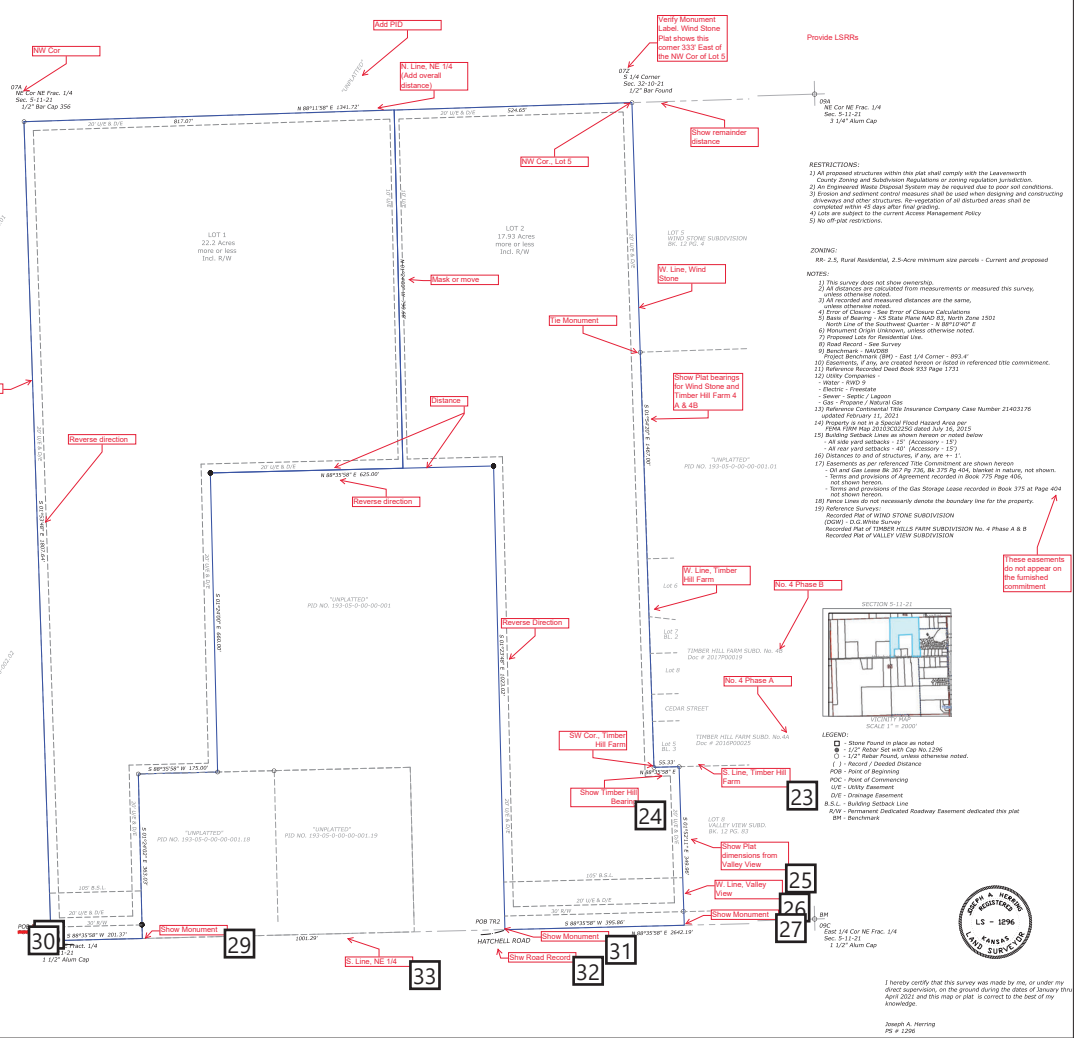
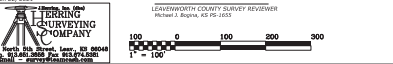
COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general compliance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the maps, diagrams, elevations, and quantities.

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

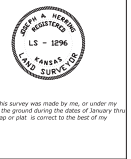
REGISTER OF DEED CERTIFICATE:
I, the undersigned Register of Deeds, do hereby certify that on this _____ day of _____, 2021, at _____ o'clock _____ P.M. in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds - Terrence C. Mashburn

I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.
LEAVENWORTH COUNTY SURVEY REVIEWER
Michael J. Bogue, KS 35-1653
DATE: March 22, 2021



- RESTRICTIONS:**
- 1) All proposed structures within the plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning ordinance amendments.
 - 2) An Engineering Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when digging and constructing ditches and other structures. The majority of all disturbed areas shall be revegetated and other structures. The majority of all disturbed areas shall be revegetated within 45 days after final grading.
 - 4) Lots are subject to the current Access Management Policy.
 - 5) No off-gate restrictions.
- NOTES:**
- 1) R-2, Rural Residential, 2.5-Acre minimum site parcels - Current and proposed zoning.
 - 2) This survey does not show ownership.
 - 3) All distances are calculated from measurements or measured this survey.
 - 4) All recorded and measured distances are the same.
 - 5) Point of Beginning - East line of Section containing.
 - 6) Base of Survey - KS State Plane NAD 83, North Zone 1602 North Line of the Northeast Quarter - N 89° 27' 48" E.
 - 7) Monument Origin (unknown, unless otherwise noted).
 - 8) Proposed Lot or Subdivision Line.
 - 9) Boundary - A/C/S/S/V.
 - 10) Point of Beginning - East 1/4 Corner - 893'.
 - 11) Easements if any, are created herein or noted in referenced title commitment.
 - 12) Reference Recorded Deed Book 853 Page 1723.
 - 13) Utility easements -
- Sewer - 5' Right of Way
- Gas - 5' Right of Way
- Electric - 10' Right of Way
 - 14) Reference Commercial Title Insurance Company Case Number 21402379.
 - 15) Reference Plat No. 11-2001.
 - 16) Reference Plat No. 11-2001.
 - 17) Reference Plat No. 11-2001.
 - 18) Reference Plat No. 11-2001.
 - 19) Reference Plat No. 11-2001.
 - 20) Reference Plat No. 11-2001.
 - 21) Reference Plat No. 11-2001.
 - 22) Reference Plat No. 11-2001.
 - 23) Reference Plat No. 11-2001.
 - 24) Reference Plat No. 11-2001.
 - 25) Reference Plat No. 11-2001.
 - 26) Reference Plat No. 11-2001.
 - 27) Reference Plat No. 11-2001.
 - 28) Reference Plat No. 11-2001.
 - 29) Reference Plat No. 11-2001.
 - 30) Reference Plat No. 11-2001.
 - 31) Reference Plat No. 11-2001.
 - 32) Reference Plat No. 11-2001.
 - 33) Reference Plat No. 11-2001.



☰ Number: 23 Author: mjbogina Subject: Callout Date: 7/7/2021 5:41:55 PM

[S. Line, Timber Hill Farm](#)

☰ Number: 24 Author: mjbogina Subject: Callout Date: 7/7/2021 5:52:54 PM

[Show Timber Hill Bearing](#)

☰ Number: 25 Author: mjbogina Subject: Callout Date: 7/7/2021 6:00:29 PM

[Show Plat dimensions from Valley View](#)

☰ Number: 26 Author: mjbogina Subject: Callout Date: 7/7/2021 5:43:31 PM

[W. Line, Valley View](#)

☰ Number: 27 Author: mjbogina Subject: Callout Date: 7/7/2021 4:55:33 PM

[Show Monument](#)

✍ Number: 28 Author: mjbogina Subject: Line Date: 7/7/2021 5:13:09 PM

☰ Number: 29 Author: mjbogina Subject: Callout Date: 7/7/2021 4:56:02 PM

[Show Monument](#)

✍ Number: 30 Author: mjbogina Subject: Line Date: 7/7/2021 5:13:02 PM

☰ Number: 31 Author: mjbogina Subject: Callout Date: 7/7/2021 4:55:48 PM

[Show Monument](#)

☰ Number: 32 Author: mjbogina Subject: Callout Date: 7/7/2021 5:46:35 PM

[Shw Road Record](#)

☰ Number: 33 Author: mjbogina Subject: Callout Date: 7/7/2021 5:43:58 PM

[S. Line, NE 1/4](#)

Sloop, Stephanie

From: Timothy Smith <chief1860@ttrfd.com>
Sent: Tuesday, July 6, 2021 8:44 AM
To: Sloop, Stephanie
Subject: Re: Fw: DEV-21-108 & 109 Preliminary and Final Plat Ward's Ridge

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.

Stephanie,

The Tonganoxie Township Fire Department does not have any issues with this proposed plat for Ward's Ridge.

On Tue, Jun 29, 2021 at 2:25 PM tonganoxietownshiprfd@yahoo.com <tonganoxietownshiprfd@yahoo.com> wrote:

Tim Smith

Chief

Tonganoxie Township Rural Fire Department

18993 Mclouth RD

Tonganoxie, KS 66086

Station: 913-845-3801

Fax: 913-845-3801

Chief's cell: 816-392-2468

Failure to Prepare is Preparing to Fail

----- Forwarded Message -----

From: Sloop, Stephanie <ssloop@leavenworthcounty.gov>

To: Magaha, Chuck <cmagaha@leavenworthcounty.gov>; Miller, Jamie <jmiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@leavenworthcounty.gov>; Van Parys, David <dvanparys@leavenworthcounty.gov>; ['tonganoxietownshiprd@yahoo.com'](mailto:tonganoxietownshiprd@yahoo.com) <tonganoxietownshiprd@yahoo.com>; ['lvrwd9@gmail.com'](mailto:lvrwd9@gmail.com) <lvrwd9@gmail.com>; ['amanda.holloway@freestate.coop'](mailto:amanda.holloway@freestate.coop) <amanda.holloway@freestate.coop>
Cc: Gentzler, Joshua <jgentzler@leavenworthcounty.gov>; Voth, Krystal <kvoth@leavenworthcounty.gov>
Sent: Tuesday, June 29, 2021, 12:55:14 PM CDT
Subject: DEV-21-108 & 109 Preliminary and Final Plat Ward's Ridge

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

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 July 7, 2021.

If you have any questions or need additional information, please contact our office.

Thank you,

Stephanie Sloop

Public Relations and Planning Coordinator

Planning and Zoning

Leavenworth County Courthouse

300 Walnut St. Ste. 212

Leavenworth. KS 66048

(913) 364-5750 ph



--
Tim Smith, Chief

Sloop, Stephanie

From: Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>
Sent: Tuesday, June 29, 2021 2:11 PM
To: Sloop, Stephanie
Subject: Re: DEV-21-108 & 109 Preliminary and Final Plat Ward's Ridge

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.

RWD9 would be able to supply water to the property listed in the attachment. One meter could be installed to the West of 22572 Hatchell and another to the East of 22450 Hatchell. Both meters will be off of Hatchell Rd.
Thank you and if you have any questions please let me know.

On Tue, Jun 29, 2021 at 12:55 PM Sloop, Stephanie <SSloop@leavenworthcounty.gov> wrote:

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

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 July 7, 2021.

If you have any questions or need additional information, please contact our office.

Thank you,

Stephanie Sloop

Public Relations and Planning Coordinator

Planning and Zoning

Leavenworth County Courthouse

300 Walnut St. Ste. 212

Leavenworth. KS 66048

(913) 364-5750 ph

Sloop, Stephanie

From: Amanda Tarwater <amanda.holloway@freestate.coop>
Sent: Wednesday, June 30, 2021 8:18 AM
To: Sloop, Stephanie
Subject: Re: DEV-21-108 & 109 Preliminary and Final Plat Ward's Ridge

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 application.

Amanda Tarwater
Member Accounts Coordinator



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

From: "Sloop, Stephanie" <SSloop@leavenworthcounty.gov>
Date: Tuesday, June 29, 2021 at 12:55 PM
To: "Magaha, Chuck" <CMagaha@leavenworthcounty.gov>, "Miller, Jamie" <JMiller@leavenworthcounty.gov>, "Patzwald, Joshua" <jpatzwald@leavenworthcounty.gov>, "Van Parys, David" <DVanParys@leavenworthcounty.gov>, "tonganoxietownshiprfd@yahoo.com" <tonganoxietownshiprfd@yahoo.com>, "lvrwd9@gmail.com" <lvrwd9@gmail.com>, Amanda Tarwater <amanda.holloway@freestate.coop>
Cc: "Gentzler, Joshua" <JGentzler@leavenworthcounty.gov>, "Voth, Krystal" <KVoth@leavenworthcounty.gov>
Subject: DEV-21-108 & 109 Preliminary and Final Plat Ward's Ridge

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="">

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If you have any questions or need additional information, please contact our office.

Thank you,

Stephanie Sloop

WARD'S RIDGE

A Minor Subdivision in the Northeast Fractional Quarter of Section 5,
11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Ward Investments Co. LLC
210 Summit Loop
Winberly, Texas 78767-5741
PID NO. 193-05-0-00-001.21

SURVEYOR'S DESCRIPTION:

TRACT 1
A tract of land in the Northeast Fractional Quarter of Section 5, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 dated June 21, 2021, more fully described as follows: Beginning at the Southwest corner of said Northeast Fractional Quarter; thence North 01 degrees 53'48" West for a distance of 1807.64 feet along the West line of said Northeast Fractional Quarter to the Northwest corner of said Northeast Fractional Quarter; thence North 88 degrees 11'58" East for a distance of 1341.72 feet along the North line of said Northeast Fractional Quarter; thence South 01 degrees 54'20" East for a distance of 1467.00 feet along the West line of WIND STONE SUBDIVISION, TIMBER HILLS FARM SUBDIVISION No. 4 PHASE A & B; thence North 88 degrees 35'58" East for a distance of 55.33 feet along the South line of said TIMBER HILLS FARM SUBDIVISION No. 4 PHASE A; thence South 01 degrees 52'11" East for a distance of 349.96 feet along the West line of VALLEY VIEW SUBDIVISION to the South line of said Northeast Fractional Quarter; thence South 88 degrees 35'58" West for a distance of 395.86 feet; thence North 01 degrees 23'48" West for a distance of 1263.28 feet; thence South 88 degrees 35'58" West for a distance of 625.00 feet; thence South 01 degrees 24'00" East for a distance of 660.00 feet; thence South 88 degrees 35'58" West for a distance of 175.00 feet; thence South 01 degrees 24'02" East for a distance of 363.03 feet to the South line of said Northeast Fractional Quarter; thence South 88 degrees 35'58" West for a distance of 201.37 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record.
Said property contain 20.28 acres, more or less, including road right of way.
Error of Closure - 1 : 516618

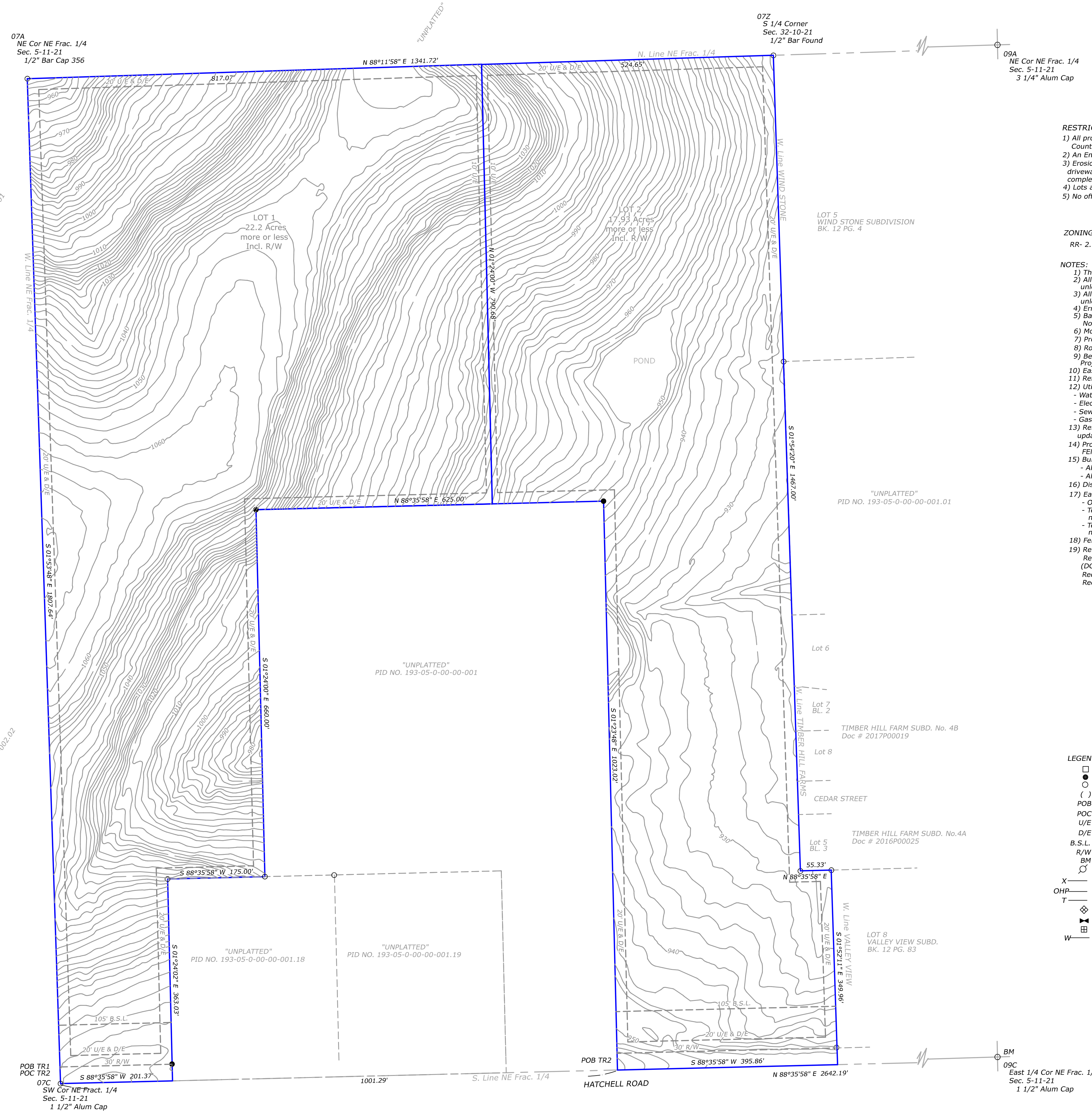
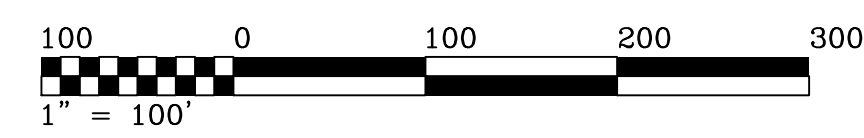
"UNPLATTED"
PID NO. 193-05-0-00-001.002.001

"UNPLATTED"
PID NO. 193-05-0-00-001.002.002



Job # K-21-1427
March 22, 2021

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



- ### 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.
 - Lots are subject to the current Access Management Policy
 - No off-plat restrictions.

ZONING:
RR- 2.5, Rural Residential, 2.5-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 North Line of the Southwest Quarter - N 88°10'40" E
 - Monument Origin Unknown, unless otherwise noted.
 - Proposed Lots for Residential Use.
 - Road Record - See Survey
 - Benchmark - NAVD88 Project Benchmark (BM) - East 1/4 Corner - 893.4'
 - Easements, if any, are created hereon or listed in referenced title commitment.
 - Reference Recorded Deed Book 933 Page 1731
 - 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 20103C0225G dated July 16, 2015
 - Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - Distances to and of structures, if any, are +- 1'.
 - Easements as per referenced Title Commitment are shown hereon
- 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:
Recorded Plat of WIND STONE SUBDIVISION (DGW) - D.G.White Survey
Recorded Plat of TIMBER HILLS FARM SUBDIVISION No. 4 Phase A & B
Recorded Plat of VALLEY VIEW SUBDIVISION

- ### LEGEND:
- - Stone Found in place as noted
 - - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - () - Record / Deeded Distance
 - POB - Point of Beginning
 - POC - Point of Commencing
 - 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
 - - 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

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

Joseph A. Herring
PS # 1296

WARD'S RIDGE

A Minor Subdivision in the Northeast Fractional Quarter of Section 5,
11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Ward Investments Co. LLC
210 Summit Loop
Winberly, Texas 78767-5741
PID NO. 193-05-0-00-001.21

SURVEYOR'S DESCRIPTION:

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Said property contain 40.13 acres, more or less, including road right of way.
Error of Closure - 1 : 220957

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: WARD'S RIDGE.

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

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

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 WARD'S RIDGE, have set our hands this _____ day of _____, 2021.

Greg Ward

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Greg Ward, 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 WARD'S RIDGE 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 WARD'S RIDGE, this _____ day of _____, 2021.

Chairman
Michael W. Smith

County Clerk
Attest: Janet Klasinski

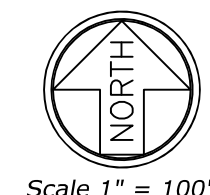
REGISTER OF DEED CERTIFICATE:

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

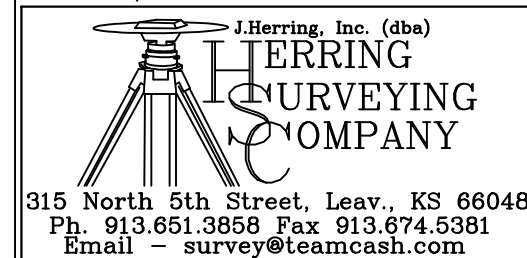
I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

LEAVENWORTH COUNTY SURVEY REVIEWER
Michael J. Bogina, KS PS-1655

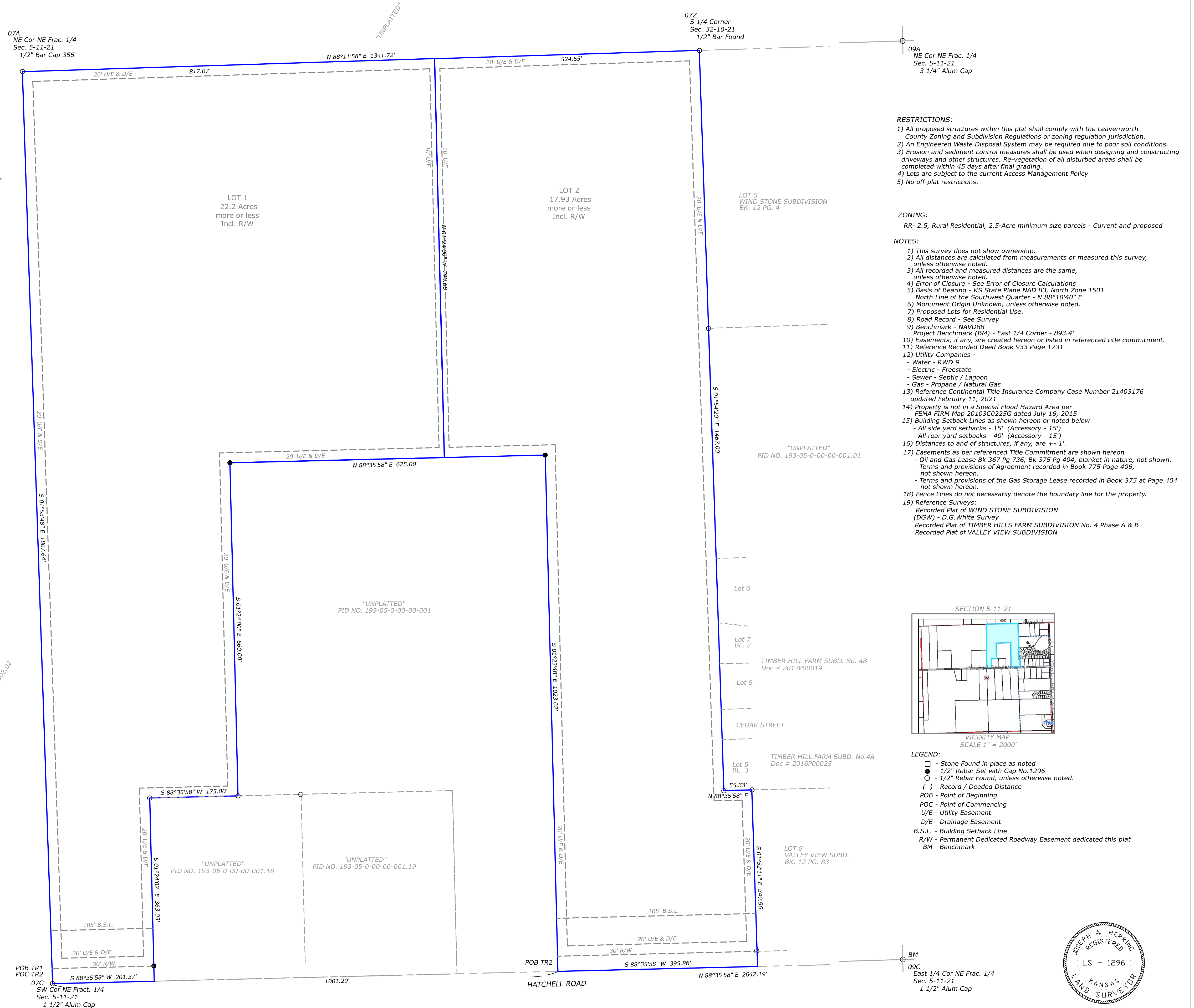


Scale 1" = 100'

Job # K-21-1427
March 22, 2021



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



RESTRICTIONS:

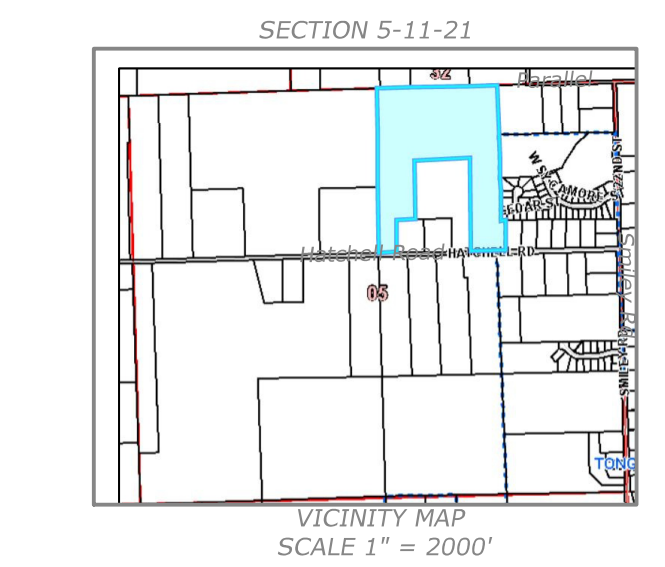
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- 4) Lots are subject to the current Access Management Policy
- 5) No off-plat restrictions.

ZONING:

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

NOTES:

- 1) This survey does not show ownership.
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- 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88 Project Benchmark (BM) - East 1/4 Corner - 893.4'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Book 933 Page 1731
- 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 20103C0225G dated July 16, 2015
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 - Recorded Plat of TIMBER HILLS FARM SUBDIVISION No. 4 Phase A & B
 - Recorded Plat of VALLEY VIEW SUBDIVISION



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- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found, unless otherwise noted.
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- POB - Point of Beginning
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- D/E - Drainage Easement
- B.S.L. - Building Setback Line
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- BM - Benchmark

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

Joseph A. Herring
PS # 1296



Case No. DEV-21-102
Basehor Linwood Elementary School
Sign Permit

Staff Report – Planning Commission

August 11, 2021

GENERAL INFORMATION:

Property Owner: Basehor-Linwood USD 458
14440 178th Street
Bonner Springs, KS 66012

Agent: HTK Architects
9300 W. 110th Street, Suite 150
Overland Park, KS 66210

Legal Description: Lot 1, South Elementary.

Parcel Size: ± 20 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.: 189-32-0-00-00-008.00

Planner: Joshua Gentzler

REPORT:

Request

The applicant is requesting approval from the Planning Commission for a monument sign with two (2) electronic graphic signs and two (2) oversized wall signs. Staff cannot permit these type of signs according to Articles 25.8.1 and 25.9.18.

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 20103C0350G July 16, 2015.

Utilities/Services

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

Access/Streets

The property is accessed by 178th Street. This road is a County local road with a paved surface ± 36' wide.

Agency Comments

See attached comments – Email – Lauren Anderson – Public Works, June 26, 2021

Factors to be considered

Applicants may be granted a sign permit for signs otherwise prohibited by the Zoning and Subdivision Regulations if the sign(s) are approved according to the following criteria:

1. Sign is in character with the surrounding area and will not negatively impact surrounding properties.
2. Sign shall not interfere with pedestrian or vehicular safety as determined by the County Engineer.

3. Sign shall be maintained in a safe and aesthetically pleasant condition.
4. Sign does not detract from the pedestrian quality of the surrounding area.
5. Sign shall not contribute to an over-abundance of signs on one property or in an area.
6. To guarantee removal of the sign should it be abandoned or become in a state of disrepair, the owner shall post a bond equal to the cost of removal of the sign.

Staff Comments

Both oversized wall signs and electronic graphics signs are permitted only with Planning Commission approval. The signs will neither negatively impact surrounding properties nor detract from the pedestrian quality of the surrounding area.

STAFF RECOMMENDATION:

Should the Planning Commission choose to approve Case No. DEV-21-102, Sign Permit for Basehor-Linwood Elementary, Staff recommends the following conditions:

1. The applicant or property owner shall submit a bond equal to the cost of removal of the sign.
2. No signage is allowed in the right-of-way. All signage shall comply with Article 25, Section 4 of the Leavenworth County Zoning and Subdivision Regulations.
3. 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. Approve Case No. DEV-21-102, Sign Permit for Basehor-Linwood Elementary, with or without conditions; or
2. Deny Case No. DEV-21-102, Sign Permit for Basehor-Linwood Elementary, for the following reasons; or
3. Continue the hearing to another date, time, and place.

ATTACHMENTS:

Aerial Map
Memorandums
Diagram

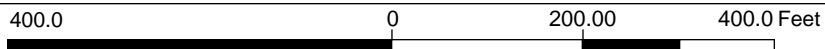
DEV-21-102 Basehor-Linwood Sign Permit



Legend

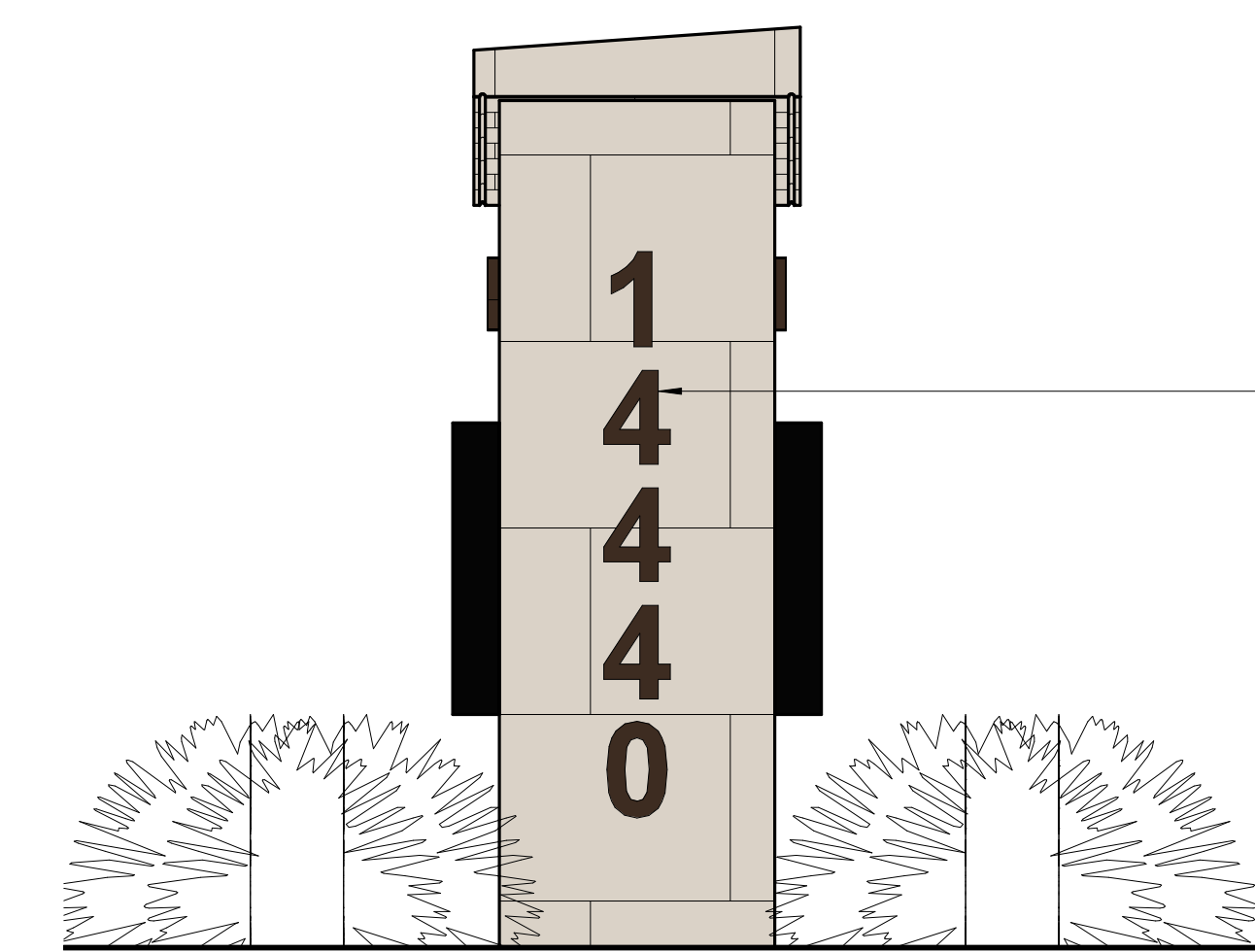
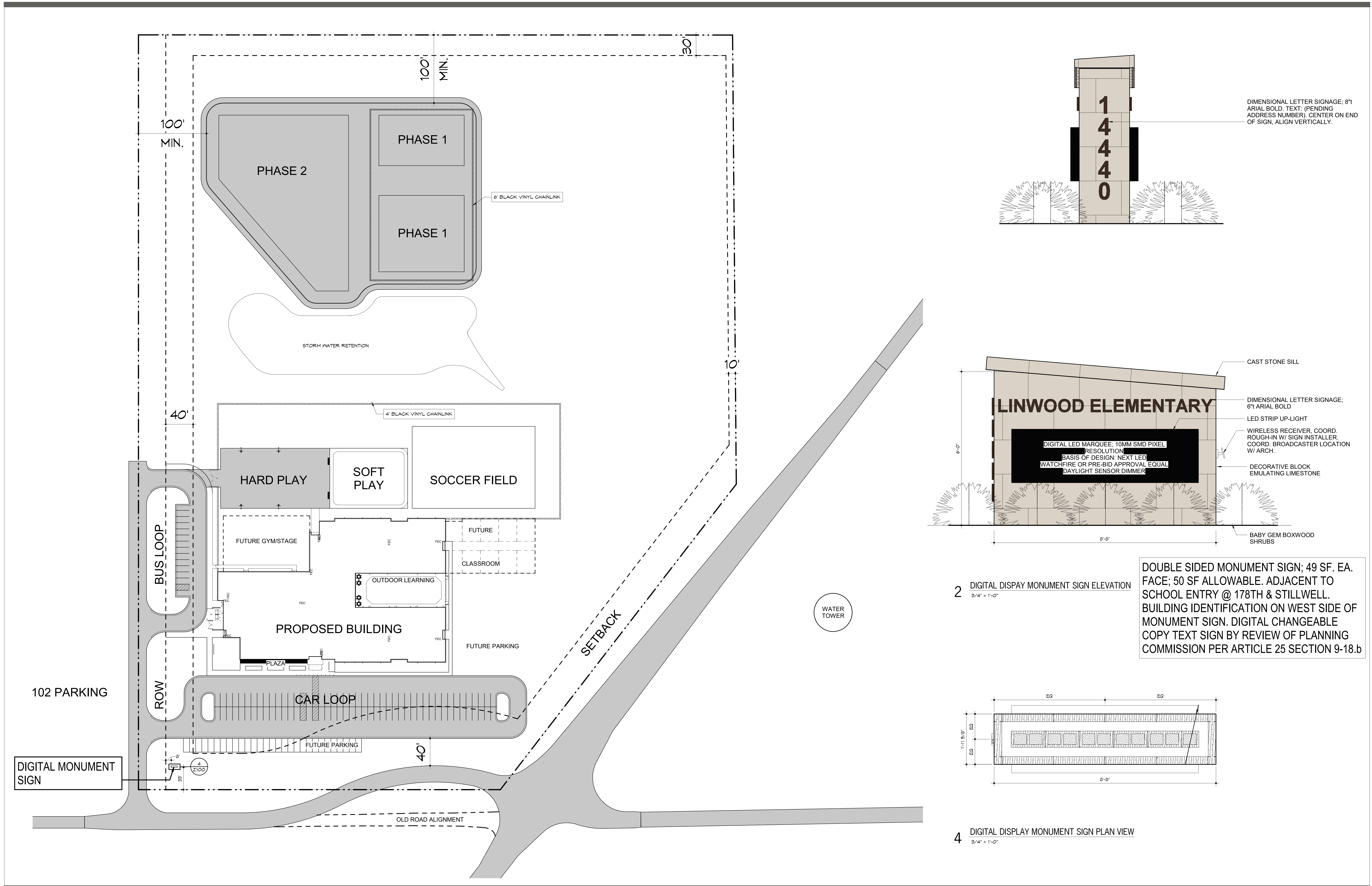
- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⊞ City Limit Line
- Major Road
- <all other values>
- 70
- Road
- + Railroad
- Section
- Section Boundaries
- County Boundary

Notes

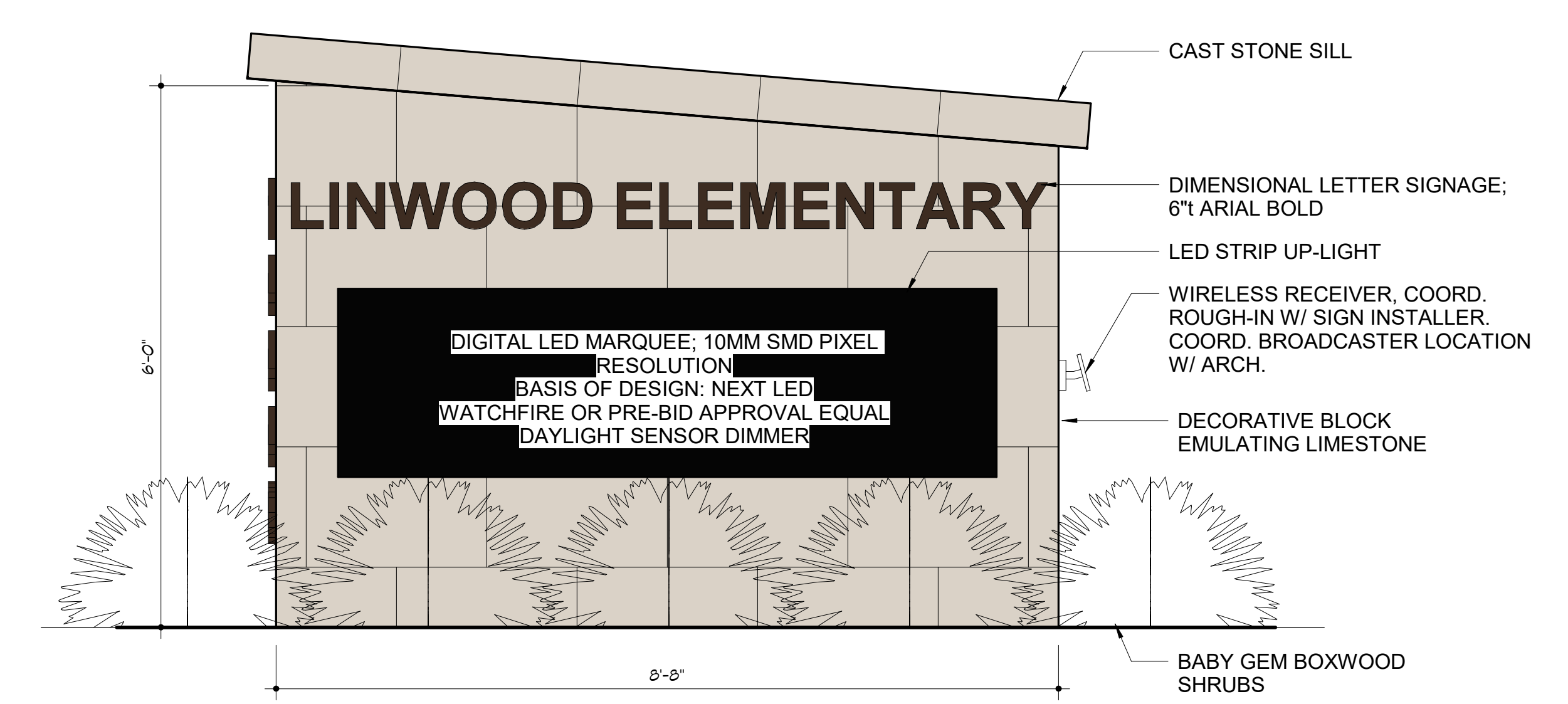


This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

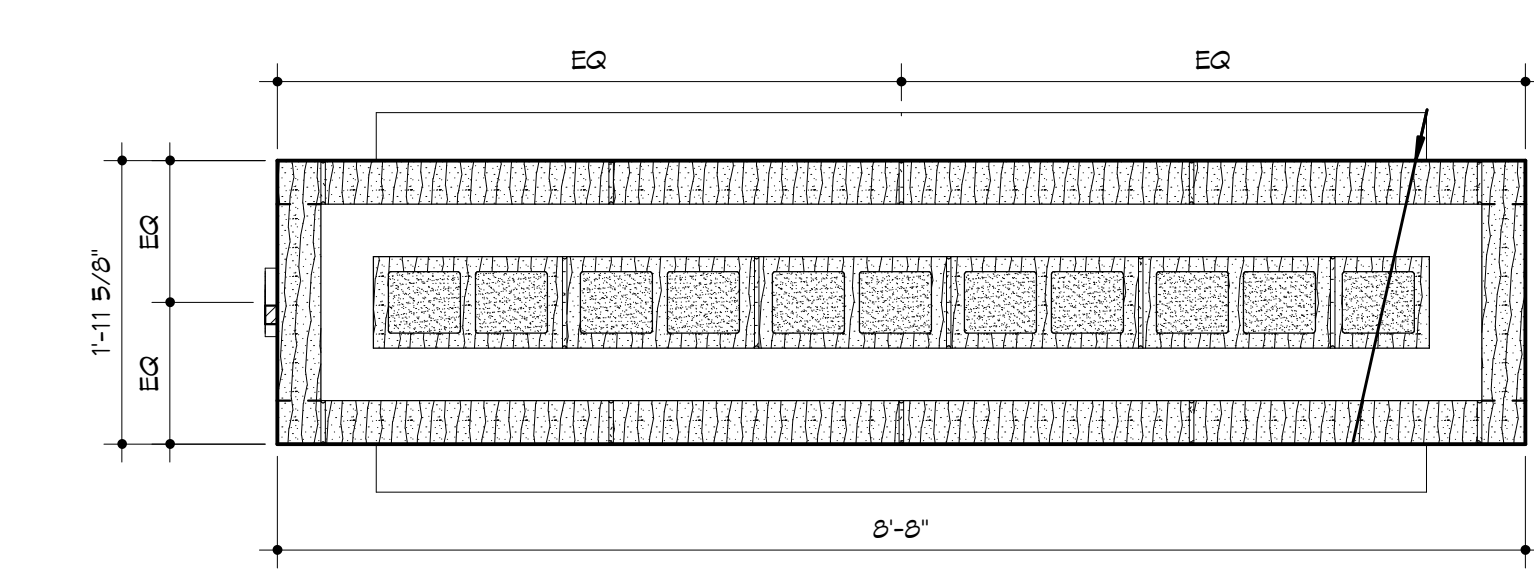


DIMENSIONAL LETTER SIGNAGE: 8" ARIAL BOLD. TEXT: (PENDING ADDRESS NUMBER). CENTER ON END OF SIGN, ALIGN VERTICALLY.



2 DIGITAL DISPLAY MONUMENT SIGN ELEVATION
3/4" = 1'-0"

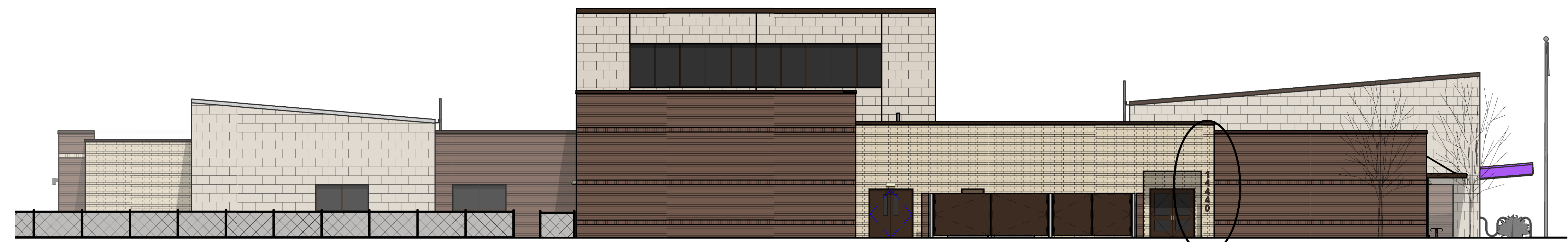
DOUBLE SIDED MONUMENT SIGN; 49 SF. EA. FACE; 50 SF ALLOWABLE. ADJACENT TO SCHOOL ENTRY @ 178TH & STILLWELL. BUILDING IDENTIFICATION ON WEST SIDE OF MONUMENT SIGN. DIGITAL CHANGEABLE COPY TEXT SIGN BY REVIEW OF PLANNING COMMISSION PER ARTICLE 25 SECTION 9-18.b



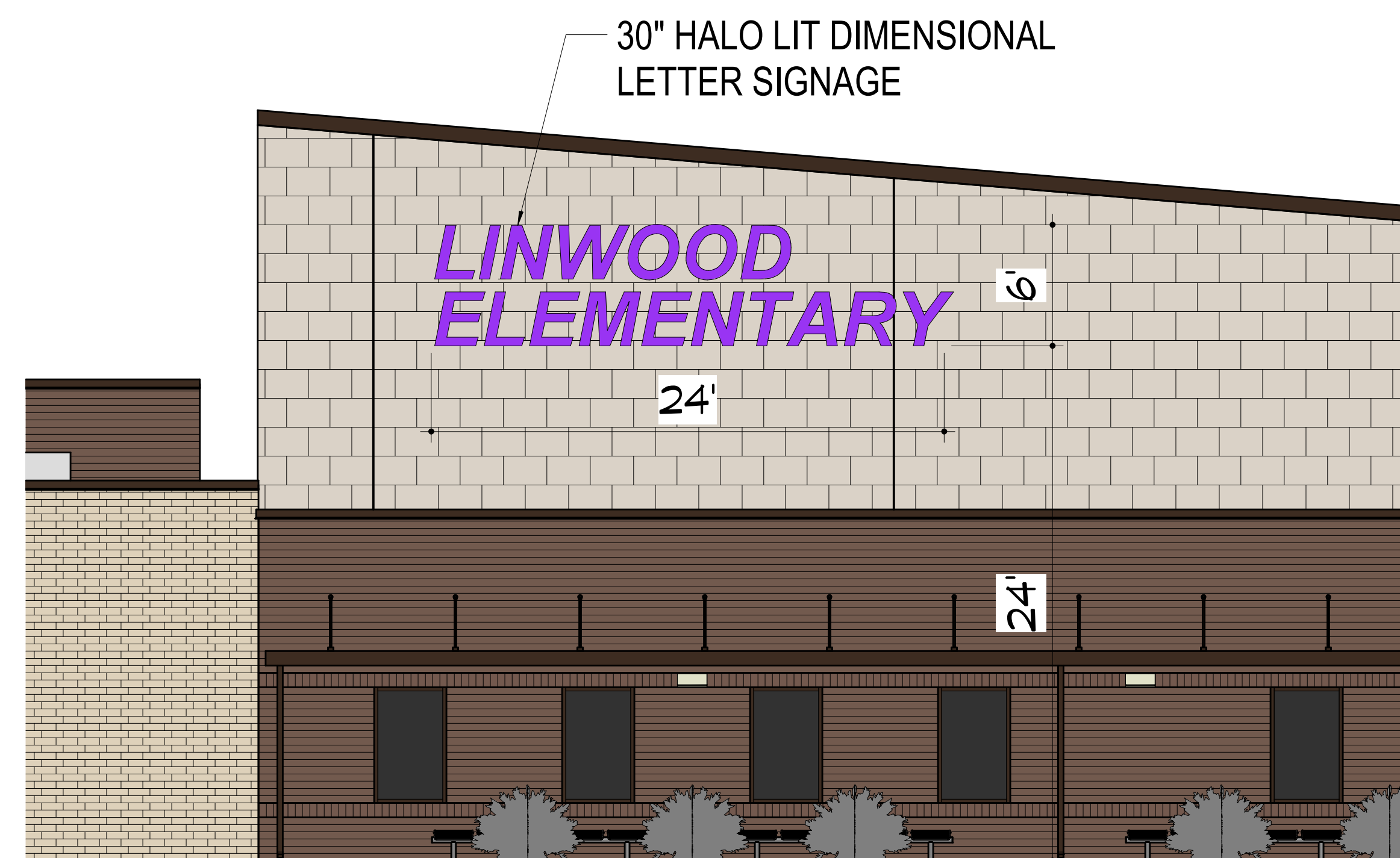
4 DIGITAL DISPLAY MONUMENT SIGN PLAN VIEW
3/4" = 1'-0"



1 SOUTH ELEVATION
1" = 10'-0"



3 WEST ELEVATION
1" = 10'-0"

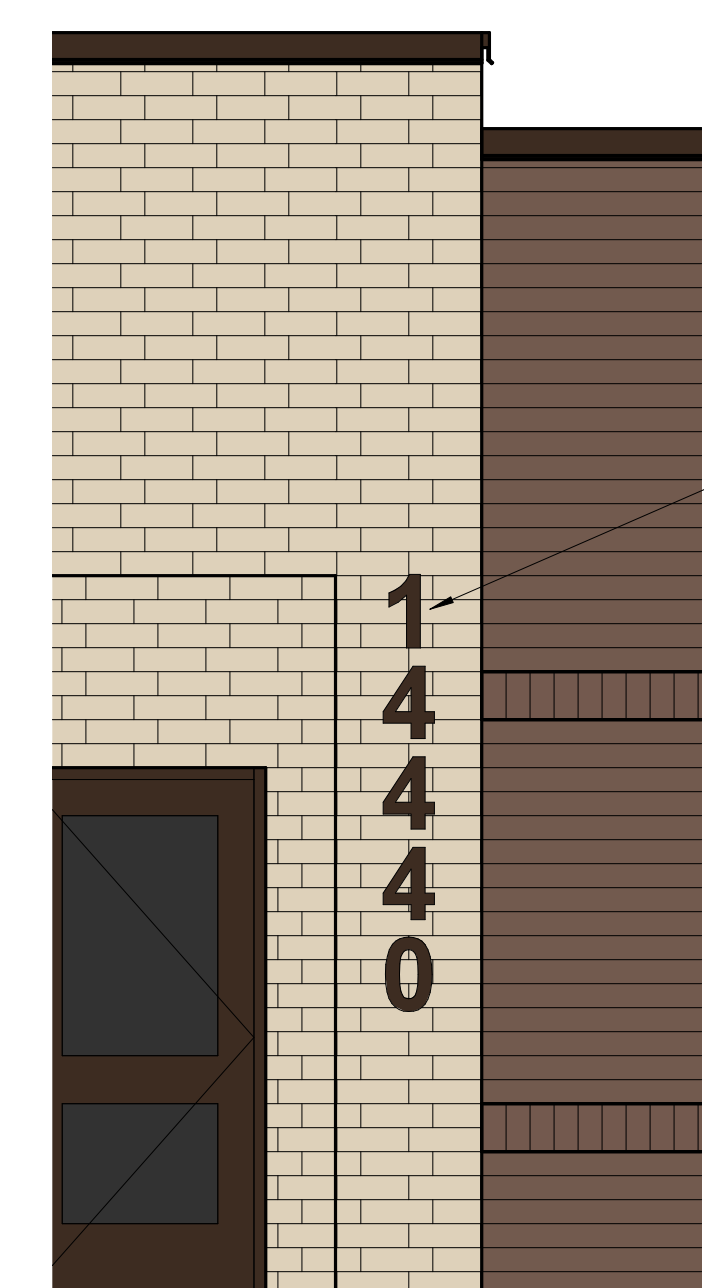


2 SOUTH ELEVATION - SIGNAGE
3/16" = 1'-0"

WALL SIGN; 110 SQ. FT.
50 SQ. FT. ALLOWABLE PER R-
ZONING. OVERSIZED SIGN
PER SECTION 8 ARTICLE 25
PENDING REVIEW BY
PLANNING COMMISSION

INDUSTRY RECOMMENDED
SIZE FOR VIEWING AT 300'
(DISTANCE TO STILLWELL RD.)
= 30" TALL CHARACTERS

HALO LIT = OPAQUE LETTERS
THAT ARE BACK LIT THAT
CREATE A GLOW BEHIND THE
LETTERS



4 WEST ELEVATION - SIGNAGE
3/8" = 1'-0"

CODE REQUIRED BUILDING
IDENTIFICATION SIGNAGE.
12" TALL DIMENSIONAL
LETTER SIGNAGE

INDUSTRY RECOMMENDED
SIZE FOR VIEWING AT 120'
(DISTANCE TO 178TH ST.) =
12" TALL CHARACTERS

Gentzler, Joshua

From: Anderson, Lauren
Sent: Tuesday, June 29, 2021 10:32 AM
To: Gentzler, Joshua
Cc: Noll, Bill
Subject: RE: DEV-21-102 Sign Permit - Linwood Elementary School

Public Works has no regulations on signage requirements and therefore have comment on the request. As always, signage is not permitted within the public Right-of-way.

Lauren

From: Gentzler, Joshua
Sent: Tuesday, June 29, 2021 10:01 AM
To: Magaha, Chuck <CMagaha@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 'stfrchief@yahoo.com' <stfrchief@yahoo.com>
Subject: DEV-21-102 Sign Permit - Linwood Elementary School

All,

The Leavenworth County Planning and Zoning Department has received a request for a Sign Permit at the new Linwood Elementary School, located at 14440 178th Street. The applicant is requesting a Digital Changeable Copy Sign and an Oversized, Halo-lit Building Wall Sign, both of which are not allowed in the zoning district by the current Sign Regulations. However, the applicant can appeal to the Planning Commission to receive approval for these sign types.

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

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

Thank you,

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

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

Staff Report – Planning Commission

August 11, 2021

GENERAL INFORMATION:

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

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

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

Parcel Size: ± 20 acres

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

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

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

Planner: Joshua Gentzler

REPORT:

Request

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

Adjacent Land Use

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

Flood Plain

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

Utilities/Services

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

Access/Streets

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

Agency Comments

See attached comments – Email – Kyle Anderson – Planning and Zoning, June 29, 2021
See attached comments – Email – Lauren Anderson – Public Works, July 6, 2021
See attached comments – Email – Jalayne Turner– Rural Water District 7, June 29, 2021
See attached comments – Email – Travis Shockey – Electric utility, June 29, 2021

Factors to be considered

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

1. Character of the neighborhood: The character of the neighborhood is rural; primarily rural residences, and agricultural uses.

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

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

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

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

History

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

Staff Comments

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

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

STAFF RECOMMENDATION:

The staff recommends denial of Case No. DEV-21-093, Special Use Permit for Dusselier Boat Storage. Should the Planning Commission wish to recommend approval, staff offers the following conditions:

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

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-21-093, Special Use Permit for Dusselier Boat Storage, to the Board of County Commission, with Findings of Fact, and with or without conditions; or
2. Recommend denial of Case No. DEV-21-093, Special Use Permit for Dusselier Boat Storage, 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-21-093 SUP Dusselier Boat Storage



Legend

- Address Point
- Parcel Number
- Parcel
- Road

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

SPECIAL USE PERMIT APPLICATION

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

Office Use Only

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

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

PROPOSED USE INFORMATION

Existing and Proposed structures _____

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

PROPERTY INFORMATION

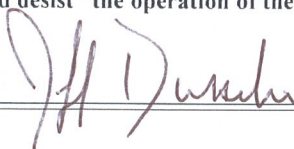
Address of property 15829 174TH ST. BONNER SPRINGS KS Parcel size 20 ACRES +/-

Current use of the property AGRICULTURE

Does the owner live on the property? YES

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

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

Signature  Date DEC/25/20

ATTACHMENT A

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

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

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

Approximately 60 – 70 boats to be stored.

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

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

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

Access to storage will be through existing driveways.

No additional pollution will be created.

No displays or signage will be necessary at this time.

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

Any lubricants or oils that are generated will be recycled.

No additional sewage will be created.

Additional water use will be minimal.

Noise levels will not change.

No noticeable fumes or odors will be generated.

No additional lighting will be needed.

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

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

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

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

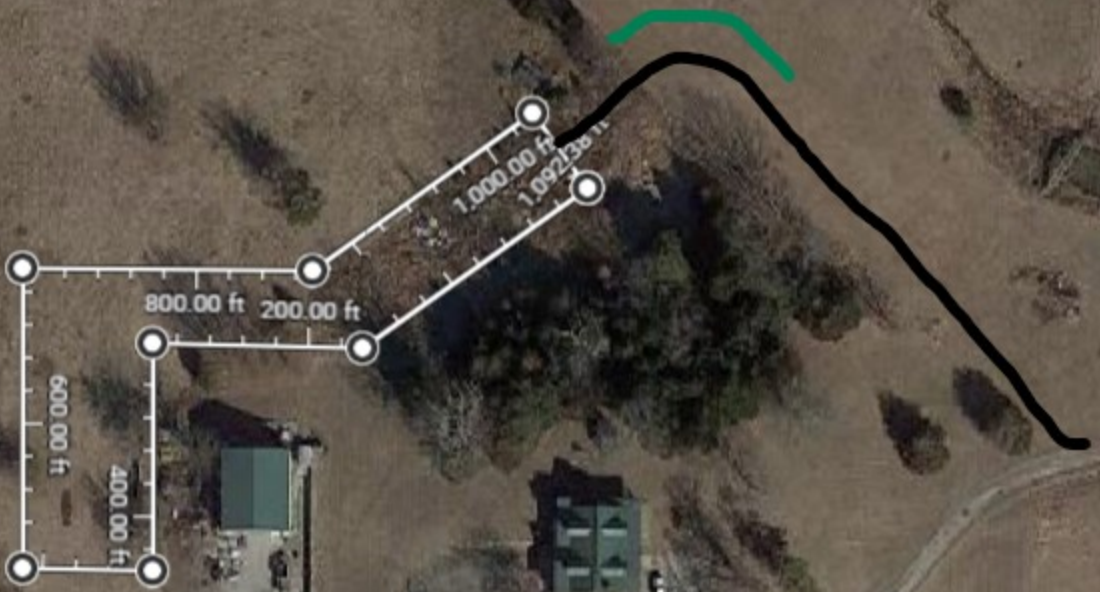


174th St

174th St

174th St

© 2021 Google





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

CERTIFICATE OF TAX CLEARANCE

JEFFS MARINE LLC
DBA as JEFFS MARINE LLC

ISSUE DATE
05/20/2021

TRANSACTION ID
TEFY-SNY6-3RJE

CONFIRMATION NUMBER
CSJK-2A6X-787S

TAX CLEARANCE VALID THROUGH 08/18/2021

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



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

To: Krystal Voth
Director

From: Kyle Anderson
Environmental Tech/Code Enforcement

Date: June 29, 2021

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

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

Thank you,

Kyle Anderson
kanderson@leavenworthcounty.gov

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

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

Josh,
Evergy is fine with this.

Thanks

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

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

Internal Use Only

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

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

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

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

Good morning,

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

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

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

Thank you,

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

From: [jalayne leavenworthrwd7.com](mailto:jalayne.leavenworthrwd7.com)
Sent: Tuesday, June 29, 2021 11:39 AM
To: [Gentzler, Joshua](mailto:Gentzler,Joshua)
Subject: Re: Special Use Permit Review - Dusselier Boat Storage - DEV-21-093

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

Leavenworth Rural Water District No. has no issue with this special use permit.

Jalayne Turner
Office Manager
Leavenworth RWD7
jalayne@leavenworthrwd7.com
913-441-1205

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Tuesday, June 29, 2021 9:43 AM
To: Mark Bilquist (stfdchief1760@gmail.com) <stfdchief1760@gmail.com>; jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>; 'Tyler.rebel@evergy.com' <Tyler.rebel@evergy.com>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Magaha, Chuck <CMagaha@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Mitch Pleak <MPleak@olsson.com>; Thorne, Eric <ethorne@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>

Subject: Special Use Permit Review - Dusselier Boat Storage - DEV-21-093

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

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

Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0464

From: [Anderson, Lauren](#)
Sent: Tuesday, July 6, 2021 4:36 PM
To: [Gentzler, Joshua](#); [Mitch Pleak](#)
Subject: RE: Special Use Permit Review - Dusselier Boat Storage - DEV-21-093

Joshua,

There is a culvert with a weight limit of 15tons on 174th Street, north towards 24/40. Please confirm with the applicant that the boats/trailers do not exceed these weight limits. If they do, we will need to limit their available hauling routes.

Lauren

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Tuesday, June 29, 2021 9:43 AM
To: Mark Bilquist (stfdchief1760@gmail.com) <stfdchief1760@gmail.com>; 'jalayne@leavenworthrd7.com' <jalayne@leavenworthrd7.com>; 'Tyler.rebel@evergy.com' <Tyler.rebel@evergy.com>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Magaha, Chuck <CMagaha@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Mitch Pleak <MPleak@olsson.com>; Thorne, Eric <ethorne@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>
Subject: Special Use Permit Review - Dusselier Boat Storage - DEV-21-093

Good morning,

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

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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

Case No. DEV-21-106
Rezoning RR-5 to RR-2.5
*****Public Hearing Required*****

Staff Report – Planning Commission

August 11, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Larry Northrop
25800 Linwood Road
Lawrence, KS 66044

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

Legal Description: A tract of land in the Southeast Quarter of Section 15, Township 12 South,
Range 20 East of the 6th P.M, in Leavenworth County, Kansas.

Location: 25800 Linwood Road

Parcel Size: ± 18 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.: 215-15-0-00-00-022.00

Planner: Joshua Gentzler

REPORT:

Request

The applicant is requesting to rezone a parcel of land from RR-5 to RR-2.5.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 2.8 acres to 33.5 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0300G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Reno
Water: RWD 10
Electric: Evergy

Access/Streets

The property is accessed by Linwood Road/Kansas Highway 32. This road is a State Highway with a paved surface ± 32' wide. Should this parcel be further divided, all additional lots will be added with access only through Ryan Drive to the north. There shall be no additional lots accessing the easement the property has with the Kansas Turnpike Authority.

Agency Comments

See attached comments – Memo – Kyle Anderson – Planning and Zoning, June 29, 2021
See attached comments – Memo – Lauren Anderson – Public Works, July 5, 2021
See attached comments – Memo – Gary Bennet – Rural Water District 10, June 29, 2021

Factors to be considered

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

1. Character of the neighborhood: The character of the neighborhood is rural residential. There is a 22-lot subdivision immediately north of the property.
2. Zoning and uses of nearby property: The properties to the East, South, and West of the subject are zoned RR-5, Rural Residential 5-acre minimum size parcels. The properties to the North of the subject are zoned RR-2.5, Rural Residential 2.5-acre minimum. The uses are rural residences and agricultural use.
3. Suitability of the property for the uses to which it has been restricted: The property is within an area which is appropriate for rural residence and agricultural uses.
4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area will not likely be detrimentally affected. The area is suited for rural residential uses which includes single family homes on 2.5 acres of land.
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 allow the property owner to divide their property and add to the economic development of the County through the creation of additional parcels.
7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area as Residential.
8. Staff recommendation is for the approval of the rezoning request.

Staff Comments

The proposed rezoning is located to the northeast of the intersection of K32 and Interstate 70. The property is currently zoned as RR-5. The applicant is requesting approval of a rezoning from RR-5 to RR-2.5. The applicant is seeking to split the property in order to divide the subject and create a subdivision, similar to the High Prairie Pointe and Primrose Hill Estates subdivisions to the north of the subject. Should this parcel be further divided, all additional lots will be created with access via Ryan Drive to the north. There shall be no additional lots accessing the easement the property has with the Kansas Turnpike Authority.

The parcel is within an area marked as Residential on the Future Land Use map. The applicant's request matches the Future Land Use map. Staff is generally supportive of the request.

STAFF RECOMMENDATION:

The staff recommends approval of Case No. DEV-21-106, Rezoning from RR-5 to RR-2.5.

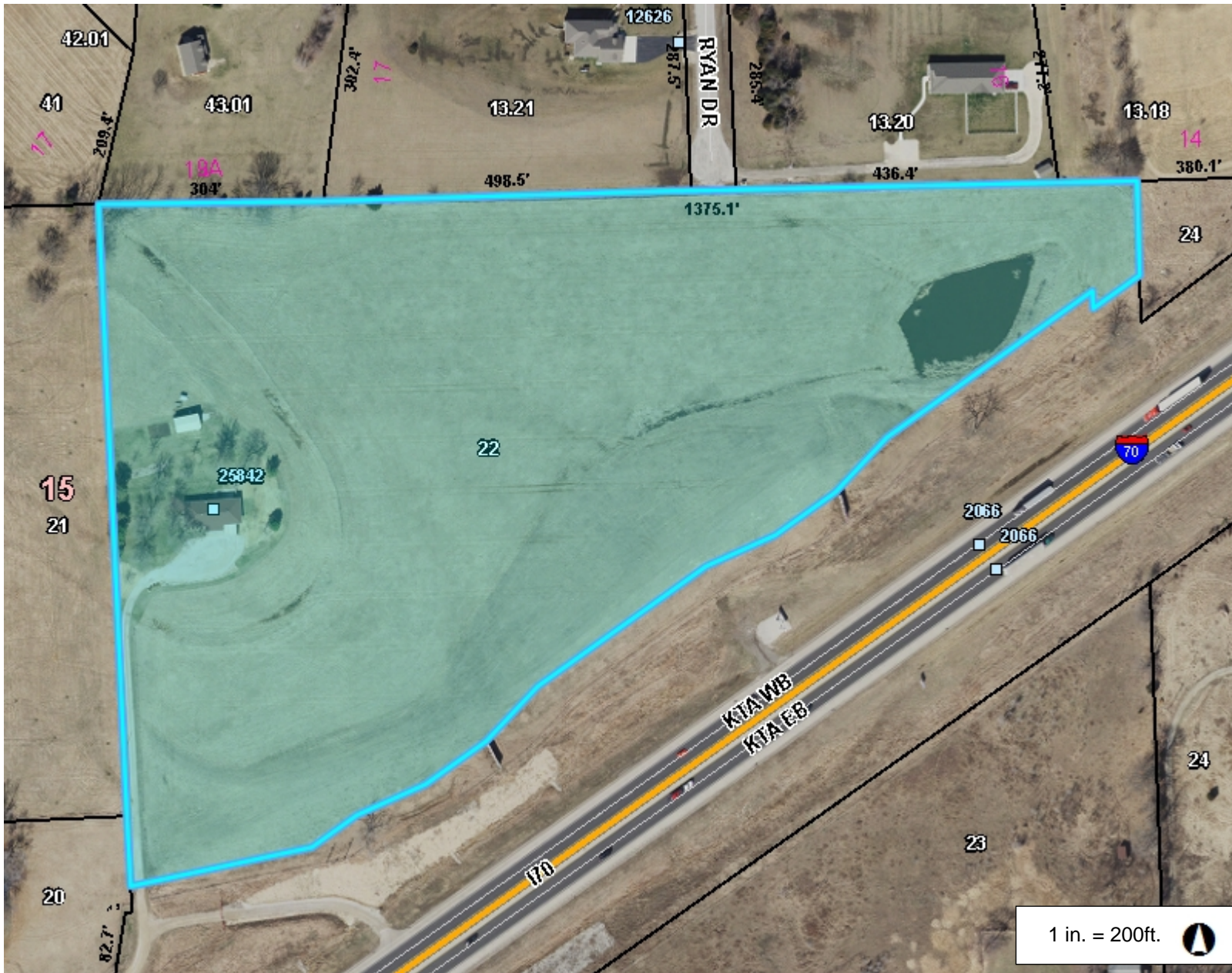
ACTION OPTIONS:

1. Recommend approval of Case No. DEV-21-106, Rezoning from RR-5 to RR-2.5, to the Board of County Commission, with Findings of Fact, or
2. Recommend denial of Case No. DEV-21-106, Rezoning from RR-5 to RR-2.5, 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-21-106 RZ Northrop



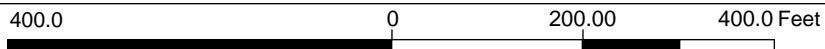
Legend

- 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



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

REZONING APPLICATION

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

Office Use Only

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

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME <u>Joe Herring</u>	NAME <u>Larry Northrop</u>
ADDRESS <u>315 North 5th Street</u>	ADDRESS <u>25800 Linwood Road</u>
CITY/ST/ZIP <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Lawrence, KS 66044</u>
PHONE <u>913-651-3858</u>	PHONE <u>N/A</u>
EMAIL <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>
CONTACT PERSON <u>Joe</u>	CONTACT PERSON <u>N/A</u>

PROPOSED USE INFORMATION

Proposed Land Use Rural Residential

Current Zoning RR-5 Requested Zoning RR-2.5

Reason for Requesting Rezoning Match existing zoning North of and adjacent to property.

PROPERTY INFORMATION

Address of Property 25800 Linwood Road

Parcel Size 18.3 Acres

Current use of the property AG and Rural Residential

Present Improvements or structures House and Barn

PID 215-15-0-00-00-022

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

Signature _____ Date 6/23/21

ATTACHMENT A

From: [Anderson, Kyle](#)
Sent: Tuesday, June 29, 2021 10:31 AM
To: [Gentzler, Joshua](#)
Subject: RE: Rezoning Review - 25842 Linwood Road - DEV-21-106

We have not received any complaints on this property.

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

From: Gentzler, Joshua
Sent: Tuesday, June 29, 2021 10:17 AM
To: 'LTomeden@RTSD21.com' <LTomeden@RTSD21.com>; 'Tyler.rebel@evergy.com' <Tyler.rebel@evergy.com>; 'Bennett9@embarqmail.com' <Bennett9@embarqmail.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: Rezoning Review - 25842 Linwood Road - DEV-21-106

Good morning,

The Department of Planning and Zoning has received an application for a Rezoning regarding a property at 25842 Linwood Road, Lawrence.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, July 7th.

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

Thank you,

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

From: [Gary Bennett](#)
Sent: Tuesday, June 29, 2021 1:32 PM
To: [Gentzler, Joshua](#); '[LTmeden@RTSD21.com](#)'; '[Tyler.rebel@evergy.com](#)'; [Anderson, Kyle](#); [Anderson, Lauren](#); [Magaha, Chuck](#); [Miller, Jamie](#); [Mitch Pleak](#); [Thorne, Eric](#); [Van Parys, David](#)
Subject: Re: Rezoning Review - 25842 Linwood Road - DEV-21-106

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

Leavenworth Rural Water District 10 does not have any objections to this rezoning request.

Gary Bennett

Business Manager

On 6/29/2021 10:16 AM, Gentzler, Joshua wrote:

Good morning,

The Department of Planning and Zoning has received an application for a Rezoning regarding a property at 25842 Linwood Road, Lawrence.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, July 7th.

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

Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0464

From: [Anderson, Lauren](#)
Sent: Monday, July 5, 2021 8:25 PM
To: [Gentzler, Joshua](#); [Mitch Pleak](#)
Cc: [Noll, Bill](#)
Subject: RE: Rezoning Review - 25842 Linwood Road - DEV-21-106

Joshua,

This request meets the future land use plan within the Leavenworth County Comprehensive Plan and Public Works does not have any comment on the request.

Lauren

From: Gentzler, Joshua
Sent: Tuesday, June 29, 2021 10:17 AM
To: 'LTmeden@RTSD21.com' <LTmeden@RTSD21.com>; 'Tyler.rebel@evergy.com' <Tyler.rebel@evergy.com>; 'Bennett9@embarqmail.com' <Bennett9@embarqmail.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: Rezoning Review - 25842 Linwood Road - DEV-21-106

Good morning,

The Department of Planning and Zoning has received an application for a Rezoning regarding a property at 25842 Linwood Road, Lawrence.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, July 7th.

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

Thank you,

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

Case No. DEV-21-116
Proposed Amendment to the 2006 Leavenworth County Zoning and
Subdivision Regulations – Solar Farms
*****Public Hearing Required*****

Staff Report – Planning Commission

August 11, 2021

GENERAL INFORMATION:

Applicant: Leavenworth County Planning and Zoning Department

Planner: Joshua Gentzler

REQUEST:

This is a request to consider a proposed amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations. Proposed amendment is for the following Articles:

Article 3 – Definitions – to add the following definitions – Renewable Energy Conversion System & Solar Energy Conversion System.

Article 19 – Table of Uses – Requires a Special Use Permit in Rural zoning districts and industrial zoning districts. Not allowed in multifamily, business planned residential, mixed use or planned commercial districts.

Article 57 – Renewable Energy Conversion Systems – Provides the framework and policy for allowance of solar farms with a Special Use Permit.

STAFF RECOMMENDATION:

The staff recommends approval of Case No.DEV-21-116, proposed amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Articles 3, 19 & 57.

ACTION OPTIONS:

1. Recommend approval of Case No DEV-21-116, proposed amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Articles 3, 19 & 57, to the Board of County Commission, with Findings of Fact; or
2. Recommend denial of Case No. DEV-21-116, proposed amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Articles 3, 19 & 57, to the Board of County Commission, with Findings of Fact; or
3. Continue the Public hearing to another date, time, and place.

ATTACHMENTS:

Proposed Amendments

Article 3 – Definitions

Renewable Energy Conversion System: A Solar Energy Conversion System or any other commercial system determined by the Director of Planning and Zoning to convert existing natural processes, systems, or power into electricity for commercial or wholesale sales. Also referred to as Renewable Energy Facility.

Solar Energy Conversion System (SECS): A commercial facility that converts sunlight into electricity, whether by photovoltaics (PV), concentrating solar thermal devices (CST), or other conversion technology, for the primary purpose of wholesale sales of generated electricity via connection to a larger electrical network exclusive of individual use and includes all associated support facilities including, but not limited to, roads, substations, operation and maintenance buildings, as specified in the application.

Article 19 – Table of Uses

S = Special Use Permit	R-2.5/5	R-1/ R-2/ R-3/ R-4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/PR-2/PR-3	MXD	PC	PI
A = Allowed Use	Rural	(One Fam/ Two Fam/ Apt)	Neighborhood Business	Limited Business	General Business	Limited Industry	Light Industry	Heavy Industry	Planned Residential District	Mixed Land Use	Planned Commercial	Planned Industrial
Renewable Energy Conversion System	S					S	S	S				S
Solar Energy Conversion System	S											

Article 57 – Renewable Energy Conversion Systems

Section 1. PURPOSE

The placement, permitting, and use of Renewable Energy Conversion Systems are subject to the requirements of this Article.

Section 2. GENERAL REQUIREMENTS

The following requirements shall be applicable to all Renewable Energy Conversion Systems, unless superseded by the following Sections:

1. General Regulations

- a. **Underground Lines.** On-site communication lines and power collection lines are to be installed underground. Above ground utility or power lines may be used only in public rights-of-way, easements or other legally dedicated land permitting such uses, or when conditions on-site are found to make installation of such lines or facilities impractical or infeasible, such as existing underground pipelines, utilities or high groundwater.
- b. **Fencing.** The facility shall be enclosed by perimeter fencing at least 8 feet tall to restrict unauthorized access. No outdoor storage of any materials or equipment is permitted.
- c. **Signage.** All signs, other than the manufacturer's or installer's identification, appropriate warning signs, or owner identification on a wind generator, tower, building, or other adjacent structure associated with a Renewable Energy Facility visible from any public street or adjacent property shall be prohibited.
- d. **Lighting.** No lighting over 15 feet in height shall be installed on a renewable energy facility unless approved as part of the Special Use Permit review process and is required by local, state or federal requirements. No light source greater than one foot-candle shall be directed off-site. Security or safety lighting and accessory structures shall be limited to the minimum necessary and full cutoff lighting (e.g., dark sky compliant) may be required when determined necessary to mitigate visual impacts. Lighting shall be shielded and downcast such that the light does not spill onto the adjacent parcel or the night sky. Motion sensor control is preferred.

- e. *Outside Agency Approval.* The applicant shall provide a list of all Local, State and Federal agencies requiring approval and a copy of such approval, including all required studies, reports and certifications. In the event that a State or Federal Agency has not yet approved a required study, report or certification, then the approval of the special use permit shall be subject to receipt of a copy of such approval, unless good cause is shown to the satisfaction of the Director of Planning and Zoning.
- f. *Socioeconomic & Environmental Impact.* The applicant shall provide an evaluation of potential impacts together with any plans and proposals for alleviating social and economic impacts upon local governments or special districts and alleviating environmental impacts which may result from the proposed facility.
- g. *Interference.* The renewable energy facility operation shall not interfere with radio, television, computer, or other electronic operations on abutting or nearby properties.
- h. *Compliance with Code.* Renewable energy facility installation shall conform to the National Electric Code, as updated from time to time.

2. *Permitting*

a. *Special Use Permit.*

- 1. A pre-application meeting shall be required for all renewable energy facility applications.
- 2. A Special Use Permit shall be required for before the start of any construction of any renewable energy conversion system.
- 3. Upon final approval of the special use permit, construction shall begin within two years from the date of final approval; otherwise, the special use approval shall be deemed to be null and void unless an extension to begin construction is administratively approved by the County. The Director of Planning and Zoning is authorized to administratively grant a one-time, up to one-year extension for construction to begin. Extensions for more than one year require a public hearing and approval by the Leavenworth County Planning Commission.

b. *Building Permit*

- 1. A building permit is required prior to construction of renewable energy facility.

3. *Site Plans.* For all renewable energy facilities, a site plan shall be submitted in compliance with the requirements provided by:

- a. Article 27 – Site Plan Approval;
- b. Any plans that are identified relative to a specific request for a Renewable Energy Conversion System may be included within the information required for consideration of the Special Use Permit; and
- c. Any additional information required by Article XX.

4. *Environmental plans.*

- a. The applicant shall provide information that addresses: stormwater drainage, soil erosion, sediment control, and will detail how same will be addressed, prevented or enhanced by grading, re-vegetation or other standard construction practices in accordance with the reclamation recommendations of the Leavenworth County Conservation District. Damage to existing vegetation shall be minimized. Land disturbance shall be minimized. Disturbed areas shall be reseeded in accordance with the reclamation recommendations of the Leavenworth County Conservation District. Weed control shall be maintained as directed by the Leavenworth County Noxious Weed Department.

- b. The applicant shall submit an Environmental Assessment to EPA standards that addresses the project's impact, if any, on: wildlife habitat; bird migration; the projects potential to cause bird and bat strikes or death; officially listed flora and fauna; and flood zones.

5. *Transfer of Ownership.*

- a. Whenever the renewable energy facility and/or property upon which the renewable energy facility is sited are transferred to new ownership, all requirements and responsibilities pertaining to the renewable energy facility are transferred to the new ownership.
- b. If the Special Use Permit is to be transferred from the renewable energy facility owner/operator to a different renewable energy facility owner/operator, said transfer must first be approved by the Board of County Commissioners. The first party shall inform the second party of all requirements of the Special Use Permit. The second party, or new holder, of the Special Use Permit shall meet all requirements of the Special Use Permit. The County Commissioners may direct the Planning Director, the Public Works Director, and/or a designated to field inspect the renewable energy facility to determine current compliance with required conditions. A transfer fee of \$1,000.00 shall be paid to the County to compensate for work related to the transfer.

6. *Insurance.*

- a. Applicant shall indemnify and hold County harmless from and against any and all claims, demands, suits, and losses to the extent arising out of, relating to or resulting from or in connection with the negligent action or omission of applicant or its contractors or assigns during the development, construction or operation of applicant's wind energy project located within Leavenworth County, Kansas. Notwithstanding the foregoing, in no event shall the applicant, its contractors or assigns (or any of their respective affiliates, members, shareholders, officers, directors, agents or employees) be liable for consequential, incidental, indirect, special, exemplary or punitive damages.
- b. During the construction phase of the project, applicant or its main contractor shall, at their own expense, maintain the following insurance policies:
 - 1. Commercial General Liability Insurance
 - 2. Commercial Automobile Liability Insurance
 - 3. Umbrella Excess Liability Insurance
 - 4. Workers' Compensation and Employer's Liability Insurance
- c. Additional insurance during the renewable energy facility operational period beyond property owners' or homeowners' coverage shall not be required.

7. *Development Agreement.*

- a. A Development Agreement between the developer and/or applicant and the County shall be written and accepted by the Board of County Commissioners before the Special Use Permit can be granted.

8. *Abandonment, Decommissioning, and Reclamation Plan.*

The applicant shall enter into a Decommissioning Agreement with the Board of County Commissioners upon the approval of the special use permit and before any construction begins for a renewable energy facility. Compliance with the plan shall, at all times, be a condition of the special use permit whether or not explicitly listed in any document reflecting the agreement. Decommissioning of the renewable energy facility must occur

in the event the facility does not generate electricity for nine (9) consecutive months, unless the Board approves a request to maintain the facility.

1. Abandonment.

1. A renewable energy facility shall be considered to be abandoned in the event the facility does not generate electricity for nine (9) consecutive months.
2. The Director of Planning and Zoning shall issue a Notice of Abandonment to the owner/operator of the facility. The owner/operator shall have the right to respond to the Notice of Abandonment within 30 days from the Notice receipt date. The Director of Planning and Zoning may withdraw the Notice of Abandonment and notify the owner/operator that the notice has been withdrawn if the owner/operator provides sufficient information to demonstrate that the facility has not been abandoned which may include documentation or certification by the owner/operator of the local electric utility.

2. Decommissioning & Reclamation Plan

1. The plan shall describe the manner and cost in which the all facility improvements will be dismantled and removed from the site within 12 months of the abandonment or the end of the useful life of the renewable energy facility or of such improvement that shall require the removal of all above-ground components of the renewable energy facility.
2. The plan must ensure the site will be restored to a useful, nonhazardous condition without delay including:
 - i. Grading and seeding of the land after the removal of equipment; and
 - ii. Revegetation of restored soil areas with crops or native seed mixes, excluding any invasive species.
3. Concrete and other materials used in the construction of the site must be removed.
4. Following a continuous nine (9) month period in which no electricity is generated, or if substantial action on the project is discontinued for a period of nine (9) months, the permit will have one year to complete decommissioning of the facility. Decommissioning shall be completed in accordance with the approved decommissioning plan. The land owner or tenant must notify the county when the project is discontinued.
5. The plan shall include estimated decommissioning costs in current dollars and the method for ensuring that will be available for decommissioning and restoration. The applicant shall provide the basis for estimates of net costs for decommissioning the site (decommissioning costs less salvage value). The cost basis shall include a mechanism for calculating adjusted costs over the life of the project.

9. *Bond.*

The applicant shall obtain and deliver to the County either a bond or a similar financial instrument or establish an escrow account to ensure proper decommission and restoration of the site.

- a. Any bond or escrow account shall be calculated to be equal to the cost specified in the Decommissioning Agreement or at a rate of \$40,000 per acre of disturbed soil, whichever is greater.

Section 2. SOLAR ENERGY CONVERSION SYSTEM REGULATIONS

1. *Standards*

The following standards apply to all Solar Energy Conversion Systems (SECS):

- a. *Height.* The SECS shall not exceed thirty-five feet (35') in height; provided, however, said height restriction shall not apply to substation facilities or transmission lines.

- b. *Setback.* All SECS structures shall be setback from the project boundary lines and public rights-of-way at least forty (40) feet. Additional setbacks may be required to mitigate site specific issues or to provide for access, road or commercial corridors.
- c. *Screening.* The SECS should be located to make maximum use of existing terrain, vegetation and structures to screen the Project from offsite views. To the greatest extent possible, SECS should be sited such that non-shading vegetation and/or existing structures are located between the facility and public and private viewpoints. Landscaping and/or screening may be required to help screen the SECS, at the discretion of the Director of Planning and Zoning.
- d. *Fire Risk.* The applicant shall identify the potential fire risk associated with the project, including both prescribed burning and nonprescribed burning.
- e. *Glare.* No SECS shall be placed such that concentrated solar glare casts onto adjacent properties or roadways.

2. *Application and Required Documents*

The applicant shall provide the following supplemental information with their Special Use Permit Application:

- a. Information shall be provided relative to the solar technology to be used (i.e. polycrystalline PV, monocrystalline PV, Cadmium Telluride PV, evacuated tube solar thermal, flat plate solar thermal, etc.); approximate number of solar modules/ panels; system mounting (i.e. fixed-tilt on flat roof, fixed-tilt groundmount, 1-axis tracking groundmount, etc.); the maximum height of the array from the ground or roof surface; the maximum height of any new utility poles; and power capacity of the system, in both DC and AC Watts where applicable; total acreage of array and acreage of total project; manner in which the project will connect (i.e. net meter to existing distribution line, to new distribution line, to transmission line); and, whether a new substation will be constructed. (If so, provide location and size).
 - b. If a SECS is proposed to be placed within one (1) mile of any airport or airstrip as shown on the Airport and Airstrip Map incorporated herein by reference, the applicant shall provide acknowledgement of location approval from the Federal Aviation Administration prior to construction.
 - c. The applicant shall provide a Solar Glare Hazard Analysis utilizing the latest version of the Solar Glare Hazard Analysis Tool (SGHAT), or its equivalent, to evaluate the solar flare aviation hazard and potential impact on neighbors.
 - 1) If solar glare is predicted, the applicant shall provide mitigation measures to address the impacts of solar glare. Mitigation measures may include and are not limited to textured glass, anti-reflective coatings, screening, distance, and angling of solar PV modules in a manner that reduces glare to surrounding land uses of non-participating property owners.
 - d. The applicant or developer shall meet with the appropriate department of public works, and/or Kansas Department of Transportation to determine what roads may be used as transportation routes for construction and maintenance, and shall provide a map of the route(s) to be used in Leavenworth County. No building or construction permit shall be issued until the applicant submits proof that appropriate permits and any required guarantees dealing with road damage or maintenance can be provided.
- ## 3. *Vesting of rights.*
- a. Construction for a SECS will be considered to have begun once the first array of solar panels has begun to be installed.

Case No. DEV-21-101
Variance from Access Management Policy
Public Hearing Required

Staff Report – Board of Zoning Appeals

August 11, 2021

GENERAL INFORMATION:

Applicant/ Owner: Christopher Cigich
16963 Auburn Court
Bonner Springs, KS 66012

Legal Description: Lot 9 of Auburn Hills Subdivision

Location: 16963 Auburn Court

Parcel Size: ± 2 acres

PID No.: 188-33-0-00-00-014.00

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: Joshua Gentzler

REPORT:

Request

The applicant is requesting a variance for the Access Management Policy which allows one (1) driveway for parcels under 3 acres in size (Zoning and Subdivision Regulations Article 41.6.b).

Utilities/Services

Sewer: Private
Fire: Sherman
Water: RWD 7
Electric: Evergy

Access/Streets

Access is provided via Auburn Court, a County local road with a paved surface ± 25' wide

Factors to be considered

A request for a variance may be granted in such individual case, upon a finding that all of the following conditions have been met (KS Statutes 12-759):

- (A) *The variance requested arises from such condition which is unique and which is not ordinarily found in the same zoning classification, and is created by the zoning regulations and not by an action or actions of the property owner or the applicant;*

The parcel was created by plat before a building permit for a single-family home was obtained.

- (B) *The granting of the variance will not adversely affect the rights of adjacent property owners or residents;*

The property was created in 2007 and the house was built in 2009. The applicant is requesting a secondary driveway to allow access to an accessory building. Granting the variance will not change the use of the property.

(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 not constitute an unnecessary hardship on the property owner. The property will continue to function as a rural residence without the granting of the variance and the requested accessory building can still be built and accessed without the variance being granted

(D) The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

The requested variance would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare of the community.

(E) Granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations.

The parcel was established in 2007 and has functioned as a residential home since 2009. Granting the variance will negate the County's Access Management Policy, as adopted.

Variance Background

The property was initially developed in 2009. An accessory building permit was issued in 2018. The current Access Management Policy was adopted in October 2020 under Article 41, Section 6, Paragraph b. Additional Provisions. The applicant wishes to add a driveway to be able to directly access the accessory building.

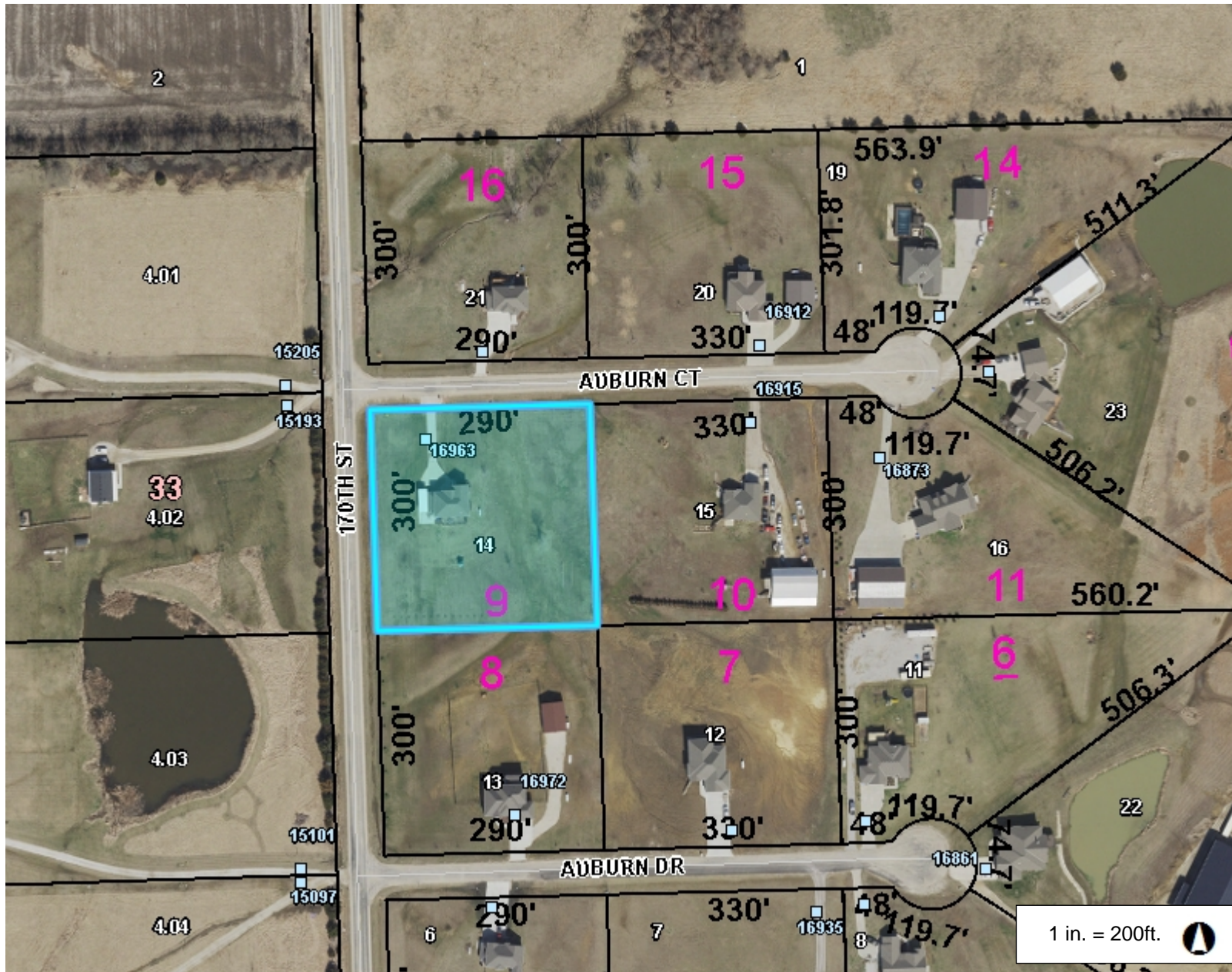
ACTION OPTIONS:

1. Approve Case No. DEV-21-101, variance from the Access Management Policy.
2. Deny Case No. DEV-21-101, variance from the Access Management Policy.
3. Continue the public hearing on the variance at another date, time, and place.

ATTACHMENTS

Aerial Picture
Narrative

DEV-21-101 BZA Cigich



Legend

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

1 in. = 200ft.



400.0 0 200.00 400.0 Feet



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Request for Variance

16963 Auburn Ct. Bonner Springs, KS 66012

This letter is a request for support of a variance for a second entrance on the east side of my property coming off of Auburn Court, 165 feet to the east of my current driveway. The entrance will be used for a storage shop I plan to build for my camper. The current regulations require a 3 acre lot to have a second entrance. My lot is only 2.5 acres.

The reason I am requesting a second entrance is because my property is at the bottom of a hill and has a low area that is 60 feet wide where water runs to a culvert under the street. During heavy rains a large amount of water drains through this area and I have seen the water get two to three feet deep and to the top of the culvert. I would have to cross this area with a driveway if not allowed a second entrance. I fear if I tried to add a culvert to this area in my yard for a driveway it could back up the water and flood my house or the neighbors houses and constantly wash out the driveway. Also, the driveway would go right through my relatively small front yard and not look very good.

I would have no problem with one entrance if I did not have the water drainage issue on my property and fear of flooding. I feel that this condition is unique to my property and am only a half an acre away from the regulation. The street is a cul-de-sac and contains only 6 other homes so it should not affect traffic as there is not much traffic on the street. There are no other driveways across from or next to this area that I want the second entrance to be so it should not effect our neighbors driveway entrances in any way.

Thank you for taking the time to read this variance request. We appreciate your concern for Leavenworth County citizens and keeping our county running smoothly. Please consider allowing this variance to build a driveway for our future shop.

Sincerely,



Christopher Cigich

Gentzler, Joshua

From: Anderson, Lauren
Sent: Thursday, July 8, 2021 3:09 PM
To: Gentzler, Joshua; Magaha, Chuck; Van Parys, David; 'stfrchief@yahoo.com'
Subject: RE: DEV-21-101 Variance - 16963 Auburn Court

Joshua,

Please see the Public Work's comment for the request below.

Leavenworth County policy states that any property less than 3-acres is permitted only a single entrance. With a minimum zoning of 2.5-acres in many portions of Leavenworth County, many properties fall below the 3-acre threshold. Many properties have drainage through the property. While crossing the front of their home with a drive or crossing the drainage area may not be the preference of the property owner, it is feasible with a graveled crossing or culvert. Because access to the entire property is available from a singular access location, Public Works recommends denial of the request.

Also, it appears the existing driveway is concrete to the edge of the roadway. This is also in conflict with entrance construction requirements, that prohibits concrete within County right-of-way.

Thanks,
Lauren

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Tuesday, June 29, 2021 9:51 AM
To: Magaha, Chuck <CMagaha@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 'stfrchief@yahoo.com' <stfrchief@yahoo.com>
Subject: DEV-21-101 Variance - 16963 Auburn Court

All,

The Leavenworth County Planning and Zoning Department has received a request for a Variance regarding a parcel of land located at 16963 Auburn Court. The applicant/property owner is looking to add a 2nd driveway to his property that is smaller than 3 acres. Currently, this is not allowed by the Access Management Policy.

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

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

Thank you,

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