

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

Leavenworth County
Board of County Commissioners

Regular Meeting Agenda
300 Walnut Street, Suite 225
Leavenworth, KS 66048
June 23, 2021
9:00 a.m.

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

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

a) Approval of the minutes of June 16, 2021

- b) Approval of the schedule for the week June 28, 2021
- c) Approval of the check register
- d) Approve and sign the OCB's
- e) Case Number DEV-21-056/057 Preliminary and Final Plat for Nick's Acres

VII. FORMAL BOARD ACTION:

- a) Consider a motion to accept the Byrne Grant funds and authorize the Chairman to sign the agreement.
- b) Consider a motion to approve a 5-year lease agreement with Murphy Tractor for two articulating wheel loaders for an annual payment of \$49,470.60.
- c) Consider a motion to approve Case Number DEV-030/031, a preliminary and final plat for Sunny Side Estates.

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

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

9:45 a.m. WORK SESSION TO DISCUSS APPOINTMENTS TO THE PLANNING COMMISSION

10:00 a.m. BUDGET WORK SESSIONS

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, June 21, 2021

Tuesday, June 22, 2021

8:00 a.m. Workforce Partnership meeting via Zoom

9:00 a.m. Budget work sessions

12:00 p.m. MARC meeting via Zoom

Wednesday, June 23, 2021

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

9:45 a.m. Work session to discuss Planning Commission applicants

10:00 a.m. Budget work sessions

Thursday, June 24, 2021

Friday, June 25, 2021

12:00p.m. Leavenworth/Lansing Chamber of Commerce meeting

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

*****June 16, 2021*****

The Board of County Commissioners met in a regular session on Wednesday, June 16, 2021. Commissioner Mike Smith, Commissioner Kaaz and Commissioner Doug Smith are present; Commissioner Stieben is present by phone; Commissioner Culbertson is absent; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Krystal Voth, Planning and Zoning Director; Bill Noll, Infrastructure and Construction Services; Jamie Miller, EMS/Health Dept. Director; Aaron Yoakum, Buildings and Grounds

Residents: AW Himpel, Joe Herring, Louis Klemp, Mack McCowan, Kirsten Workman, April Cromer, Natalie Workman, John Matthews, Dennis Taylor, Natalie Workman

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Commissioner Mike Smith read a proclamation proclaiming June 19th as Juneteenth in Leavenworth County.

A request was made to designate a voting delegate for the National Association of Counties conference.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Mike Smith to designate Commissioner Culbertson as the voting delegate for the National Association of Counties conference.

Motion passed, 4-0.

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

A motion was made by Commissioner Doug Smith and seconded by Commissioner Mike Smith to accept the consent agenda for Wednesday, June 16, 2021 minus the check registry.

Motion passed, 4-0.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Mike Smith to approve the check registry.

Motion passed, 3-0, Commissioner Kaaz abstained.

Jamie Miller requested the purchase of a high-fidelity manikin for training at EMS.

A motion was made by Commissioner Kaaz and seconded by Commissioner Mike Smith to authorize EMS to purchase a high-fidelity manikin from Gaurmard.

Motion passed, 4-0.

Aaron Yoakum requested acceptance of a bid for the conversion of the Juvenile Detention Center project.

A motion was made by Commissioner Kaaz and seconded by Commissioner Mike Smith to accept the bid for the JDC conversion project to award to Paritrave Innovations in Overland Park, Kansas not to exceed awarded contractors bid and 10% contingency for unknown cost associated with variables not accounted for due to unknowns in walls during demolition.

Motion passed, 4-0.

Krystal Voth requested approval of Resolution 2021-18, amending Articles 41 and 43, access management policy and cross access easements of the 2006 Zoning and Subdivision Regulations.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Kaaz to approve Resolution 2021-18, amending Articles 41 and 43 of the Leavenworth County Zoning and Subdivision Regulations.

Motion passed, 4-0.

Bill Noll requested approval of Resolution 2021-19, endorsement of the projects applied for through the 2021 Access, Innovation and Collaboration Public Transportation Call for Projects.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Kaaz to approve Resolution 2021-19, endorsement of the projects applied for through the 2021 Access, Innovation and Collaboration Public Transportation Call for Projects.

Motion passed, 4-0.

Mr. Noll requested approval of Resolution 2021-20, placing a stop sign at the intersection of 219th St. and Kissinger Road.

A motion was made by Commissioner Kaaz and seconded by Commissioner Doug Smith to approve Resolution 2021-20, replacing a yield sign with a stop sign on Kissinger Road at the intersection of 219th Street and Kissinger Road.

Motion passed, 4-0.

Mark Loughry reminded the Board next Tuesday and wrap up on Wednesday afternoon will begin budget meetings

Commissioner Doug Smith attended the Kansas County Commissioners Association conference last week.

Commissioner Stieben inquired about the expiration of the Kansas State Wide Emergency Order and how that would affect Leavenworth County's open-ended order.

Mr. Loughry indicated we should leave it open to take advantage of access to resources, such as PPE, reimbursement for vaccination clinics and grant funding.

Commissioner Kaaz attended the Leavenworth City Commission meeting yesterday.

Mack McCowan, April Cromer, Kirsten Workman and Louis Klemp commented on non-agenda items.

Commissioner Stieben held a townhall meeting on Thursday.

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

Motion passed, 5-0.

The Board adjourned at 9:50 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, June 28, 2021

Tuesday, June 29, 2021

Wednesday, June 30, 2021

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

Thursday, July 1 2021

Friday, July 2, 2021

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	320279	92616 AP	06/18/2021	1-001-5-32-209	JC - LOAD BANK TEST	930.00	
396	ACI BOLAND INC	ACI BOLAND INC	320280	92617 AP	06/18/2021	1-001-5-14-721	PROJ 3-21113.00 CUSHING REMODE	20,105.35	
249	AMBERWELL	ATCHISON HOSPITAL	320282	92619 AP	06/18/2021	1-001-5-28-212	DRUG SCREEN,PHYS CAPACITY,FIT	1,195.00	
2456	AMERICAN DUCT CLEANI	AMERICAN DUCT CLEANING INC	320283	92620 AP	06/18/2021	1-001-5-07-208	4 COMMERCIAL DRYER DUCTS CLEAN	500.00	
10985	ARAMARK CO	ARAMARK CO	320284	92621 AP	06/18/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS	33.79	
10985	ARAMARK CO	ARAMARK CO	320284	92621 AP	06/18/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS	41.29	
10985	ARAMARK CO	ARAMARK CO	320284	92621 AP	06/18/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS	41.29	
10985	ARAMARK CO	ARAMARK CO	320284	92621 AP	06/18/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS	41.29	
10985	ARAMARK CO	ARAMARK CO	320284	92621 AP	06/18/2021	1-001-5-31-292	6230254 ANNEX MATS	46.49	
10985	ARAMARK CO	ARAMARK CO	320284	92621 AP	06/18/2021	1-001-5-31-292	6230254 ANNEX MATS	34.87	
10985	ARAMARK CO	ARAMARK CO	320284	92621 AP	06/18/2021	1-001-5-31-292	6230254 ANNEX MATS	34.87	
10985	ARAMARK CO	ARAMARK CO	320284	92621 AP	06/18/2021	1-001-5-31-292	6230254 ANNEX MATS	34.87	
							*** VENDOR	10985 TOTAL	308.76
1523	BOB BARKER	BOB BARKER CO INC	320285	92622 AP	06/18/2021	1-001-5-07-359	LEAKS4 JAIL SUPPLIES	576.00	
1523	BOB BARKER	BOB BARKER CO INC	320285	92622 AP	06/18/2021	1-001-5-07-359	LEAKS4 JAIL SUPPLIES	576.00	
							*** VENDOR	1523 TOTAL	1,152.00
283	BUSETTI ROBERT	ROBERT BUSETTI	320287	92624 AP	06/18/2021	1-001-5-07-219	DENTIST FOR INMATES	350.00	
36	CAHILL PAT	PATRICK J CAHILL	320288	92625 AP	06/18/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
362	CASAD BENJAMIN	BENJAMIN CASAD	320289	92626 AP	06/18/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
24545	CDW GOVERN	CDW GOVERNMENT INC	320290	92627 AP	06/18/2021	1-001-5-18-301	3773122 BACKUP MEDIA	2,262.32	
28831	CE WATER MANAGEMENT	CE WATER MANAGEMENT INC	320291	92628 AP	06/18/2021	1-001-5-31-290	LEAVENWORTH COUNTY:QUARTERY WA	75.00	
28831	CE WATER MANAGEMENT	CE WATER MANAGEMENT INC	320291	92628 AP	06/18/2021	1-001-5-32-268	LEAVENWORTH COUNTY:QUARTERY WA	120.00	
							*** VENDOR	28831 TOTAL	195.00
5447	CITY WIDE MAINTENANC	CITY WIDE MAINTENANCE	320292	92629 AP	06/18/2021	1-001-5-32-296	JANITORIAL SVC JC 01001100496	5,367.00	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	320293	92630 AP	06/18/2021	1-001-5-14-220	342-12094264312105 GAS SERVICE	1,293.36	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	320293	92630 AP	06/18/2021	1-001-5-32-392	342-12019296502105 GAS SERVICE	1,733.35	
							*** VENDOR	5637 TOTAL	3,026.71
30147	COMMERCE BANK	COMMERCE BANK	320294	92631 AP	06/18/2021	1-001-5-07-303	SHF: 150 SINGLE DEPOSIT SLIPS	57.43	
22543	COMPLETE FAMILY CARE	COMPLETE FAMILY CARE	320295	92632 AP	06/18/2021	1-001-5-05-201	EMS MEDICAL DIRECTOR FEE	1,250.00	
5362	DIAMOND DRUGS	DIAMOND DRUGS,INC	320297	92634 AP	06/18/2021	1-001-5-07-219	KSLV MAY 2021 INMATE PRESCRIPT	974.88	
1104	DIGITAL DOLPHIN	DIGITAL DOLPHIN SUPPLIES	320298	92635 AP	06/18/2021	1-001-5-07-301	TONERS (SHERIFF)	3,313.00	
1104	DIGITAL DOLPHIN	DIGITAL DOLPHIN SUPPLIES	320298	92635 AP	06/18/2021	1-001-5-07-301	TONERS (SHERIFF)	474.00	
1104	DIGITAL DOLPHIN	DIGITAL DOLPHIN SUPPLIES	320298	92635 AP	06/18/2021	1-001-5-07-301	TONERS (SHERIFF)	196.00	
1104	DIGITAL DOLPHIN	DIGITAL DOLPHIN SUPPLIES	320298	92635 AP	06/18/2021	1-001-5-07-301	TONERS (SHERIFF)	474.00	
1104	DIGITAL DOLPHIN	DIGITAL DOLPHIN SUPPLIES	320298	92635 AP	06/18/2021	1-001-5-31-301	HP19A PRINT DRUM	59.99	
							*** VENDOR	1104 TOTAL	4,516.99
21300	DIST CT EMPL REIMB	STEVE CROSSLAND	320299	92636 AP	06/18/2021	1-001-5-19-213	REIM MILEAGE, CLE	56.00	
21300	DIST CT EMPL REIMB	STEVE CROSSLAND	320299	92636 AP	06/18/2021	1-001-5-19-213	REIM MILEAGE, CLE	110.00	
							*** VENDOR	21300 TOTAL	166.00
209	ELECTION	ELECTION SYSTEMS & SOFTWARE	320300	92637 AP	06/18/2021	1-001-5-49-340	NEW ACCT #35541 PRIMARY LAYOUT	805.97	
209	ELECTION	ELECTION SYSTEMS & SOFTWARE	320300	92637 AP	06/18/2021	1-001-5-49-340	NEW ACCT #35541 PRIMARY LAYOUT	319.85	
209	ELECTION	ELECTION SYSTEMS & SOFTWARE	320300	92637 AP	06/18/2021	1-001-5-49-344	NEW ACCT #35541 PRIMARY LAYOUT	313.43	
209	ELECTION	ELECTION SYSTEMS & SOFTWARE	320300	92637 AP	06/18/2021	1-001-5-49-344	NEW ACCT #35541 PRIMARY LAYOUT	319.85	
							*** VENDOR	209 TOTAL	1,759.10
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-001-5-14-340	23KBW3 2020 FORD ESCAPE	375.28-	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-001-5-14-340	23KBW3 - 2020 FORD ESCAPE	375.29-	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-001-5-41-271	VEHICLE LEASES JUNE INVOICE	1,897.03	
							*** VENDOR	516725 TOTAL	1,146.46
86	EVERGY	EVERGY KANSAS CENTRAL INC	320301	92638 AP	06/18/2021	1-001-5-05-215	ELEC SVC WIC/HEALTH/EMS ADMIN	639.46	
2410	FIRST CALL INC	FIRST CALL INC	320303	92640 AP	06/18/2021	1-001-5-13-211	INV 13402 APRIL TRANSPORTS	130.00	
2410	FIRST CALL INC	FIRST CALL INC	320303	92640 AP	06/18/2021	1-001-5-13-211	INV 13402 APRIL TRANSPORTS	130.00	
2410	FIRST CALL INC	FIRST CALL INC	320303	92640 AP	06/18/2021	1-001-5-13-211	INV 13402 APRIL TRANSPORTS	130.00	

START DATE: 06/12/2021 END DATE: 06/20/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
2410	FIRST CALL INC	FIRST CALL INC	320303	92640 AP	06/18/2021	1-001-5-13-211	INV 13402 APRIL TRANSPORTS	130.00	
2410	FIRST CALL INC	FIRST CALL INC	320303	92640 AP	06/18/2021	1-001-5-13-211	INV 13402 APRIL TRANSPORTS	230.00	
2410	FIRST CALL INC	FIRST CALL INC	320303	92640 AP	06/18/2021	1-001-5-13-211	INV 13402 APRIL TRANSPORTS	115.00	
2410	FIRST CALL INC	FIRST CALL INC	320303	92640 AP	06/18/2021	1-001-5-13-211	INV 13402 APRIL TRANSPORTS	130.00	
2410	FIRST CALL INC	FIRST CALL INC	320303	92640 AP	06/18/2021	1-001-5-13-211	INV 13402 APRIL TRANSPORTS	130.00	
2410	FIRST CALL INC	FIRST CALL INC	320303	92640 AP	06/18/2021	1-001-5-13-211	INV 13402 APRIL TRANSPORTS	130.00	
2410	FIRST CALL INC	FIRST CALL INC	320303	92640 AP	06/18/2021	1-001-5-13-211	INV 13402 APRIL TRANSPORTS	130.00	
2410	FIRST CALL INC	FIRST CALL INC	320303	92640 AP	06/18/2021	1-001-5-13-211	INV 13402 APRIL TRANSPORTS	450.00	
							*** VENDOR		2410 TOTAL
									1,835.00
81	FULLER G	GARY L FULLER ATTY	320305	92642 AP	06/18/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
1941	HALLEY	LAW OFFICE OF E ELAINE HALLEY	320309	92646 AP	06/18/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
236	INTERPRETERS	INTERPRETERS INC	320313	92650 AP	06/18/2021	1-001-5-19-221	INTERPRETER 6/7/21 2021CR146	150.10	
236	INTERPRETERS	INTERPRETERS INC	320313	92650 AP	06/18/2021	1-001-5-19-221	INERPRETER 6/9/21 2021TR560	120.00	
							*** VENDOR		236 TOTAL
									270.10
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	320315	92652 AP	06/18/2021	1-001-5-11-208	RSVP8/ON SITE SHREDDING - CO A	20.00	
30109	JUSTICE SY	JUSTICE SYSTEMS	320317	92654 AP	06/18/2021	1-001-5-11-210	1 FULL CASE LICENSE (LEGAL SEC	2,124.83	
26400	KANSAS GAS	KANSAS GAS SERVICE	320319	92656 AP	06/18/2021	1-001-5-14-220	510614745 1628631 73 GAS TRANS	728.40	
26400	KANSAS GAS	KANSAS GAS SERVICE	320319	92656 AP	06/18/2021	1-001-5-32-392	510614745 1628631 73 GAS TRANS	968.83	
26400	KANSAS GAS	KANSAS GAS SERVICE	320319	92656 AP	06/18/2021	1-001-5-33-392	510614745 1562996 18 GAS TRANS	145.52	
26400	KANSAS GAS	KANSAS GAS SERVICE	320319	92656 AP	06/18/2021	1-001-5-33-392	510614745 1562996 18 GAS TRANS	69.02	
							*** VENDOR		26400 TOTAL
									1,911.77
30	KOHL FRANK	FRANK E KOHL	320320	92657 AP	06/18/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
1842	KONE INC	KONE INC	320321	92658 AP	06/18/2021	1-001-5-31-220	N243825 ELEVATOR MAINT MAY	129.86	
1842	KONE INC	KONE INC	320321	92658 AP	06/18/2021	1-001-5-32-262	N243825 ELEVATOR MAINT MAY	519.46	
							*** VENDOR		1842 TOTAL
									649.32
168	LCHS	LEAVENWORTH CO HUMANE SOCIETY	320322	92659 AP	06/18/2021	1-001-5-07-266	PER CONTRACT (SHERIFF) MAY 202	1,250.00	
537	LEAV TIMES	LEAVENWORTH TIMES	320324	92661 AP	06/18/2021	1-001-5-49-340	ACCT 388 PRIMARY NOTICES	31.70	
537	LEAV TIMES	LEAVENWORTH TIMES	320324	92661 AP	06/18/2021	1-001-5-49-340	ACCT 388 PRIMARY NOTICES	17.88	
537	LEAV TIMES	LEAVENWORTH TIMES	320324	92661 AP	06/18/2021	1-001-5-49-340	ACCT 388 PRIMARY NOTICES	9.20	
537	LEAV TIMES	LEAVENWORTH TIMES	320324	92661 AP	06/18/2021	1-001-5-49-341	ACCT 388 PRIMARY NOTICES	9.20	
537	LEAV TIMES	LEAVENWORTH TIMES	320324	92661 AP	06/18/2021	1-001-5-49-344	ACCT 388 PRIMARY NOTICES	23.15	
537	LEAV TIMES	LEAVENWORTH TIMES	320324	92661 AP	06/18/2021	1-001-5-49-344	ACCT 388 PRIMARY NOTICES	17.87	
							*** VENDOR		537 TOTAL
									90.60
1492	LEE CLINTON	CLINTON W LEE	320325	92662 AP	06/18/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
2666	MISC REIMBURSEMENTS	TIFFANY MENDEZ	320329	92666 AP	06/18/2021	1-001-5-41-202	PER DIEM IAAO CLASS, TOLLS	13.00	
2666	MISC REIMBURSEMENTS	TIFFANY MENDEZ	320329	92666 AP	06/18/2021	1-001-5-41-202	PER DIEM IAAO CLASS, TOLLS	70.00	
2666	MISC REIMBURSEMENTS	TIFFANY MENDEZ	320329	92666 AP	06/18/2021	1-001-5-41-202	PER DIEM IAAO CLASS, TOLLS	92.00	
2666	MISC REIMBURSEMENTS	TIFFANY MENDEZ	320329	92666 AP	06/18/2021	1-001-5-41-211	PER DIEM IAAO CLASS, TOLLS	7.00	
							*** VENDOR		2666 TOTAL
									182.00
398	NETSTANDARD INC	NETSTANDARD INC	320332	92669 AP	06/18/2021	1-001-5-14-721	VITAL SERVICES	2,680.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	320333	92670 AP	06/18/2021	1-001-5-09-231	APPOINTED ATTORNEY VOUCHERS	3,802.50	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	320333	92670 AP	06/18/2021	1-001-5-09-231	APPOINTED ATTORNEY VOUCHERS	3,022.50	
							*** VENDOR		8801 TOTAL
									6,825.00
1633	SMITH DOUG	DOUG SMITH	320337	92674 AP	06/18/2021	1-001-5-01-205	REIM MILEAGE KAC CONF LIBERAL	474.32	
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	320338	92675 AP	06/18/2021	1-001-5-31-212	JUNE PEST CONTROL (ACCT 204513	520.00	
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	320338	92675 AP	06/18/2021	1-001-5-32-211	JUNE PEST CONTROL (ACCT 204513	72.00	
							*** VENDOR		915 TOTAL
									592.00
2317	SOUTHWEST SOLUTIONS	SOUTHWEST SOLUTIONS OF KANSAS	320339	92676 AP	06/18/2021	1-001-5-19-204	2021-22 SERVICE AGREEMENT 5983	1,583.23	
248	SUMMIT FOOD	ELIOR, INC	320341	92678 AP	06/18/2021	1-001-5-07-261	C741000 INMATE MEALS	5,561.16	
248	SUMMIT FOOD	ELIOR, INC	320341	92678 AP	06/18/2021	1-001-5-07-261	C741000 INMATE MEALS	5,688.55	
248	SUMMIT FOOD	ELIOR, INC	320341	92678 AP	06/18/2021	1-001-5-07-261	C741000 INMATE MEALS	5,809.82	
248	SUMMIT FOOD	ELIOR, INC	320341	92678 AP	06/18/2021	1-001-5-07-261	C741000 INMATE MEALS	5,840.83	

START DATE: 06/12/2021 END DATE: 06/20/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#						
						*** VENDOR	248 TOTAL	22,900.36	
829	THOMSON REUTERS	THOMSON REUTERS - WEST	320343	92680 AP	06/18/2021	1-001-5-11-210	1000590171 WEST INFORMATION CH	752.24	
5610	UNION MILL SUPPLY	UNION MILL SUPPLY,LLC	320345	92682 AP	06/18/2021	1-001-5-07-359	LVCO JAIL EXPENSE	1,074.00	
2144	VAN TUYL JOELLEN	JOELLEN M VAN TUYL	320346	92683 AP	06/18/2021	1-001-5-11-255	COUNTY ATTORNEY TRANSCRIPTS	177.00	
2144	VAN TUYL JOELLEN	JOELLEN M VAN TUYL	320346	92683 AP	06/18/2021	1-001-5-19-251	TRANSCRIPT FEES DIST CT	224.00	
						*** VENDOR	2144 TOTAL	401.00	
100	WITNESS LIST					*** VENDOR	100 TOTAL	541.27	
						TOTAL FUND 001		110,059.50	

30109	JUSTICE SY	JUSTICE SYSTEMS	320317	92654 AP	06/18/2021	1-104-5-00-203	2 FULL CASE LICENSES FOR VOLUN	4,249.67	
						TOTAL FUND 104		4,249.67	

22543	COMPLETE FAMILY CARE	COMPLETE FAMILY CARE	320295	92632 AP	06/18/2021	1-108-5-00-280	HEALTH DEPT MED DIRECTOR/WELL	1,200.00	
22543	COMPLETE FAMILY CARE	COMPLETE FAMILY CARE	320295	92632 AP	06/18/2021	1-108-5-00-280	HEALTH DEPT MED DIRECTOR/WELL	300.00	
						*** VENDOR	22543 TOTAL	1,500.00	
86	EVERGY	EVERGY KANSAS CENTRAL INC	320301	92638 AP	06/18/2021	1-108-5-00-219	ELEC SVC WIC/HEALTH/EMS ADMIN	479.59	
86	EVERGY	EVERGY KANSAS CENTRAL INC	320301	92638 AP	06/18/2021	1-108-5-00-606	ELEC SVC WIC/HEALTH/EMS ADMIN	159.87	
						*** VENDOR	86 TOTAL	639.46	
21600	HEALTH/WIC	DEB MUNSTERMAN	320312	92649 AP	06/18/2021	1-108-5-00-216	DAYCARE BILLING ERROR	50.00	
6539	MTI SECURITY	A&M SECURITY SOCUTIONS INC	320331	92668 AP	06/18/2021	1-108-5-00-219	CSID 17026274 ALARM SERVICE CA	240.00	
						TOTAL FUND 108		2,429.46	

24545	CDW GOVERN	CDW GOVERNMENT INC	320290	92627 AP	06/18/2021	1-115-5-00-409	3773122 DISPLAYS	733.38	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-115-5-00-415	VEHICLE LEASES JUNE INVOICE	266.28	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-115-5-00-418	VEHICLE LEASES JUNE INVOICE	1,129.22	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-115-5-00-423	VEHICLE LEASES JUNE INVOICE	375.80	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-115-5-00-434	VEHICLE LEASES JUNE INVOICE	5,820.33	
						*** VENDOR	516725 TOTAL	7,591.63	
						TOTAL FUND 115		8,325.01	

23435	GUIDANCE C	THE GUIDANCE CENTER	320308	92645 AP	06/18/2021	1-122-5-00-217	STATE REINVESTMENT GRANT-PROJ	14,270.30	
						TOTAL FUND 122		14,270.30	

1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	320296	92633 AP	06/18/2021	1-126-5-00-225	1220762 WATER/COOLER RENTAL	42.00	

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-126-5-00-221	VEHICLE LEASES JUNE INVOICE	14.77	
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	320314	92651 AP	06/18/2021	1-126-5-00-226	SMART SCREEN UA TEST CUPS	316.00	
207	SUNFLOWER HEALING	KATHRYN KAY LUNA	320342	92679 AP	06/18/2021	1-126-5-00-705	BIP SESSION	100.00	
								TOTAL FUND 126	472.77

516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-127-5-00-3	23KBW3 - 2020 FORD ESCAPE	4,451.22	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-127-5-00-3	23KBW3 - 2020 FORD ESCAPE	375.29	
								*** VENDOR 516725 TOTAL	4,826.51
								TOTAL FUND 127	4,826.51

4136	BRANDT FAB	BRANDT FABRICATING	320286	92623 AP	06/18/2021	1-133-5-00-360	6-38MESH KNIT TARPS, FLAT BAR	543.25	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	320293	92630 AP	06/18/2021	1-133-5-00-304	342-5600012105 GAS SERVICE	124.40	
290	FELDMANS	FELDMANS	320302	92639 AP	06/18/2021	1-133-5-00-364	6-40 30336 SAFETY BOOTS - BANN	156.99	
26523	GARY SERVAES ENTERPR	GARY SERVAES ENTERPRISES	320306	92643 AP	06/18/2021	1-133-5-00-361	6-47 SCREENED ROCK	203.85	
434	HAMM QUARR	HAMM QUARRIES	320310	92647 AP	06/18/2021	1-133-5-00-361	6-41 300467 ROCK	3,223.39	
434	HAMM QUARR	HAMM QUARRIES	320310	92647 AP	06/18/2021	1-133-5-00-361	6-41 300467 ROCK	932.90	
434	HAMM QUARR	HAMM QUARRIES	320310	92647 AP	06/18/2021	1-133-5-00-361	6-41 300467 ROCK	166.90	
434	HAMM QUARR	HAMM QUARRIES	320310	92647 AP	06/18/2021	1-133-5-00-361	6-41 300467 ROCK	426.13	
								*** VENDOR 434 TOTAL	4,749.32
19474	KANSAS COUNTRY STORE	KANSAS COUNTRY STORE	320318	92655 AP	06/18/2021	1-133-5-00-364	6-42 SAFETY BOOTS GUMM,ALDERSH	121.00	
19474	KANSAS COUNTRY STORE	KANSAS COUNTRY STORE	320318	92655 AP	06/18/2021	1-133-5-00-364	6-42 SAFETY BOOTS GUMM,ALDERSH	110.00	
19474	KANSAS COUNTRY STORE	KANSAS COUNTRY STORE	320318	92655 AP	06/18/2021	1-133-5-00-364	6-42 SAFETY BOOTS GUMM,ALDERSH	102.50	
								*** VENDOR 19474 TOTAL	333.50
232	MHC KENWORTH	MHC KENWORTH-OLATHE	320327	92664 AP	06/18/2021	1-133-5-00-360	6-43 95988 AIR SPRING, MODUCLE	42.87	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	320327	92664 AP	06/18/2021	1-133-5-00-360	6-43 95988 AIR SPRING, MODUCLE	614.37	
								*** VENDOR 232 TOTAL	657.24
105	MIDWEST M	MIDWEST MOBILE RADIO SERVICE	320328	92665 AP	06/18/2021	1-133-5-00-211	6-44 R1293 NEW RADIO PROGRAMMI	127.50	
2666	MISC REIMBURSEMENTS	JEREMY WAGNER	320330	92667 AP	06/18/2021	1-133-5-00-203	6-49 REIMBURSEMENT OF CDL	13.75	
632	RWD 8	RURAL WATER DIST NO 8	320335	92672 AP	06/18/2021	1-133-5-00-440	6-45 CONVERSION TO 1" METER	2,509.47	
632	RWD 8	RURAL WATER DIST NO 8	320335	92672 AP	06/18/2021	1-133-5-00-440	6-45 CONVERSION TO 1" METER	2,500.00	
632	RWD 8	RURAL WATER DIST NO 8	320335	92672 AP	06/18/2021	1-133-5-00-440	6-45 CONVERSION TO 1" METER	55.00	
								*** VENDOR 632 TOTAL	5,064.47
1675	SPRINT	SPRINT	320340	92677 AP	06/18/2021	1-133-5-00-210	6-46 143250300 GPS MOBILE TELE	39.99	
392	VANDERBILT	VANDERBILT'S	320347	92684 AP	06/18/2021	1-133-5-00-364	6-48 10000127 SAFETY BOOTS - P	159.99	
								TOTAL FUND 133	12,174.25

1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	320296	92633 AP	06/18/2021	1-136-5-00-203	1274542 WATER/COOLER RENTAL	21.00	
1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	320296	92633 AP	06/18/2021	1-136-5-00-223	1274542 WATER/COOLER RENTAL	21.00	
								*** VENDOR 1220 TOTAL	42.00
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-136-5-00-202	23KBW3 2020 FORD ESCAPE	3,338.41	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-136-5-00-202	23KBW3 2020 FORD ESCAPE	187.64	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-136-5-00-221	VEHICLE LEASES JUNE INVOICE	14.77	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-136-5-00-222	23KBW3 2020 FORD ESCAPE	3,338.41	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-136-5-00-222	23KBW3 2020 FORD ESCAPE	187.64	
								*** VENDOR 516725 TOTAL	7,066.87
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	320314	92651 AP	06/18/2021	1-136-5-00-203	SMART SCREEN UA TEST CUPS	158.00	
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	320314	92651 AP	06/18/2021	1-136-5-00-223	SMART SCREEN UA TEST CUPS	158.00	
								*** VENDOR 2505 TOTAL	316.00
								TOTAL FUND 136	7,424.87

2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	320304	92641 AP	06/18/2021	1-137-5-00-320	6-11 016993 ACCUMULATOR, EXTEN	235.10	
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	320304	92641 AP	06/18/2021	1-137-5-00-320	6-11 016993 ACCUMULATOR, EXTEN	22.22	

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
						*** VENDOR		2588 TOTAL		257.32
26523	GARY SERVAES ENTERPR	GARY SERVAES ENTERPRISES	320306	92643 AP	06/18/2021	1-137-5-00-312	6-13 MAY SCREEN ROCK		4,314.24	
434	HAMM QUARR	HAMM QUARRIES	320310	92647 AP	06/18/2021	1-137-5-00-312	6-12 300467 ROCK		3,144.47	
434	HAMM QUARR	HAMM QUARRIES	320310	92647 AP	06/18/2021	1-137-5-00-312	6-12 300467 ROCK		4,109.84	
434	HAMM QUARR	HAMM QUARRIES	320310	92647 AP	06/18/2021	1-137-5-00-312	6-12 300467 ROCK		755.02	
434	HAMM QUARR	HAMM QUARRIES	320310	92647 AP	06/18/2021	1-137-5-00-312	6-12 300467 ROCK		1,727.40	
434	HAMM QUARR	HAMM QUARRIES	320310	92647 AP	06/18/2021	1-137-5-00-312	6-12 300467 ROCK		150.00	
434	HAMM QUARR	HAMM QUARRIES	320310	92647 AP	06/18/2021	1-137-5-00-312	6-12 300467 ROCK		825.62	
434	HAMM QUARR	HAMM QUARRIES	320310	92647 AP	06/18/2021	1-137-5-00-312	6-12 300467 ROCK		783.20	
						*** VENDOR		434 TOTAL		11,495.55
						TOTAL FUND 137				16,067.11
27570	ALL SEASON	ALL SEASONS CAR WASH	320281	92618 AP	06/18/2021	1-145-5-00-213	CUST 2011 CO ON AGING FLEET WA		11.00	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	320323	92660 AP	06/18/2021	1-145-5-00-211	CO ON AGING:EVENTS,JANITORIAL,		106.70	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	320323	92660 AP	06/18/2021	1-145-5-00-255	CO ON AGING:EVENTS,JANITORIAL,		100.40	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	320323	92660 AP	06/18/2021	1-145-5-00-255	CO ON AGING:EVENTS,JANITORIAL,		48.01	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	320323	92660 AP	06/18/2021	1-145-5-00-301	CO ON AGING:EVENTS,JANITORIAL,		55.98	
						*** VENDOR		4755 TOTAL		311.09
2	WATER DEPT	WATER DEPT	320348	92685 AP	06/18/2021	1-145-5-00-246	WATER SVC COUNCIL ON AGING		139.64	
						TOTAL FUND 145				461.73
25081	SHRED-IT	SHRED-IT USA DBA SHRED-IT KANS	320336	92673 AP	06/18/2021	1-146-5-00-218	13511467 SHREDDING SVCS AT ANN		96.77	
25081	SHRED-IT	SHRED-IT USA DBA SHRED-IT KANS	320336	92673 AP	06/18/2021	1-146-5-00-218	13511467 SHREDDING SVCS AT ANN		103.55	
						*** VENDOR		25081 TOTAL		200.32
						TOTAL FUND 146				200.32
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	320277	9	06/20/2021	1-153-5-00-401	VEHICLE LEASES JUNE INVOICE		2,689.64	
						TOTAL FUND 153				2,689.64
197	PURSELL HOLDINGS	PURSELL HOLDINGS LLC	320334	92671 AP	06/18/2021	1-160-5-00-207	TUB GRINDING		3,375.00	
10703	TIRE TOWN	TIRE TOWN	320344	92681 AP	06/18/2021	1-160-5-00-207	SCRAP TIRES		400.00	
						TOTAL FUND 160				3,775.00
14914	HURLA MARY	MARY J HURLA	320270	1569 AP	06/17/2021	1-171-5-03-301	6-4 EISEN FENCE POSTS/RAILING		900.00	
14913	HURLA ROBERT	ROBERT L HURLA	320271	1570 AP	06/17/2021	1-171-5-03-301	6-4 EISENHOWER FENCE POSTS/RAI		900.00	
						TOTAL FUND 171				1,800.00
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	320293	92630 AP	06/18/2021	1-195-5-00-290	342-0305A864302105 GAS SERVIC		10.16	
26400	KANSAS GAS	KANSAS GAS SERVICE	320319	92656 AP	06/18/2021	1-195-5-00-290	510614745 1628631 73 GAS TRANS		74.48	
						TOTAL FUND 195				84.64
429	GAUMARD	GAUMARD SCIENTIFIC COMPANY INC	320307	92644 AP	06/18/2021	1-198-5-16-200	SIMULATOR, TRAINING, INSTALL,		48,995.00	
429	GAUMARD	GAUMARD SCIENTIFIC COMPANY INC	320307	92644 AP	06/18/2021	1-198-5-16-200	SIMULATOR, TRAINING, INSTALL,		2,500.00	
429	GAUMARD	GAUMARD SCIENTIFIC COMPANY INC	320307	92644 AP	06/18/2021	1-198-5-16-200	SIMULATOR, TRAINING, INSTALL,		10,495.00	
429	GAUMARD	GAUMARD SCIENTIFIC COMPANY INC	320307	92644 AP	06/18/2021	1-198-5-16-200	SIMULATOR, TRAINING, INSTALL,		552.00	
						*** VENDOR		429 TOTAL		62,542.00
						TOTAL FUND 198				62,542.00
18885	HAYNES EQU	HAYNES EQUIPMENT CO	320311	92648 AP	06/18/2021	1-210-5-00-2	E/ONE SERVICE GILMAN RD		411.99	
24445	JOHNSON CO	JOHNSON CO GOVERNMENT	320316	92653 AP	06/18/2021	1-210-5-00-3	9802 VARIOUS TESTS (SEWER DIST		214.67	
						TOTAL FUND 210				626.66

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
86	EVERGY	EVERGY KANSAS CENTRAL INC	320301	92638 AP	06/18/2021	1-212-5-00-2	ELEC SVC SEWER DIST 2	406.78		
86	EVERGY	EVERGY KANSAS CENTRAL INC	320301	92638 AP	06/18/2021	1-212-5-00-2	ELEC SVC SEWER DIST 2	62.93		
86	EVERGY	EVERGY KANSAS CENTRAL INC	320301	92638 AP	06/18/2021	1-212-5-00-2	ELEC SVC SEWER DIST 2	41.43		
86	EVERGY	EVERGY KANSAS CENTRAL INC	320301	92638 AP	06/18/2021	1-212-5-00-2	ELEC SVC SEWER DIST 2	139.03		
								*** VENDOR	86 TOTAL	650.17
24445	JOHNSON CO	JOHNSON CO GOVERNMENT	320316	92653 AP	06/18/2021	1-212-5-00-3	9802 VARIOUS TESTS (SEWER DIST	214.67		
								TOTAL FUND 212	864.84	

86	EVERGY	EVERGY KANSAS CENTRAL INC	320301	92638 AP	06/18/2021	1-218-5-00-2	ELEC SVC SEWER DIST 5	96.71		
24445	JOHNSON CO	JOHNSON CO GOVERNMENT	320316	92653 AP	06/18/2021	1-218-5-00-3	9802 VARIOUS TESTS (SEWER DIST	214.66		
								TOTAL FUND 218	311.37	

268	LIFELOCK	NORTONLIFELOCK INC	320326	92663 AP	06/18/2021	1-510-2-00-941	1247233 JUNE 2021 PREMIUMS	1,596.50		
								TOTAL FUND 510	1,596.50	
								TOTAL ALL CHECKS	255,252.15	

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

001	GENERAL	110,059.50
104	DRUG PROSECUTOR'S FUND	4,249.67
108	COUNTY HEALTH	2,429.46
115	EQUIPMENT RESERVE	8,325.01
122	JUVENILE REINVESTMENT GRANT	14,270.30
126	COMM CORR ADULT	472.77
127	COMM CORR ADULT NON GRANT	4,826.51
133	ROAD & BRIDGE	12,174.25
136	COMM CORR JUVENILE	7,424.87
137	LOCAL SERVICE ROAD & BRIDGE	16,067.11
145	COUNCIL ON AGING	461.73
146	COUNTY TREASURER SPECIAL	200.32
153	PUBLIC WORKS,EQUIP.RESERVE FUND	2,689.64
160	SOLID WASTE MANAGEMENT	3,775.00
171	S TAX CAP RD PROJ: 2015 SERIES	1,800.00
195	JUVENILE DETENTION	84.64
198	SPECIAL GRANTS	62,542.00
210	SEWER DISTRICT 1: HIGH CREST	626.66
212	SEWER DISTRICT 2: TIMBERLAKES	864.84
218	SEWER DIST #5	311.37
510	PAYROLL CLEARING	1,596.50
	TOTAL ALL FUNDS	255,252.15

Consent Agenda 06/23/2021
Checks/ACH dated 06/12-06/20

**Leavenworth County
Request for Board Action
Case No. DEV-21-056/057
Preliminary & Final Plat Nick's Acres**

Date: June 23, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

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

Action Requested: The applicants are requesting approval of a Preliminary and Final Plat for a two-lot subdivision. Proposed Lots 1 & 2 are approximately 5 acres.

Analysis: The proposed two-lot subdivision consists of two parcels each of which is approximately five acres in size with 250' of road frontage. There is an existing home on the north parcel which meets the required setbacks. The proposed subdivision is in conformance with the Zoning and Subdivision Regulations. Staff recommends approval of the subdivision.

Recommendation: The Planning Commission voted 8-0 (1 absence) to recommend approval of Case No. DEV-21-056/057, Preliminary and Final Plat for Nick's Acres subject to conditions.

Alternatives:

1. Approve Case No. DEV-21-056/057, Preliminary and Final Plat for Nick's Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-056/057, Preliminary and Final Plat for Nick's Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-056/057, Preliminary and Final Plat for Nick's Acres, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

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

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

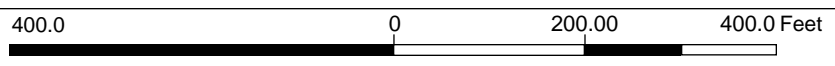
DEV-21-056 & 057 Nick's Acres Plats



Legend

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

1 in. = 200ft.



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

Notes
Preliminary and Final Plats

*****Consent Agenda*****
Case No. DEV-21-056 & 057
Nick's Acres
Preliminary and Final Plat

Staff Report – Board of County Commissioners

June 23, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Nick Breitenstein
19960 183rd Street
Tonganoxie, KS 66086

Agent: Larry Hahn

Legal Description: A tract of land in the southeast ¼ of Section 31, Township 10 South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 10 acres

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

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

Parcel ID No.: 159-31-0-00-00-012.02

Planner: Krystal A. Voth

REPORT:

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 8-0 (1 absence) to recommend approval of Case No.DEV-21-056 & 057, Preliminary and Final Plat for Nick's 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. The applicant shall adhere to the following memorandums: No outstanding comments.
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.

Request

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

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 1 acre to over 140 acres in size.

Flood Plain

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

Utilities/Services

Sewer: Private septic system
Fire: Stranger
Water: Suburban
Electric: FreeState

Access/Streets

The property is accessed by 183rd Street, a County Local Road with a gravel surface.

Agency Comments

See attached comments – Email – Lauren Anderson – Public Works, June 2, 2021

Findings

1. The proposed subdivision is consistent with the zoning district and meets the minimum requirements for lot size and road frontage.
2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.
3. At time of development, fire hydrants shall be required if necessary infrastructure is available.
4. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

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

Staff Comments

The proposed two-lot subdivision consists of two parcels each of which is approximately five acres in size with 250’ of road frontage. There is an existing home on the north parcel which meets the required setbacks. The proposed subdivision is in conformance with the Zoning and Subdivision Regulations. Staff recommends approval of the subdivision.

ACTION OPTIONS:

1. Approve Case No. DEV-21-056/057, Preliminary and Final Plat for Nick’s Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-056/057, Preliminary and Final Plat for Nick’s Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-056/057, Preliminary and Final Plat for Nick’s Acres, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

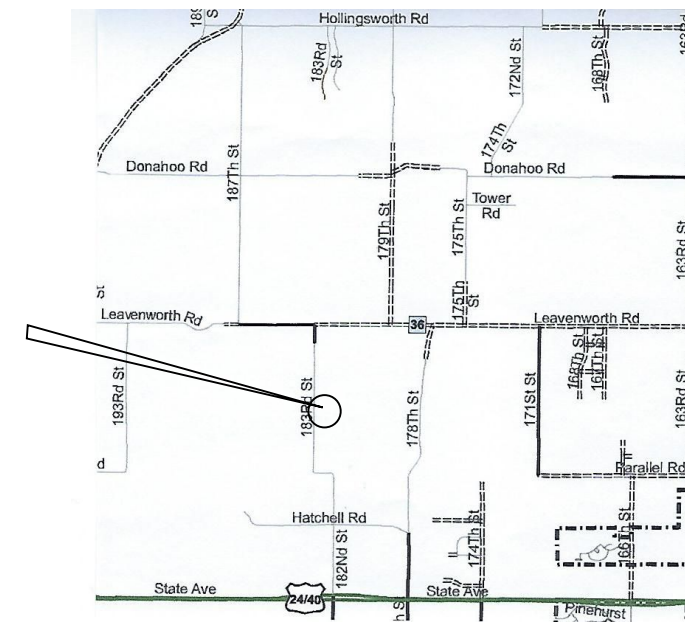
ATTACHMENTS:

Aerial Map
Memorandums
Preliminary and Final Plat

NICK'S ACRES

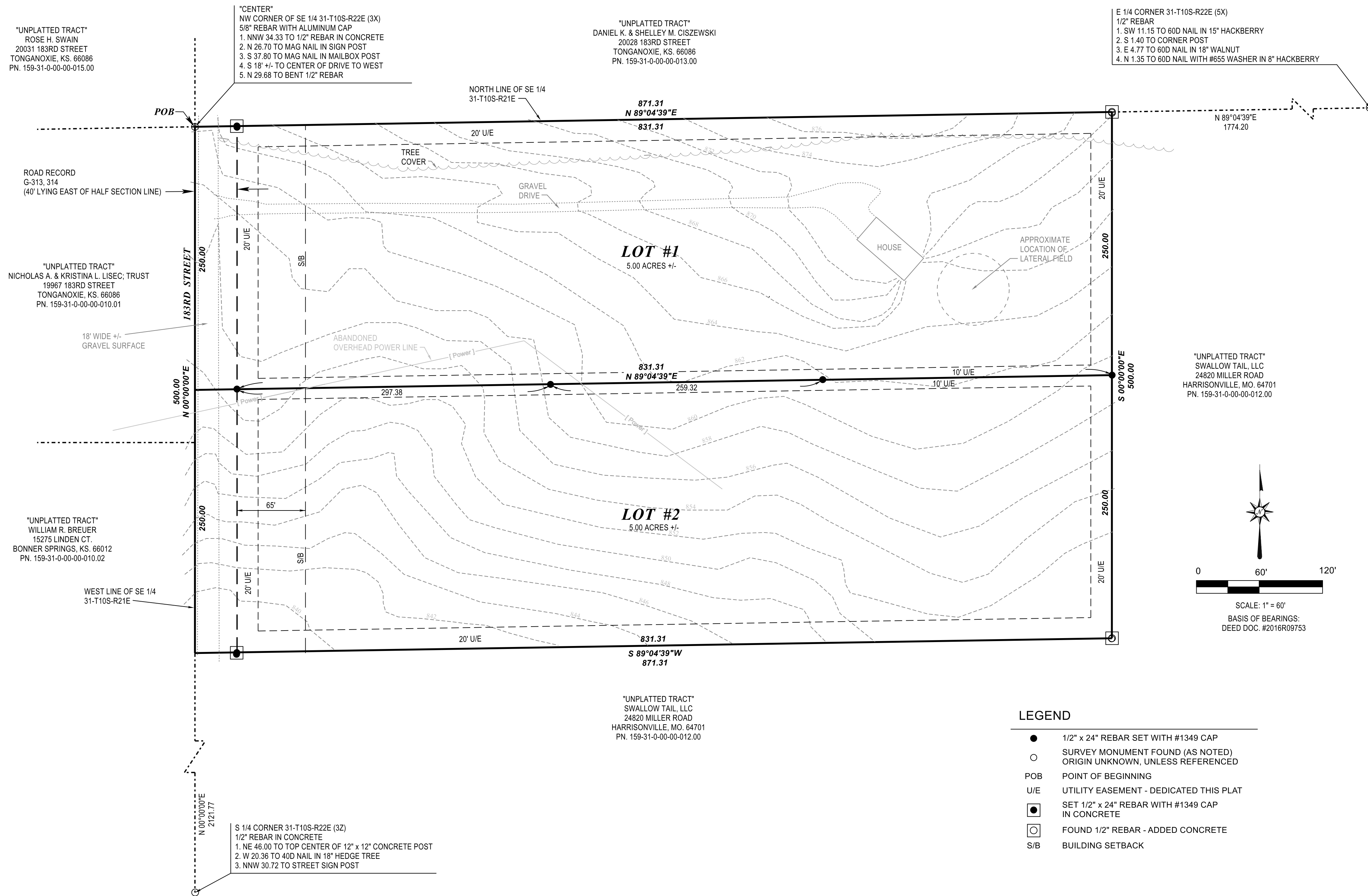
A SUBDIVISION IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31-T10S-R22E OF THE 6TH P.M. LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT



LOCATION MAP
NO SCALE

06-02-2021
OLSSON REVIEW
No Comments



OWNER / DEVELOPER

NICK BREITENSTEIN
19960 183RD STREET
TONGANOXIE, KANSAS 66086
(816) 506-3749

DEED DESCRIPTION - DOC. #2016R09753

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31-T10S-R22E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THE NORTH LINE OF SAID OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER HAVING AN ASSUMED BEARING OF N 89°04'39\"/>

RESTRICTIONS

1. 40' REAR SETBACK FOR RESIDENCES
- 15' REAR SETBACK FOR ACCESSORY BUILDINGS
- 15' SIDE SETBACK
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5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.

NOTES

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4. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FEMA MAP #20103C0225G, DATED 07/16/2015
5. O & E REPORT BY KANSAS SECURED TITLE - TX0015944

BENCHMARK

5/8\"/>

UTILITIES

ELECTRIC / FREESTATE WATER / SUBURBAN WATER GAS / PRIVATE PROPANE SEWAGE / PRIVATE ON SITE SYSTEM TELEPHONE / AT&T

ROAD INFORMATION

183RD STREET IS A COUNTY COLLECTOR WITH 18 FEET WIDE +/- WITH GRAVEL SURFACE

DRAINAGE CALCULATIONS

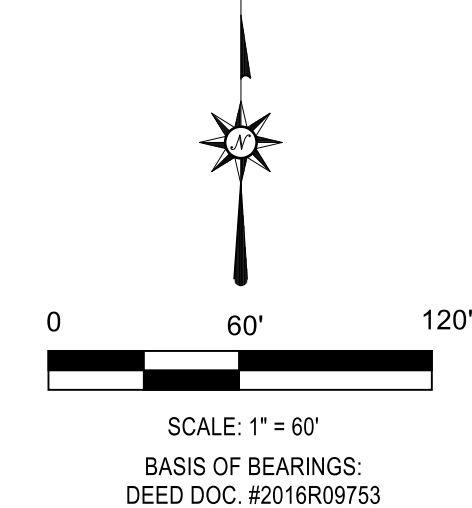
ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

ZONING

RR - 2.50

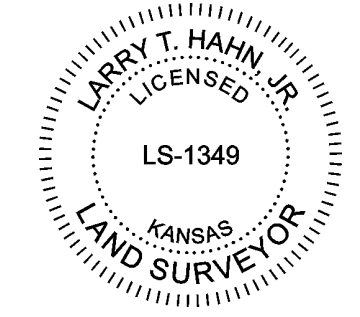
PUBLIC IMPROVEMENT

NONE



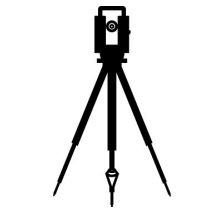
LEGEND

- 1/2\"/>



LARRY T. HAHN, LS #1349

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

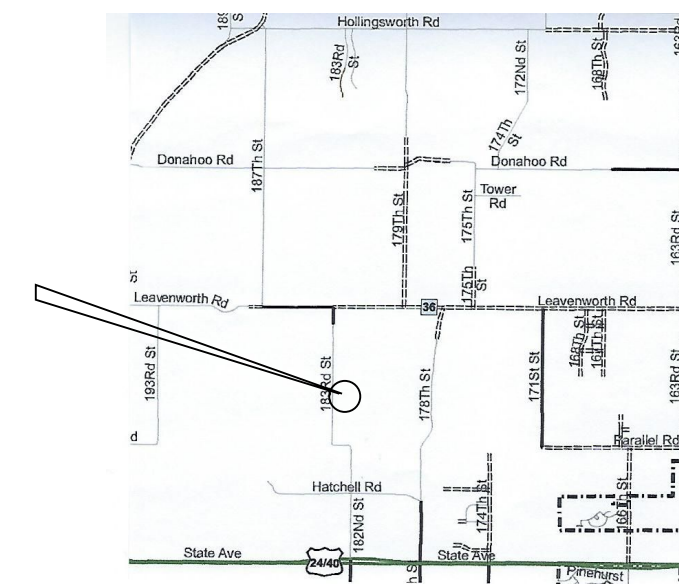


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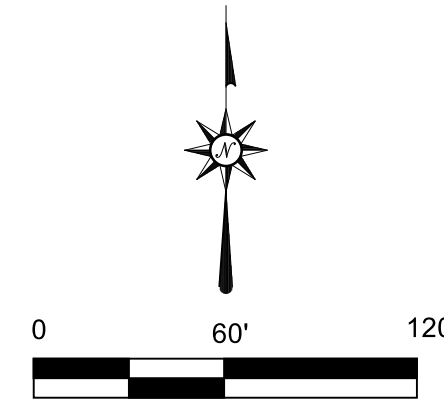
NICK'S ACRES

A SUBDIVISION IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31-T10S-R22E OF THE 6TH P.M. LEAVENWORTH COUNTY, KANSAS

FINAL PLAT



**06-02-2021
OLSSON REVIEW
No Comments**



LOCATION MAP
NO SCALE

DEED DESCRIPTION - DOC. #2016R09753

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31-T10S-R22E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER HAVING AN ASSUMED BEARING OF N 89°04'39"E; THENCE, N 89°04'39"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 871.31 FEET; THENCE, S 00°00'00"E PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, 500.00 FEET; THENCE, S 89°04'39"W, PARALLEL WITH THE NORTH OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 871.31 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE, N 00°00'00"E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 500.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. SUBJECT TO COUNTY ROAD RIGHT OF WAY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IN LEAVENWORTH COUNTY, KANSAS.

IN TESTIMONY WHEREOF

THE UNDERSIGNED PROPRIETOR STATES THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT HE HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS "NICK'S ACRES".

NICK BREITENSTEIN

STATE OF KANSAS / COUNTY OF LEAVENWORTH

ON THIS _____ DAY OF _____, 2021, BEFORE ME APPEARED NICK BREITENSTEIN, KNOWN TO ME TO BE THE SAME PERSON DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS HIS FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL

WE THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "NICK'S ACRES" THIS _____ DAY OF _____, 2021.

CHAIRPERSON / STEVE ROSENTHAL

SECRETARY / KRystal A. VOTH, CFM

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

COUNTY ENGINEER / MITCH PLEAK, PE

WE THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "NICK'S ACRES" THIS _____ DAY OF _____, 2021.

CHAIRPERSON / MICHAEL SMITH

COUNTY CLERK / JANET KLASINSKI (ATTEST)

COUNTY REVIEWER CERTIFICATION

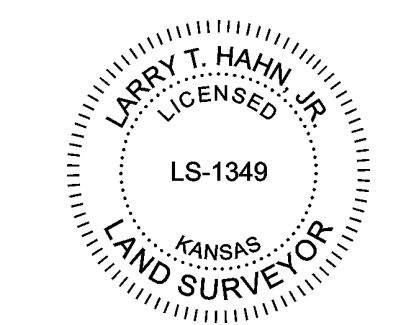
I HEREBY CERTIFY THIS PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

MICHAEL J. BOGINA, KS PS-1655
LEAVENWORTH COUNTY SURVEY REVIEWER

STATE OF KANSAS / COUNTY OF LEAVENWORTH

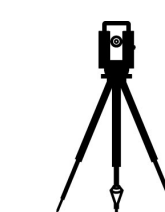
FILED FOR RECORD IN DOCUMENT # _____ ON THIS _____ DAY OF _____, 2021
AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS, LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRILOIS G. MASHBURN

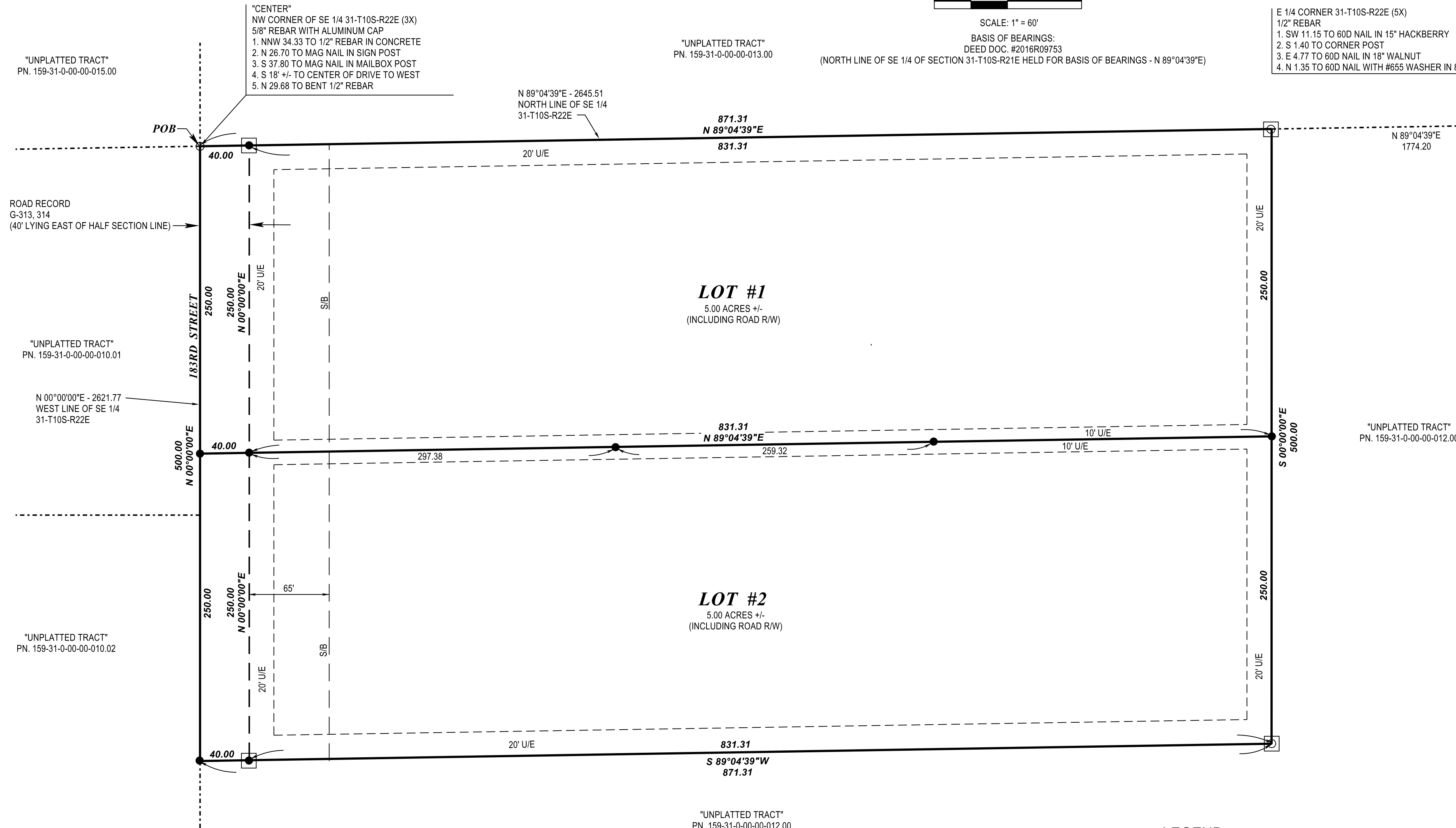


LARRY T. HAHN, LS #1349

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HAHN SURVEYING
PO BOX 41
LANSING, KANSAS 66043
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OWNER / DEVELOPER

NICK BREITENSTEIN
19960 183RD STREET
TONGANOXIE, KANSAS 66086
(816) 506-3749

BENCHMARK

5/8" REBAR AT THE CENTER OF 31-T10S-R22E
EL. 859.76 (NAVD88)

ZONING

RR - 2.50

RESTRICTIONS

- 40' REAR SETBACK FOR RESIDENCES
- 15' REAR SETBACK FOR ACCESSORY BUILDINGS
- 15' SIDE SETBACK
- AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
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- LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.

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- EXISTING USE OF AREA BEING PLATTED - RESIDENTIAL PROPOSE USE - RESIDENTIAL
- THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FEMA MAP #20103C0225G, DATED 07/16/2015
- O & E REPORT BY KANSAS SECURED TITLE - TX0015944

STREET DEDICATION

ALL STREETS ON THE ACCOMPANYING PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENT DEDICATION

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

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
- POB POINT OF BEGINNING
- U/E UTILITY EASEMENT - DEDICATED THIS PLAT
- SET 1/2" x 24" REBAR WITH #1349 CAP IN CONCRETE
- FOUND 1/2" REBAR - ADDED CONCRETE
- S/B BUILDING SETBACK

Nick's Acres
Leavenworth County Kansas

Drainage Report

Prepared April 23, 2021

Revised May 29, 2021



Parcel Information - The 10.0-acre (+/-) parcel is located south of Leavenworth Road on the east side 183rd Street in Leavenworth County KS. The parcel is zoned RR 2.5.

Existing Conditions – There is an existing driveway and home on Lot 1. The site can be divided into two drainage areas, see exhibit #1. A composite c value was calculated for each drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and existing land use, see Exhibits #2 and #3.

Existing	c value	Acres in each Drainage Area		
		DA #1		
Pasture	0.36	7.37		
Impervious	0.90	0.23		
Composite c		0.38		

$$\text{composite c} = \frac{(\text{Pasture Acres} * 0.36 + \text{Impervious Acres} * 0.90)}{\text{Total Acres}}$$

Developed Conditions – The proposed development will create 1 residential building lots. The developed storm water runoff calculations include 10,000 sq ft of impervious area for each lot. This impervious area will account for the driveway, house footprint, and outbuilding. It was assumed that one acre around each home would be maintained as a grass lawn while the remainder of the lot will be maintained as pasture. A composite c value for each drainage area was calculated as shown below.

Developed	c value	Acres in each Drainage Area		
		DA #1		
Pasture	0.36	5.14		
Grass	0.30	2.00		
Impervious	0.90	0.46		
Composite c		0.38		

$$\text{composite c} = \frac{(\text{Pasture Acres} * 0.36 + \text{Grass Acres} * 0.30 + \text{Impervious Acres} * 0.90)}{\text{Total Acres}}$$

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

DA #1

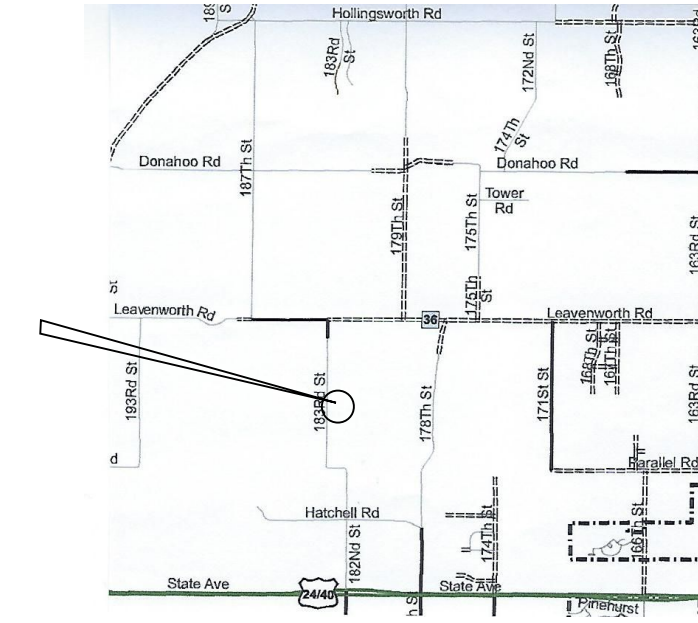
	Q10	Q100
Existing	16.1	28.6
Developed	16.1	28.6
Change	0%	0%

Conclusion – The development of this property along with the change in land use results in no change to the storm water runoff from the site.

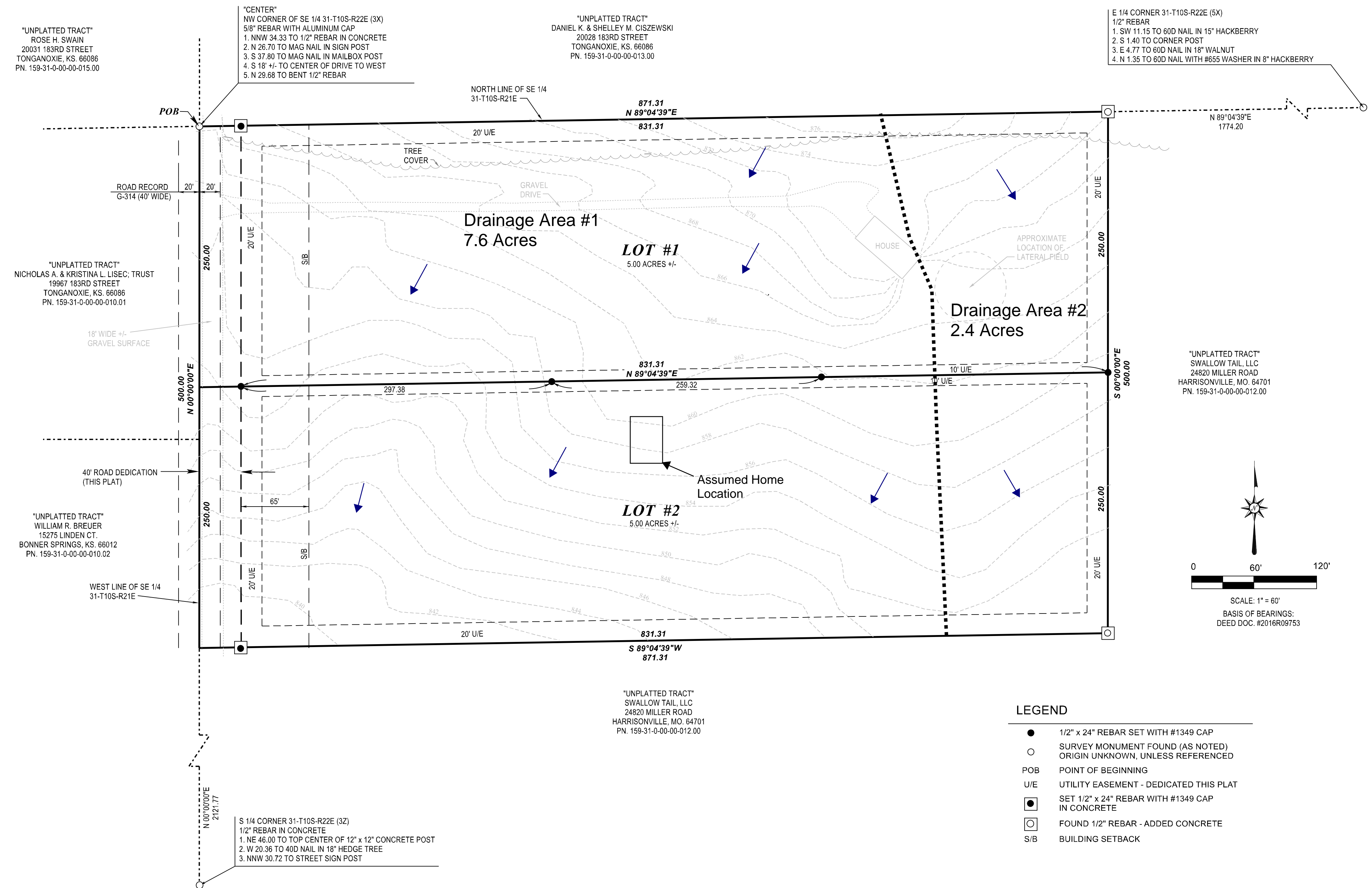
NICK'S ACRES

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PRELIMINARY PLAT



LOCATION MAP
NO SCALE



OWNER / DEVELOPER

NICK BREITENSTEIN
19960 183RD STREET
TONGANOXIE, KANSAS 66086
(816) 506-3749

DEED DESCRIPTION - DOC. #2016R09753

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EL. 859.76 (NAVD88)

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DRAINAGE CALCULATIONS

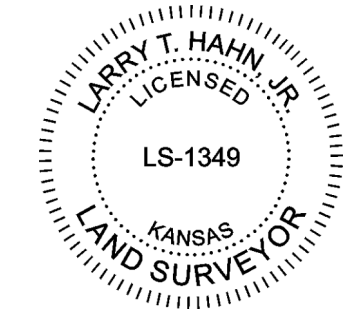
ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

ZONING

RR - 2.50

PUBLIC IMPROVEMENT

NONE



LARRY T. HAHN, LS #1349

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EXHIBIT #1

HAHN SURVEYING
PO BOX 41
LANSING, KANSAS 66043
(913) 547-3405
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TABLE 1 Values of Runoff Coefficient C

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

AGRICULTURAL AREAS:

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

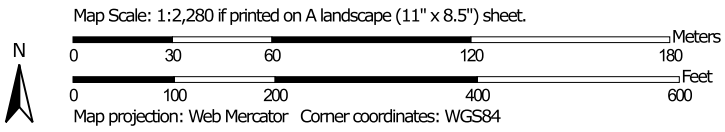
Source - Natural Resources Conservation Service (NRCS) US Department of Agriculture (USDA) Peak Discharge Course
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1083019.pdf

EXHIBIT #2



Soil Map may not be valid at this scale.

Map Unit Symbol	Map Unit Name
7061	Muscotah silty clay loam, occasionally flooded
7219	Basehor-Elmont complex, 5 to 30 percent slopes
7234	Elmont silt loam, 3 to 7 percent slopes, eroded
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded
7906	Armster clay loam, 3 to 8 percent slopes, eroded



Drainage Area #1- 10 year

Existing Conditions

Area = 7.6 acres
C= 0.38
L= 625
S= 8.2
K= 1

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

L max = 300

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

$$T_i = 11.2$$

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

$$T_t = 1.04$$

$$T_c = 12.2$$

$$i_{10} = 5.64$$

$$Q = KCiA$$

$$Q = 16.1 \text{ cfs}$$

Developed Conditions

Area = 7.6 acres
C= 0.38
L= 625
S= 8.2
K= 1

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

L max = 300

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

$$T_i = 11.2$$

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

$$T_t = 1.04$$

$$T_c = 12.2$$

$$i_{10} = 5.64$$

$$Q = KCiA$$

$$Q = 16.1 \text{ cfs}$$

Drainage Area #1 - 100 year

Existing Conditions

Area = 7.6 acres
C= 0.38
L= 625
S= 8.2
K= 1.25

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

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

$$T_i = 11.2$$

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

$$T_t = 1.04$$

$$T_c = 12.2$$

$$i_{100} = 7.99$$

$$Q = KCiA$$

$$Q = 28.6 \text{ cfs}$$

Developed Conditions

Area = 7.6 acres
C= 0.38
L= 625
S= 8.2
K= 1.25

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

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$$T_i = 11.2$$

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$$T_t = 1.04$$

$$T_c = 12.2$$

$$i_{100} = 7.99$$

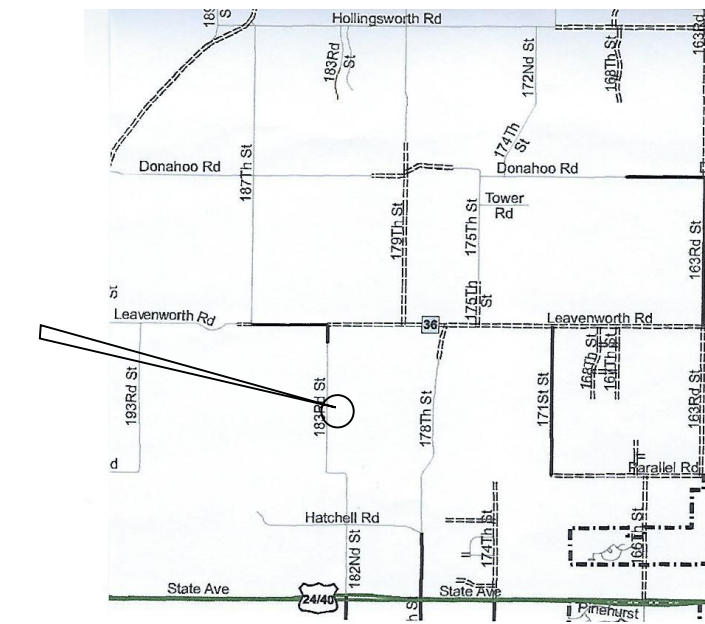
$$Q = KCiA$$

$$Q = 28.6 \text{ cfs}$$

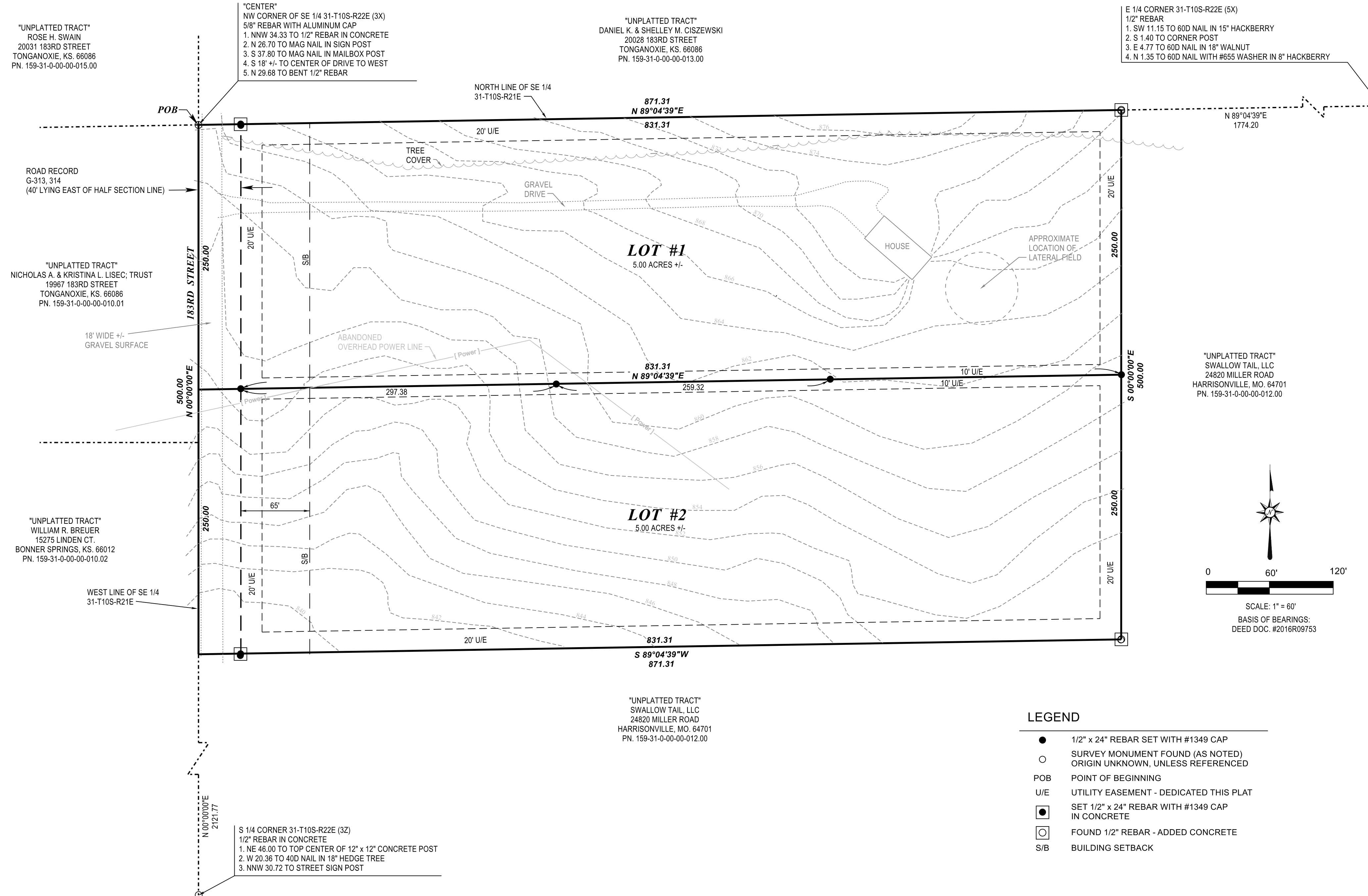
NICK'S ACRES

A SUBDIVISION IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31-T10S-R22E OF THE 6TH P.M. LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT



LOCATION MAP
NO SCALE



OWNER / DEVELOPER

NICK BREITENSTEIN
19960 183RD STREET
TONGANOXIE, KANSAS 66086
(816) 506-3749

DEED DESCRIPTION - DOC. #2016R09753

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31-T10S-R22E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THE NORTH LINE OF SAID OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER HAVING AN ASSUMED BEARING OF N 89°04'39\"/>

RESTRICTIONS

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

NOTES

- FENCE LINES DO NOT DENOTE PROPERTY LINES.
- LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
- EXISTING USE OF AREA BEING PLATTED - RESIDENTIAL PROPOSE USE - RESIDENTIAL
- THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FEMA MAP #20103C0225G, DATED 07/16/2015
- O & E REPORT BY KANSAS SECURED TITLE - TX0015944

BENCHMARK

5/8\"/>

UTILITIES

ELECTRIC / FREESTATE WATER / SUBURBAN WATER GAS / PRIVATE PROPANE SEWAGE / PRIVATE ON SITE SYSTEM TELEPHONE / AT&T

ROAD INFORMATION

183RD STREET IS A COUNTY COLLECTOR WITH 18 FEET WIDE +/- WITH GRAVEL SURFACE

DRAINAGE CALCULATIONS

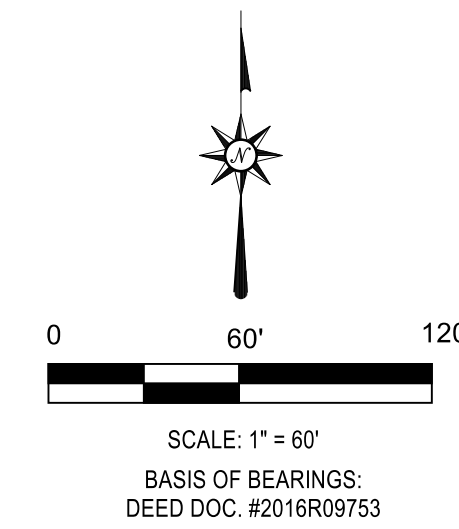
ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

ZONING

RR - 2.50

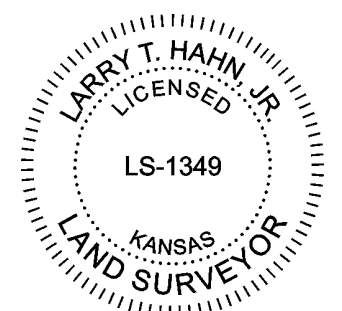
PUBLIC IMPROVEMENT

NONE



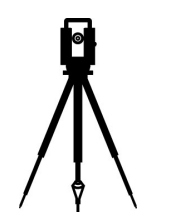
LEGEND

- 1/2\"/>
- SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
- POB POINT OF BEGINNING
- U/E UTILITY EASEMENT - DEDICATED THIS PLAT
- SET 1/2\"/>
- FOUND 1/2\"/>
- S/B BUILDING SETBACK



LARRY T. HAHN, LS #1349

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

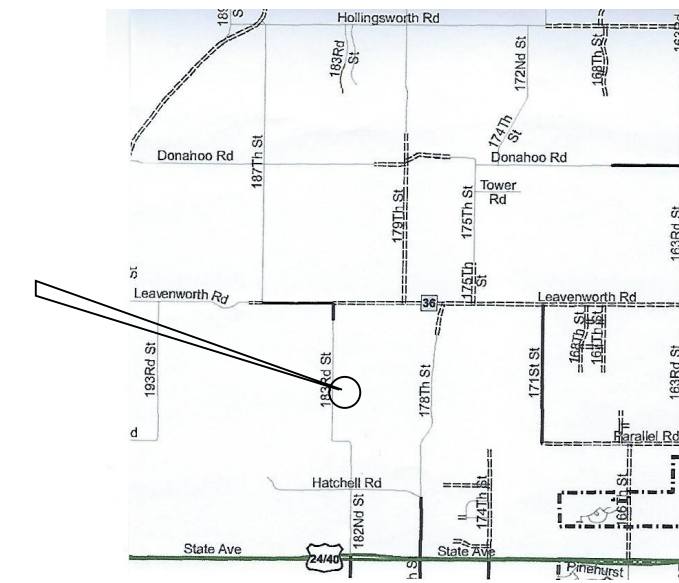


HAHN SURVEYING
PO BOX 41
LANSING, KANSAS 66045
(913) 547-3405
hahnsurvey@gmail.com

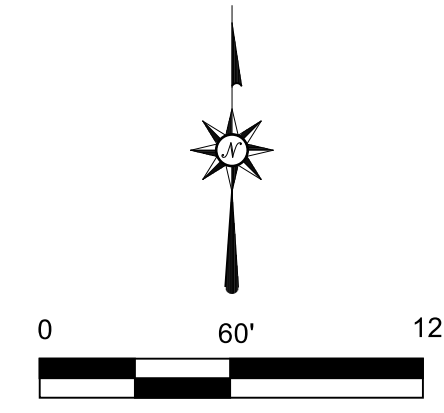
NICK'S ACRES

A SUBDIVISION IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31-T10S-R22E OF THE 6TH P.M. LEAVENWORTH COUNTY, KANSAS

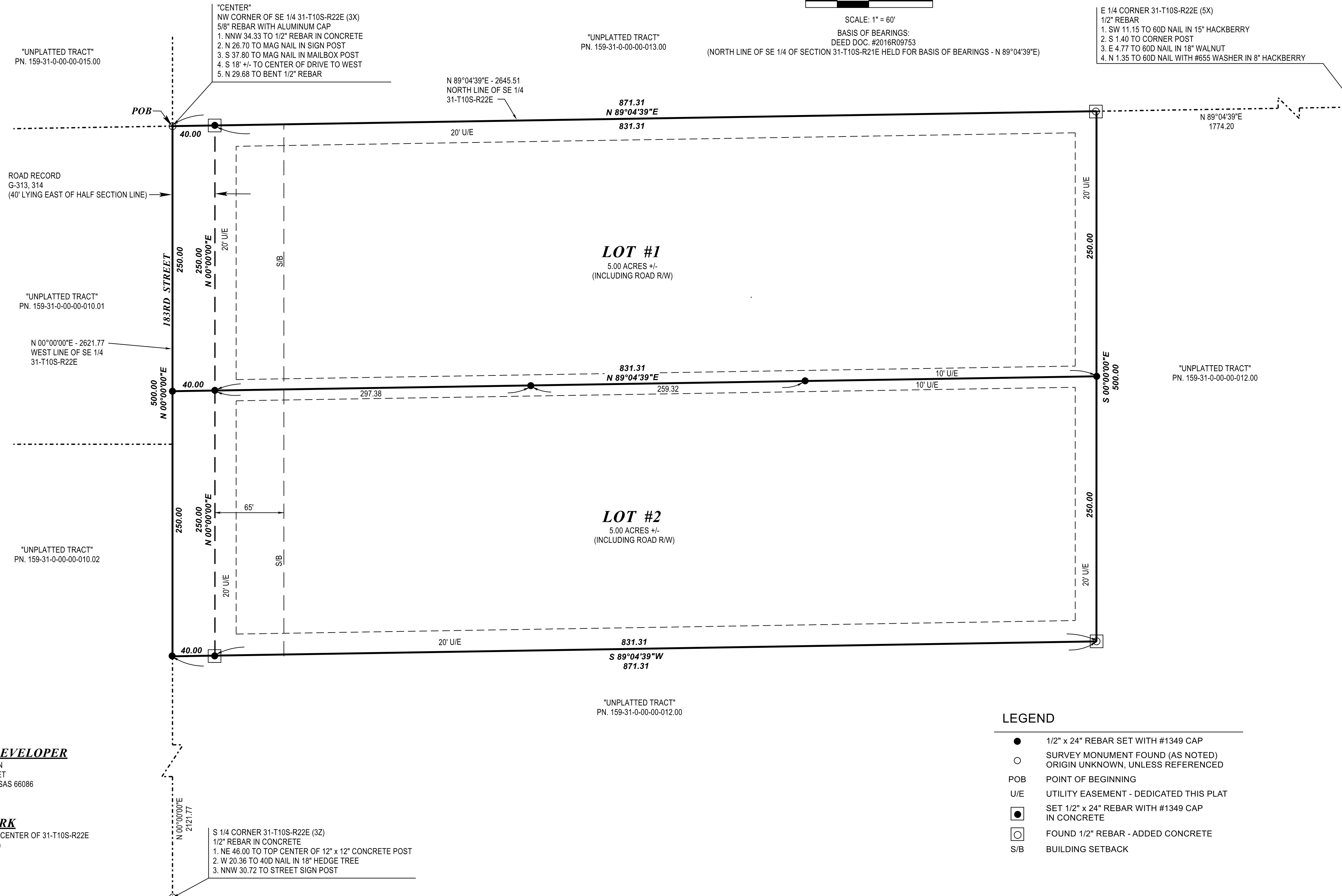
FINAL PLAT



LOCATION MAP
NO SCALE



SCALE: 1" = 60'
BASIS OF BEARINGS:
DEED DOC. #2016R09753
(NORTH LINE OF SE 1/4 OF SECTION 31-T10S-R21E HELD FOR BASIS OF BEARINGS - N 89°04'39"E)



OWNER / DEVELOPER
 NICK BREITENSTEIN
 19960 183RD STREET
 TONGANOXIE, KANSAS 66086
 (816) 506-3749

BENCHMARK
 5/8" REBAR AT THE CENTER OF 31-T10S-R22E
 EL. 859.76 (NAVD88)

ZONING
 RR - 2.50

RESTRICTIONS

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

NOTES

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- EXISTING USE OF AREA BEING PLATTED - RESIDENTIAL PROPOSE USE - RESIDENTIAL
- THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FEMA MAP #20103C0225G, DATED 07/16/2015
- O & E REPORT BY KANSAS SECURED TITLE - TX0015944

- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
 - SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
 - POB POINT OF BEGINNING
 - U/E UTILITY EASEMENT - DEDICATED THIS PLAT
 - SET 1/2" x 24" REBAR WITH #1349 CAP IN CONCRETE
 - FOUND 1/2" REBAR - ADDED CONCRETE
 - S/B BUILDING SETBACK

STREET DEDICATION
 ALL STREETS ON THE ACCOMPANYING PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

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

DEED DESCRIPTION - DOC. #2016R09753
 A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31-T10S-R22E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER HAVING AN ASSUMED BEARING OF N 89°04'39"E; THENCE, N 89°04'39"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 871.31 FEET; THENCE, S 00°00'00"E PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, 500.00 FEET; THENCE, S 89°04'39"W, PARALLEL WITH THE NORTH OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER 871.31 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE, N 00°00'00"E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 500.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. SUBJECT TO COUNTY ROAD RIGHT OF WAY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IN LEAVENWORTH COUNTY, KANSAS.

IN TESTIMONY WHEREOF
 THE UNDERSIGNED PROPRIETOR STATES THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT HE HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS "NICK'S ACRES".

NICK BREITENSTEIN

STATE OF KANSAS / COUNTY OF LEAVENWORTH
 ON THIS _____ DAY OF _____, 2021, BEFORE ME APPEARED NICK BREITENSTEIN, KNOWN TO ME TO BE THE SAME PERSON DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS HIS FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVAL
 WE THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "NICK'S ACRES" THIS _____ DAY OF _____, 2021.

CHAIRPERSON / STEVE ROSENTHAL SECRETARY / KRISTAL A. VOTH, CFM

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

COUNTY ENGINEER / MITCH PLEAK, PE

WE THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "NICK'S ACRES" THIS _____ DAY OF _____, 2021.

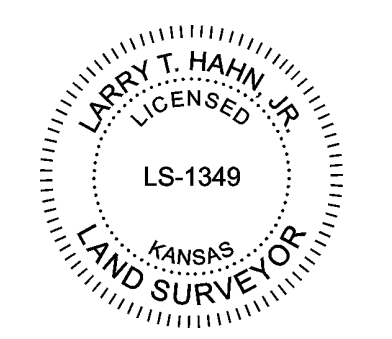
CHAIRPERSON / MICHAEL SMITH COUNTY CLERK / JANET KLASINSKI (ATTEST)

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

MICHAEL J. BOGINA, KS PS-1655
 LEAVENWORTH COUNTY SURVEY REVIEWER

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

REGISTER OF DEEDS / TERRILOIS G. MASHBURN



LARRY T. HAHN, LS #1349

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

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

Leavenworth County Request for Board Action

Date: 06/17/2021
To: Board of County Commissioners
From: Leavenworth County Sheriff

Department Head Approval: Andrew D. Dedeke, Sheriff

Additional Reviews as needed:

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

Action Requested: (5) minute window to present a BYRNE Grant award through JAG.

Recommendation: Approval for BOCC approval and signature in open meeting.

Analysis: N/A

Alternatives: Deny.

Budgetary Impact: None

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

Total Amount Requested: None

Additional Attachments:

Request to obtain approval for acceptance of BYRNE Grant funds, a shared grant with LVPD. If approved the BOCC Chair shall sign the agreement. Major Sherley will be point of contact.

Leavenworth County Request for Board Action

Date:

To: Board of County Commissioners

From: Public Works

Department Head Approval:

Additional Reviews as needed:

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

Action Requested: Requesting approval for a 5-year lease agreement replacing two articulating wheel loaders. Murphy tractor offered the lowest annual payment of \$49,470.60 per year for a 5-year lease that includes a manufacturers' warranty as well as fluid and filter plan for the full term of the lease on both machines.

Recommendation: Approval

Analysis: These are replacements for our current #33 2009 Case 721 that has depreciated out as of 2019 and also our #114 2014 Doosan that depreciates out next year but currently needs repairs. We are having issues getting parts for this machine due to it being manufactured overseas and not stocked in the USA. The new machines will not arrive until November, per Deere. We will sell out existing inventory on PurpleWave after the new machines arrive.

Alternatives:

Budgetary Impact:

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

Total Amount Requested: \$49,470.60/yearly

Additional Attachments: Bid Tab

**Leavenworth County
Request for Board Action
Case No. DEV-21-030/031
Preliminary & Final Plat Sunnyside Estates**

Date: June 23, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

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

Action Requested: The applicants are requesting approval of a Preliminary and Final Plat for a four-lot subdivision. Proposed Lots 1 through 4 are approximately 2.7, 2.5, 2.6, and 3.1 acres, in size, respectively.

Analysis: The applicants are requesting approval of a four-lot subdivision for a parcel of land located approximately 1,200 feet west of the intersection of 166th Street and Evans Road. All proposed lots meet the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

The development as proposed does not meet the current Access Management Policy. With the removal of the driveway to the west, the development meets the proposed Access Management Policy. Staff is currently working with the applicant to ensure the HOA and access easement (for the property to the west) are sufficiently written to clearly state that access will only be granted off of the CAE. Due to the fact that the proposed development does not meet the current policy, Staff recommends denial of the application.

On June 16, 2021 the Board of County Commissioners adopted a new Access Management Policy. The removal of the driveway to the west will bring this application into compliance with the Access Management policy.

Recommendation: The Planning Commission voted 8-0 (1 absence) to recommend denial of Case No. DEV-21-030/031, Preliminary and Final Plat for Sunny Side Estates due to the conflict with the previous Access Management Policy.

Alternatives:

1. Approve Case No. DEV-21-030/031, Preliminary and Final Plat for Sunny Side Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-030/031, Preliminary and Final Plat for Sunny Side Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-030/031, Preliminary and Final Plat for Sunny Side Estates, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

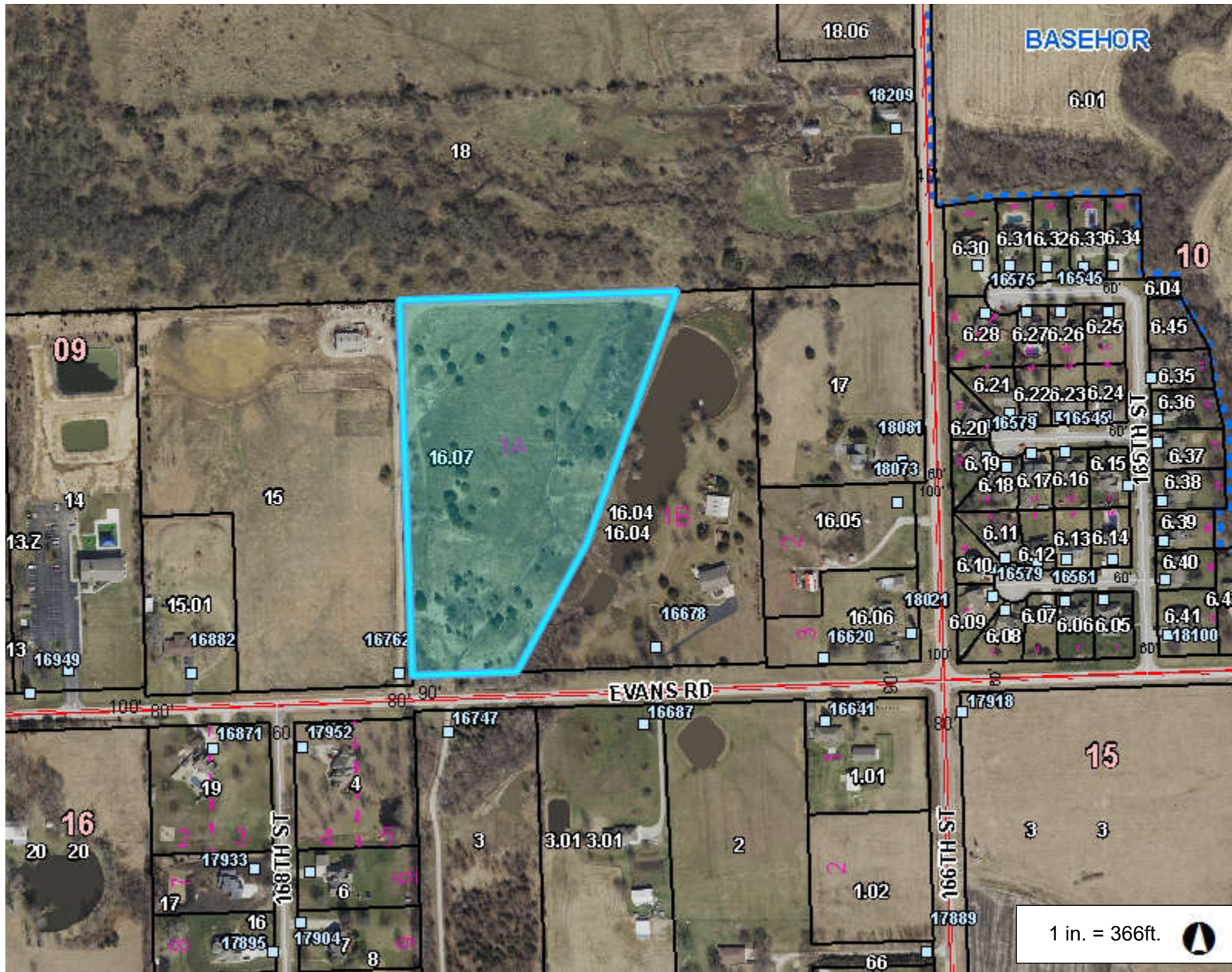
Budgetary Impact:

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

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

Sunny Side Estates



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. = 366ft.



732.8 0 366.41 732.8 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Case No. DEV-21-030 & 031
Sunnyside Estates – Cross Access Easements
Preliminary & Final Plat

Staff Report – Board of County Commissioners

June 23, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Allan F. & Marion S. Stork
16678 Evans Road
Basehor, KS 66007

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

Legal Description: Lot 1A of Heart Land Estates

Parcel Size: ± 10.5 acres

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

Comprehensive Plan: This parcel is within the Mixed-Use land use category.

Parcel ID No.: 182-09-0-00-00-016.07

Planner: Krystal A. Voth

REPORT:

STAFF RECOMMENDATION:

The Planning Commission voted 8-0 (1 absence) to recommend denial of Case No. DEV-21-030 & 031, Preliminary and Final Plat for Sunny Side Estates. However, the Planning Commission attached a condition to their denial that if the Access Management Policy allowed the proposed Cross Access Easement to be constructed, the recommendation would be for approval. The Planning Commission offers the following conditions if the Board of County Commissioners wishes to approve the Plats.

1. Building permits shall be required for any new construction.
2. The Access Agreement shall be approved by County Staff prior to the recording of the Plat.
3. The driveway to the west shall be removed prior to building permits being issued.
4. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
5. The applicant shall adhere to the following memorandums:
 - a. Mitch Pleak – Public Works, Jun 2, 20221
 - b. Mike Lingenfelter – Fairmount Township FD, April 6, 2021
6. A waiver for the use of private septic systems within this subdivision is granted with this approval.
7. At time of development, fire hydrants shall be required if necessary infrastructure is available.
8. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

Request

The applicant is requesting a Preliminary and Final Plat for a four-lot Cross Access Easement subdivision.

Adjacent Land Use

Ginger Creek Subdivision is to the east, and Lee Chiles Subdivision is to the south. There is a church approximately ¼ mile to the west. The city of Basehor limits is less than ¾ of a mile to the east. In addition to the subdivisions there are several large, agricultural tracts of land.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0327G July 16, 2015.

Utilities/Services

Sewer: Private septic system

Fire: Fairmount

Water: Suburban

Electric: Evergy

Access/Streets

The property is accessed by Evans Road which is a County Collector Road with a hard surface.

Agency Comments

Mike Lingenfelter – Fairmount Township – April 6, 2021

Planning & Zoning/Engineering Review – June 2, 2020

Findings

1. The proposed subdivision is consistent with the current Zoning District of RR-2.5 for minimum lot size and proposed road frontage along the Cross Access Easement.
2. The subdivision does not conform to the roadway spacing requirements as set forth in the current access management policy. With the proposed removal of the driveway immediately to the west, the subdivision is in conformance with the proposed access management policy. This policy has been accepted by the Planning Commission but has not yet been adopted by the Board of County Commissioners.
3. At time of development, fire hydrants shall be required if necessary infrastructure is available.
4. 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.
5. The proposed development does not conform to the comprehensive plan. The proposed development indicates four lots each of which is approximately 2.5 acres in size. The Comprehensive Plan calls for the area to be mixed-use. The proposed development of the property is significantly less dense than what is allowed by the Comprehensive Plan.
6. The Staff recommendation for this development is denial. Staff recommends denial based upon the current, adopted Access Management Policy.

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 proposed development is a four-lot subdivision located on a 10-acre tract of land known as Lot 1A of Heartland Estates. The development meets the requirements of the zoning district; however, the proposed roadway does not conform to the current Access Management Policy. The current policy (which is being amended) requires a minimum spacing of 1,330 feet from the intersection and other roadways. The

submitted development is approximately 1,200 feet from the intersection of Evans and 166th and is approximately 400' from the intersection of 168th Street which is located on the south side of Evans Road. The existing driveway to the west is being removed. The owners of the property to the west will now access their property through the Cross Access Easement.

The Board of County Commissioners has recently tasked Staff with updating the Access Management Policy. The updated policy, if approved, will reduce the corner clearance (intersection clearance) from 1,330 to 660'. The proposed development would meet this new requirement. Further, the updated policy also clearly states that spacing requirements are for the affected roadside only, meaning the intersection distance for 168th Street would no longer be a determining factor. The Planning Commission has recommended approval of the amended Access Management Policy, but the policy has yet to be adopted by the Board of County Commissioners.

The development as proposed does not meet the current Access Management Policy. With the removal of the driveway to the west, the development meets the proposed Access Management Policy. Staff is currently working with the applicant to ensure the HOA and access easement (for the property to the west) are sufficiently written to clearly state that access will only be granted off of the CAE. Due to the fact that the proposed development does not meet the current policy, Staff recommends denial of the application.

ACTION OPTIONS:

1. Approve Case No. DEV-21-030/031, Preliminary and Final Plat for Sunny Side Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-030/031, Preliminary and Final Plat for Sunny Side Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-030/031, Preliminary and Final Plat for Sunny Side Estates, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Aerial Map
Memorandums
Preliminary Plat
Final Plat

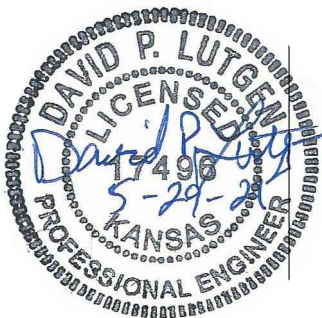
Sunny Side Estates
Leavenworth County Kansas

Drainage Report

Prepared February 14, 2021

Revised March 23, 2021

Revised May 29, 2021



Parcel Information - The 10.9-acre (+/-) parcel is located on the north side of Evans Road west of 166th Street in Leavenworth County KS. The parcel is zoned RR 2.5.

Existing Conditions – The parcel appears to be used as a pasture. The site can be divided into two drainage areas as shown on exhibit #1.

Existing	c value	Acres in each Drainage Area			
		DA #1	DA #2		
Pasture	0.36	8.60	2.3		

Developed Conditions – The proposed development will create 4 new residential building lots. It is assumed that three new structures will be in drainage area #1. A composite c value was calculated for the drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and existing land use, see Exhibits #2, #3, and #4. The developed storm water runoff calculations include 10,000 sq ft of impervious area for each lot. This impervious area will account for the driveway, house footprint, and outbuilding. It is assumed that the remainder of the lot will be maintained as a grass lawn. A composite c value for the drainage area was calculated as shown below.

Developed	c value	Acres in each Drainage Area			
		DA #1	DA #2		
Impervious	0.90	0.69	0.23		
Grass	0.20	7.55	1.97		
Gravel Road	0.50	0.36	0.10		
Composite c		0.27	0.28		

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

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

DA #1

	Q10	Q100
Existing	16.5	29.2
Developed	11.6	20.9
Change	-29%	-28%

DA #2

	Q10	Q100
Existing	4.4	7.8
Developed	3.3	5.9
Change	-25%	-24%

Conclusion – The development of this property will result in over a 20% decrease to the storm water runoff from the site.

SUNNY SIDE ESTATES

A Cross Access Easement Plat of a part of Lot 1, HEART LAND ESTATES, a subdivision in Leavenworth County, Kansas.

PRELIMINARY PLAT

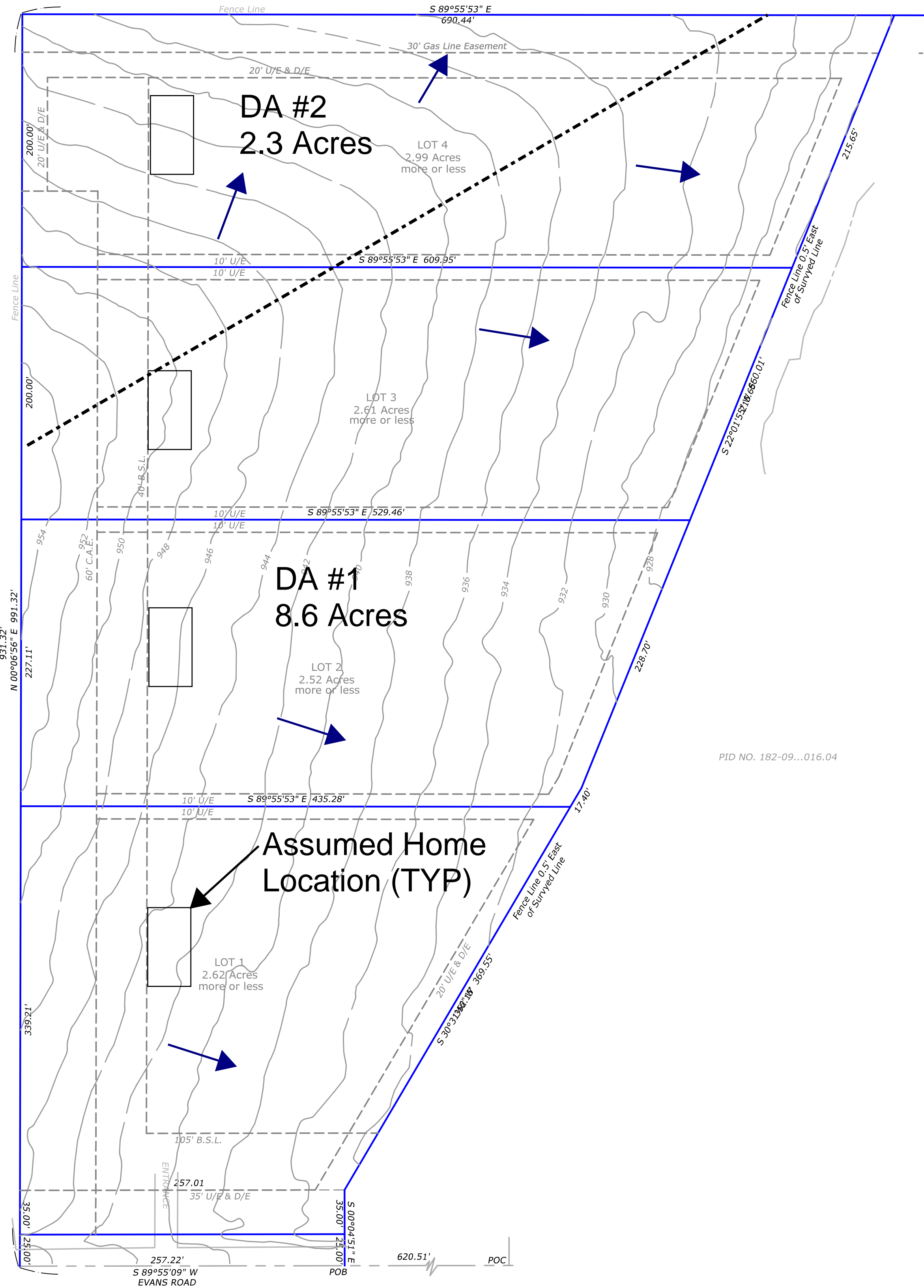
PREPARED FOR:
Allan F. & Marion Sue Stork
16678 Evans Road
Basehor, KS 66007
PID NO. 182-09-00-00-016.07

SURVEYOR'S DESCRIPTION:
A part of Lot 1, HEART LAND ESTATES, a Subdivision in Leavenworth County, Kansas, more fully described as follows: Commencing at the Southeast corner of said Lot 1; thence South 89 degrees 55'09" West for a distance of 620.51 feet along the South line of said Lot 1 to the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 55'09" West for a distance of 257.22 feet along said South line; thence North 00 degrees 06'56" East for a distance of 991.32 feet along the West line of said Lot 1; thence South 89 degrees 55'53" East for a distance of 690.44 feet along the North line of said Lot 1; thence South 22 degrees 01'55" West for a distance of 690.01 feet; thence South 30 degrees 31'46" West for a distance of 369.55 feet to the North right of way of Evans Road, as platted; thence South 00 degrees 04'51" East for a distance of 60.00 feet to point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 10.89 acres, more or less, including road right of way.
Error of Closure: 1 - 457751

PID NO. 182-09...018

PID NO. 182-09...015

PID NO. 182-09...016.04



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) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement. General terms - each Lot Owner is responsible for a 25% share of maintenance of said area.

ZONING:

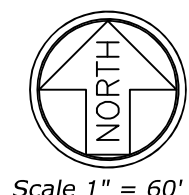
RR-2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

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
- 6) Point Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
Project Benchmark (BM) - 1/2" Bar Cap 1296 NE Cor Lot 2 - Elev. 890.6'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Document No. 2020R12775
- Water - Suburban
- Electric - Everage
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
- 13) Reference Thompson-Affinity Title LLC File No. 227967 updated January 13, 2021
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRMS Map 20103C0327G 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
- Easement to Kansas Power & Light Book 534 Page 791 - Overhead Transmission Line
- Water Line Easement
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
- Recorded Plat - HEART LAND ESTATES
- J.A.Herring Survey recorded Document 2020S026

LEGEND:

- - 1/2" Bar Set with Cap No.1296
- - 1/2" Bar Found, unless otherwise noted.
- - Concrete Base to be Set around Point
- △ - PK Nail Found in Place
- () - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement dedicated this plat
- ⊖ - Centerline
- ⊞ - Section Line
- BM - Benchmark
- C.A.E. - Cross Access & Utility Easement
- POB - Point of Beginning



Scale 1" = 60'

Job # K-20-1356
February 12, 2021

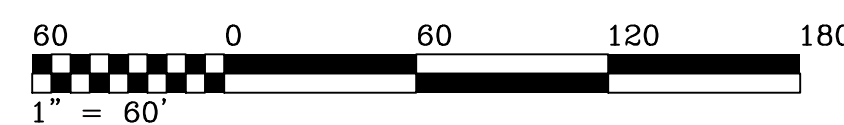
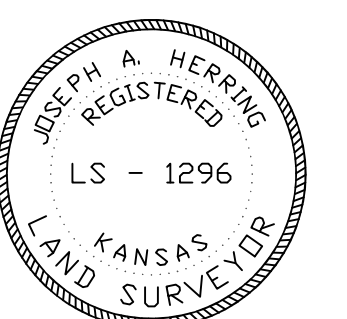


Exhibit #1



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

Joseph A. Herring
PS # 1296



Map Unit Symbol	Map Unit Name
7254	Grundy silty clay loam, 3 to 7 percent slopes, eroded
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded

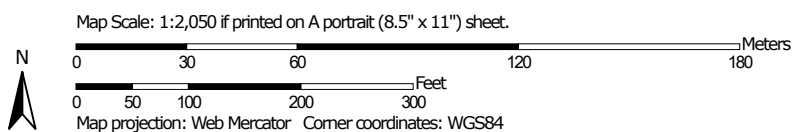


TABLE 1 Values of Runoff Coefficient C

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

AGRICULTURAL AREAS:

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

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

Exhibit #3

Table 3-1 Runoff Coefficients for Rational Formula

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

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

From Michigan State Administrative Rules R 280.9.

Referenced from MDOT Drainage Manual, www.michigan.gov

Drainage Area #1- 10 year

Existing Conditions

Area = 8.6 acres
C= 0.36
L= 540
S= 5.3
K= 1

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

L max = 300

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

$$T_i = 13.2$$

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

$$T_t = 0.90$$

$$T_c = 14.1$$

$$i_{10} = 5.31$$

$$Q = KCiA$$

$$Q = 16.5 \text{ cfs}$$

Developed Conditions

Area = 8.6 acres
C= 0.27
L= 540
S= 5.3
K= 1

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

L max = 300

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

$$T_i = 14.9$$

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

$$T_t = 0.90$$

$$T_c = 15.8$$

$$i_{10} = 5.04$$

$$Q = KCiA$$

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

Drainage Area #1 - 100 year

Existing Conditions

Area = 8.6 acres
C= 0.36
L= 540
S= 5.3
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 13.2$$

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

15 < T_c < 60

$$T_t = 0.90$$

$$T_c = 14.1$$

$$i_{100} = 7.54$$

$$Q = KCiA$$

$$Q = 29.2 \text{ cfs}$$

Developed Conditions

Area = 8.6 acres
C= 0.27
L= 540
S= 5.3
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 14.9$$

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

15 < T_c < 60

$$T_t = 0.90$$

$$T_c = 15.8$$

$$i_{100} = 7.23$$

$$Q = KCiA$$

$$Q = 20.9 \text{ cfs}$$

Drainage Area #2- 10 year

Existing Conditions

Area = 2.3 acres
C= 0.36
L= 540
S= 5.3
K= 1

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

L max = 300

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

$$T_i = 13.2$$

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

$$T_t = 0.90$$

$$T_c = 14.1$$

$$i_{10} = 5.31$$

$$Q = KCiA$$

$$Q = 4.4 \text{ cfs}$$

Developed Conditions

Area = 2.3 acres
C= 0.28
L= 540
S= 5.3
K= 1

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

L max = 300

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

$$T_i = 14.6$$

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

$$T_t = 0.90$$

$$T_c = 15.5$$

$$i_{10} = 5.07$$

$$Q = KCiA$$

$$Q = 3.3 \text{ cfs}$$

Drainage Area #2 - 100 year

Existing Conditions

Area = 2.3 acres
C= 0.36
L= 540
S= 5.3
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 13.2$$

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

15 < T_c < 60

$$T_t = 0.90$$

$$T_c = 14.1$$

$$i_{100} = 7.54$$

$$Q = KCiA$$

$$Q = 7.8 \text{ cfs}$$

Developed Conditions

Area = 2.3 acres
C= 0.28
L= 540
S= 5.3
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 14.6$$

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

15 < T_c < 60

$$T_t = 0.90$$

$$T_c = 15.5$$

$$i_{100} = 7.27$$

$$Q = KCiA$$

$$Q = 5.9 \text{ cfs}$$

SUNNY SIDE ESTATES

A Cross Access Easement Plat of a part of Lot 1, HEART LAND ESTATES, a subdivision in Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Allan F. & Marion Sue Stork
16678 Evans Road
Basehor, KS 66007
PID NO. 182-09-00-00-016.07

SURVEYOR'S DESCRIPTION:
A part of Lot 1, HEART LAND ESTATES, a Subdivision in Leavenworth County, Kansas, more fully described as follows: Commencing at the Southeast corner of said Lot 1; thence South 89 degrees 55'09" West for a distance of 620.51 feet along the South line of said Lot 1 to the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 55'09" West for a distance of 257.22 feet along said South line; thence North 00 degrees 06'56" East for a distance of 991.32 feet along the West line of said Lot 1; thence South 89 degrees 55'53" East for a distance of 690.44 feet along the North line of said Lot 1; thence South 22 degrees 01'55" West for a distance of 660.01 feet; thence South 30 degrees 31'46" West for a distance of 369.55 feet to the North right of way of Evans Road, as platted; thence South 00 degrees 04'51" East for a distance of 60.00 feet to point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 10.89 acres, more or less, including road right of way. Error of Closure: 1 - 457751

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: SUNNY SIDE ESTATES.

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

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

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

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

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

Allan F. Stork
Marion Sue Stork

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Allan F. Stork and Marion Sue Stork, a married couple, 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 SUNNY SIDE ESTATES this _____ day of _____, 2021.

Secretary
Krystal A. Voth
Chairman
Steven Rosenthal

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

County Engineer - _____

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

Chairman
Michael Smith
County Clerk
Attest: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

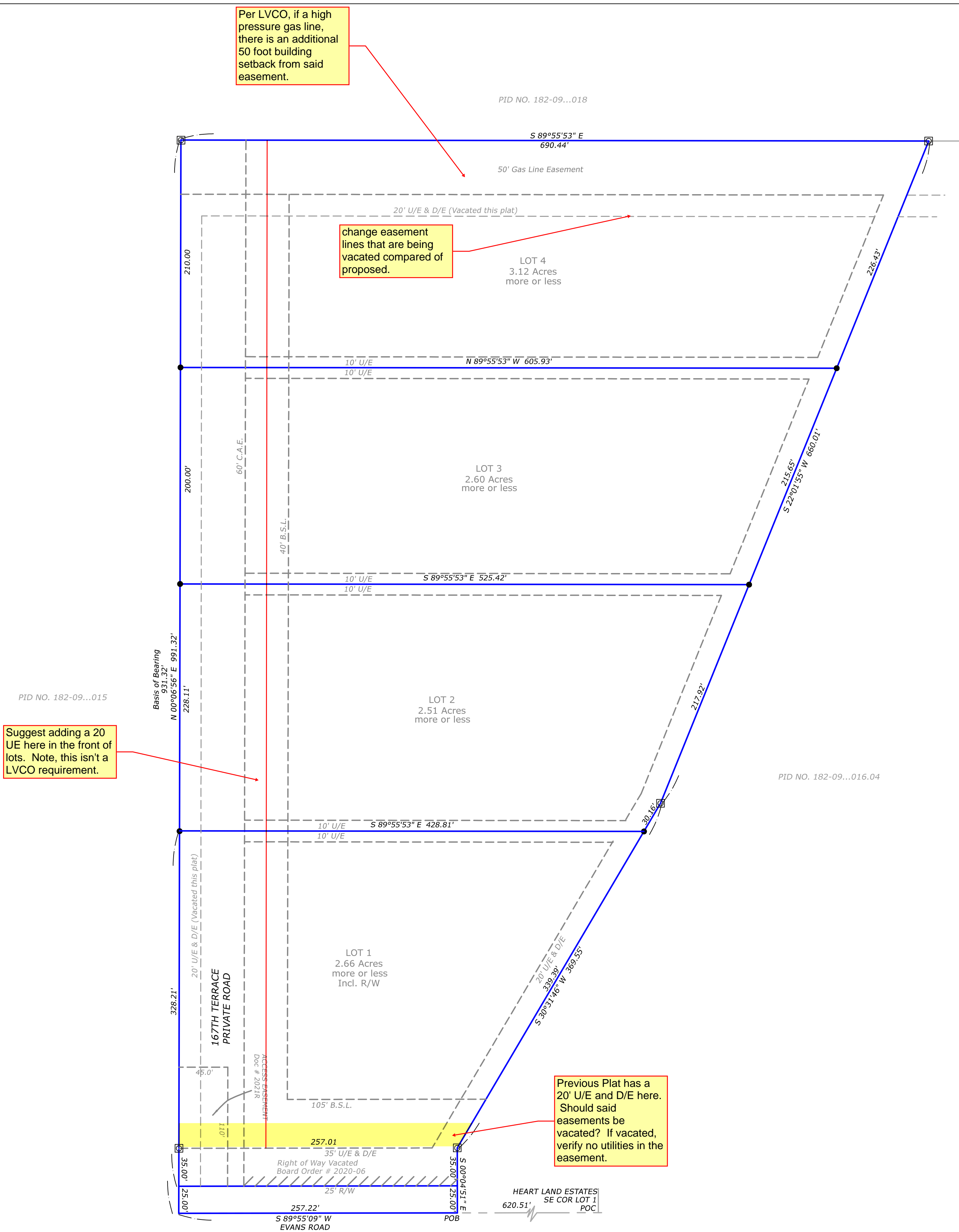
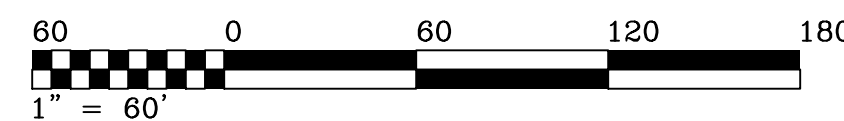
I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

COUNTY REVIEWER -
Michael J. Bogina, KS PS-1655
Leavenworth County Survey Reviewer



Scale 1" = 60'

Job # K-20-1356
February 12, 2021 Rev. May 29, 2021
J. Herring, Inc. (dba)
SURVEYING
& COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@jeanash.com



PID NO. 182-09...015
Suggest adding a 20' UE here in the front of lots. Note, this isn't a LVCO requirement.

Previous Plat has a 20' U/E and D/E here. Should said easements be vacated? If vacated, verify no utilities in the easement.

Proposed private roadway doesn't meet current policy for roadway spacing and driveway corner clearance.

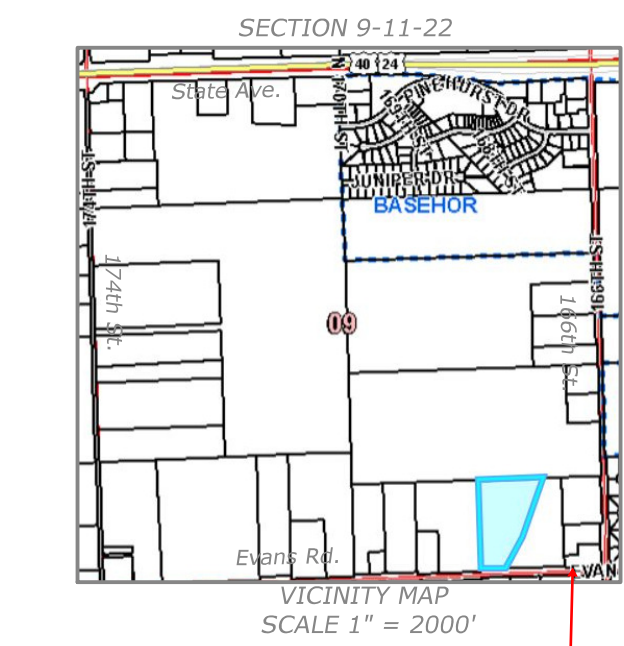
06-02-2021
OLSSON REVIEW

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) All Lots only have access to Evans Road through the Cross Access Easement.
5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement.
6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.

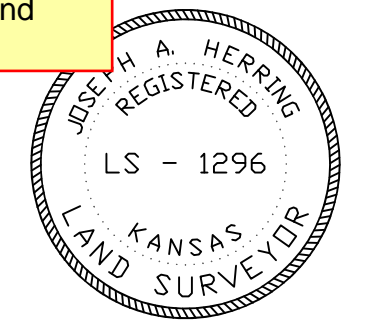
ZONING:
RR-2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

- 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 - recorded plat HEART LAND ESTATES West Line of Plat
 - Monument Origin Unknown, unless otherwise noted.
 - Proposed Lots for Residential Use.
 - Road Record - See Survey
 - Benchmark - NAVD83 Project Benchmark (BM) - 1/2" Bar Cap 1296 NE Cor Lot 2 - Elev. 890.6'
 - Easements, if any, are created hereon or listed in referenced title commitment.
 - Reference Recorded Deed Document No. 2020R03231
 - Water - Suburban
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - Reference McCaffree Short Title Company Report updated February 1, 2021
 - Property is not in a Special Flood Hazard Area per FEMA FIRMS Map 20103C0327G 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
 - Fence Lines do not necessarily denote the boundary line for the property.
 - Reference Surveys:
 - (DGW) - D.G. White Recorded Plat HEART LAND ESTATES, Doc # 2011P00006
 - (JAH) - J.A. Herring recorded survey Doc # 2020S026

- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base to be Set around Point
 - 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
 - C.A.E. - Cross Access & Utility Easement
 - POB - Point of Beginning
 - POC - Point of Commencing
 - //// - No Vehicle Entrance Access



Vicinity map shift from last submittal. Show Evans and 166th Street.



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

Joseph A. Herring
PS # 1296

SUNNY SIDE ESTATES

A Cross Access Easement Plat of a part of Lot 1, HEART LAND ESTATES, a subdivision in Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Allan F. & Marion Sue Stork
16678 Evans Road
Basehor, KS 66007
PID NO. 182-09-0-00-016.07

SURVEYOR'S DESCRIPTION:
A part of Lot 1, HEART LAND ESTATES, a Subdivision in Leavenworth County, Kansas, more fully described as follows: Commencing at the Southeast corner of said Lot 1; thence South 89 degrees 55'09" West for a distance of 620.51 feet along the South line of said Lot 1 to the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 55'09" West for a distance of 257.22 feet along said South line; thence North 00 degrees 06'56" East for a distance of 991.32 feet along the West line of said Lot 1; thence South 89 degrees 55'53" East for a distance of 690.44 feet along the North line of said Lot 1; thence South 22 degrees 01'55" West for a distance of 660.01 feet; thence South 30 degrees 31'46" West for a distance of 369.55 feet to the North right of way of Evans Road, as platted; thence South 00 degrees 04'51" East for a distance of 60.00 feet to point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 10.89 acres, more or less, including road right of way. Error of Closure: 1 - 457751

Per LVCO, if a high pressure gas line, there is an additional 50 foot building setback from said easement.

06-02-2021
OLSSON REVIEW

Show complete private roadway and culdesac.

Provide Private Roadway Name

Appears to be different line type than contours. Label. Can it be removed?

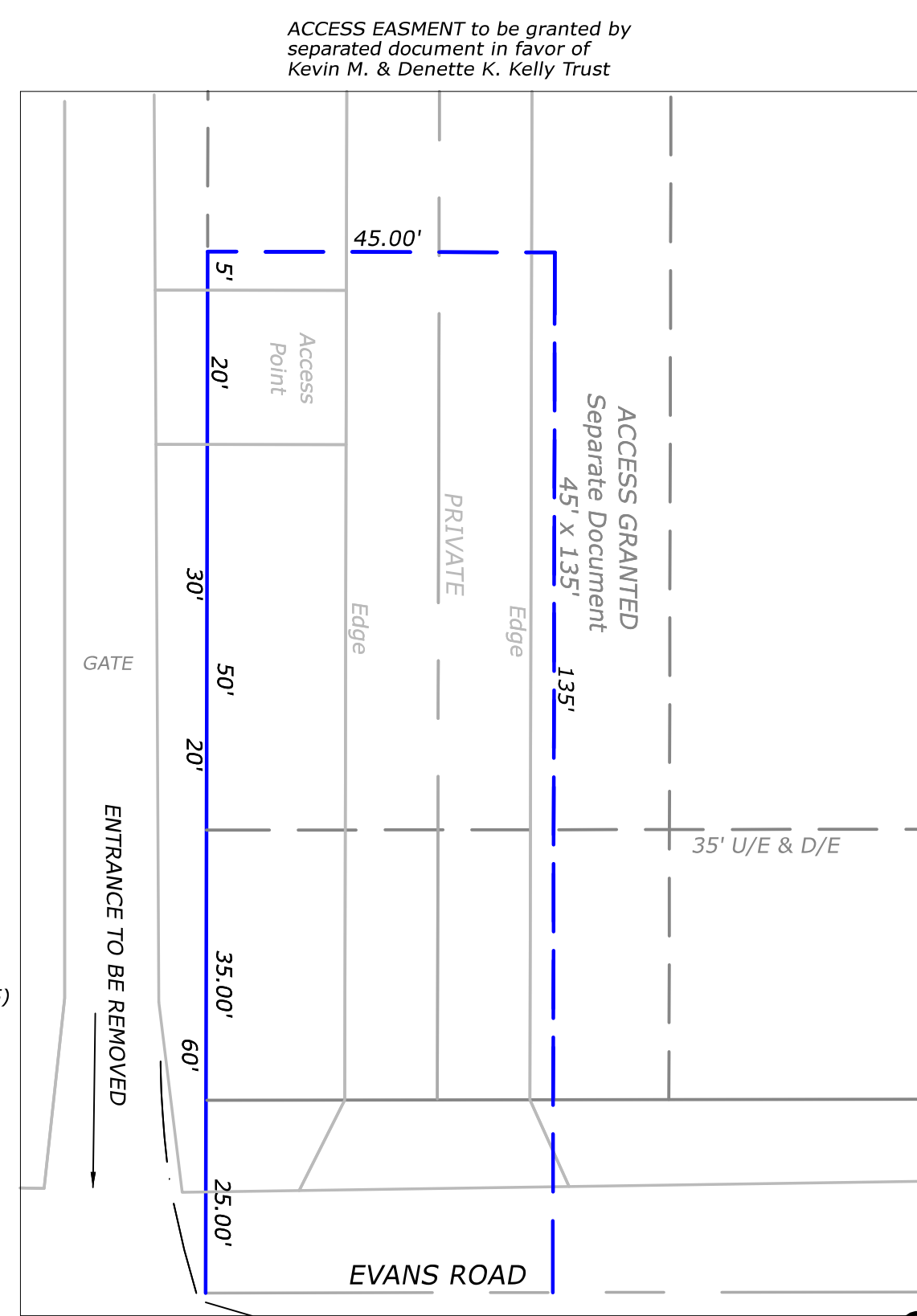
change easement lines that are being vacated compared of proposed.

Aerial shows existing fence along Evens Rd. Verify.

Previous Plat has a 20' U/E and D/E here. Should said easements be vacated? If vacated, verify no utilities in the easement.

Show existing entrance. Label said entrance to be removed.

Proposed private roadway doesn't meet current policy for roadway spacing and driveway corner clearance.



TO BE REMOVED
Separate Affidavit signed by Kevin M. & Denette K. Kelly Trust agreeing to remove shown access point onto Evans Road, acknowledging that they are relinquishing their rights to access Evans Road directly from their property (PID # 182-09-0-00-00-015)

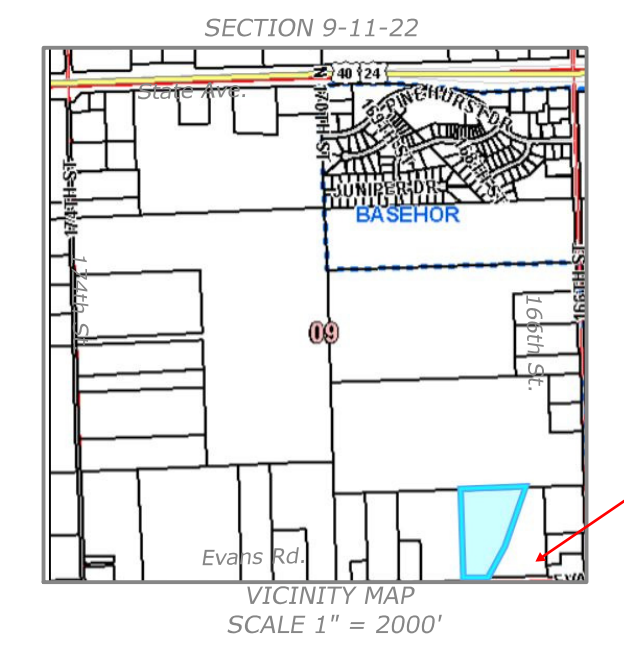
ADDITIONAL INFORMATION:
Easement and Affidavit only to be recorded upon the approval of the submitted 4 Lot Cross Access Easement Plat. Documents must be recorded prior to the approving of any building permits. Additional agreement and potential participation in the H.O.A. for Sunny Side Estates to be entered into between all parties. At this time, no portion of the property owned by Kevin M. and Denette K. Kelly Trust is included within the submitted plat or part of the H.O.A.

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
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 - 6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the Cross Access Easement, drive, and drive appurtenances.

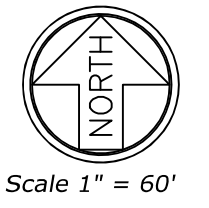
ZONING:
RR-2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

- NOTES:**
- 1) This survey does not show ownership.
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 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88 Project Benchmark (BM) - 1/2" Bar Cap 1296 NE Cor Lot 2 - Elev. 890.6'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Document No. 2020R03231
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- Electric - Evergy
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 - 13) Reference McCaffree Short Title Company Report updated February 1, 2021
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRN Map 20103C0327G dated July 16, 2015
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 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
(D&W) - D.G.White Recorded Plat HEART LAND ESTATES, Doc # 2011P00006
(JAH) - J.A.Herring recorded survey Doc # 2020S026

- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base to be Set around Point
 - △ - PK Nail Found in Place
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 - //// - No Vehicle Entrance Access

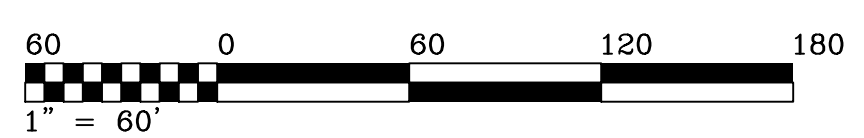


Vicinity map shift from last submittal. Show Evans and 166th Street.



Scale 1" = 60'

Job # K-20-1356
February 12, 2021 Rev. 5/29/21



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

Joseph A. Herring
PS # 1296

Voth, Krystal

From: Mike Lingenfelser <lingenfelserm@fairmountfd.org>
Sent: Tuesday, April 6, 2021 11:05 AM
To: Voth, Krystal
Subject: Re: DEV-21-030/031 Preliminary and Final Plat – Sunny Side Estates

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

Krystal

I'm assuming the road will run on the west side of the property. It will require a cul de-sac at the end and fire hydrants at the entrance, middle and end.

*Mike Lingenfelser, Fire Chief
Fairmount Township Fire Department
2624 N 155th St
Basehor, Kansas 66007
Work-[913-724-4911](tel:913-724-4911)
Cell [913-306-0258](tel:913-306-0258)*

On Fri, Apr 2, 2021 at 1:34 PM Voth, Krystal <KVoth@leavenworthcounty.gov> wrote:

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Sunny Side Acres. The plat is located within your service territory and your review is greatly appreciated. .

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 April 14, 2021. If you have any questions, please do not hesitate to reach out. Thanks and have a great weekend.

Respectfully,

Krystal A. Voth, CFM

Director

Planning & Zoning

Leavenworth County

913.684.0461

SUNNY SIDE ESTATES

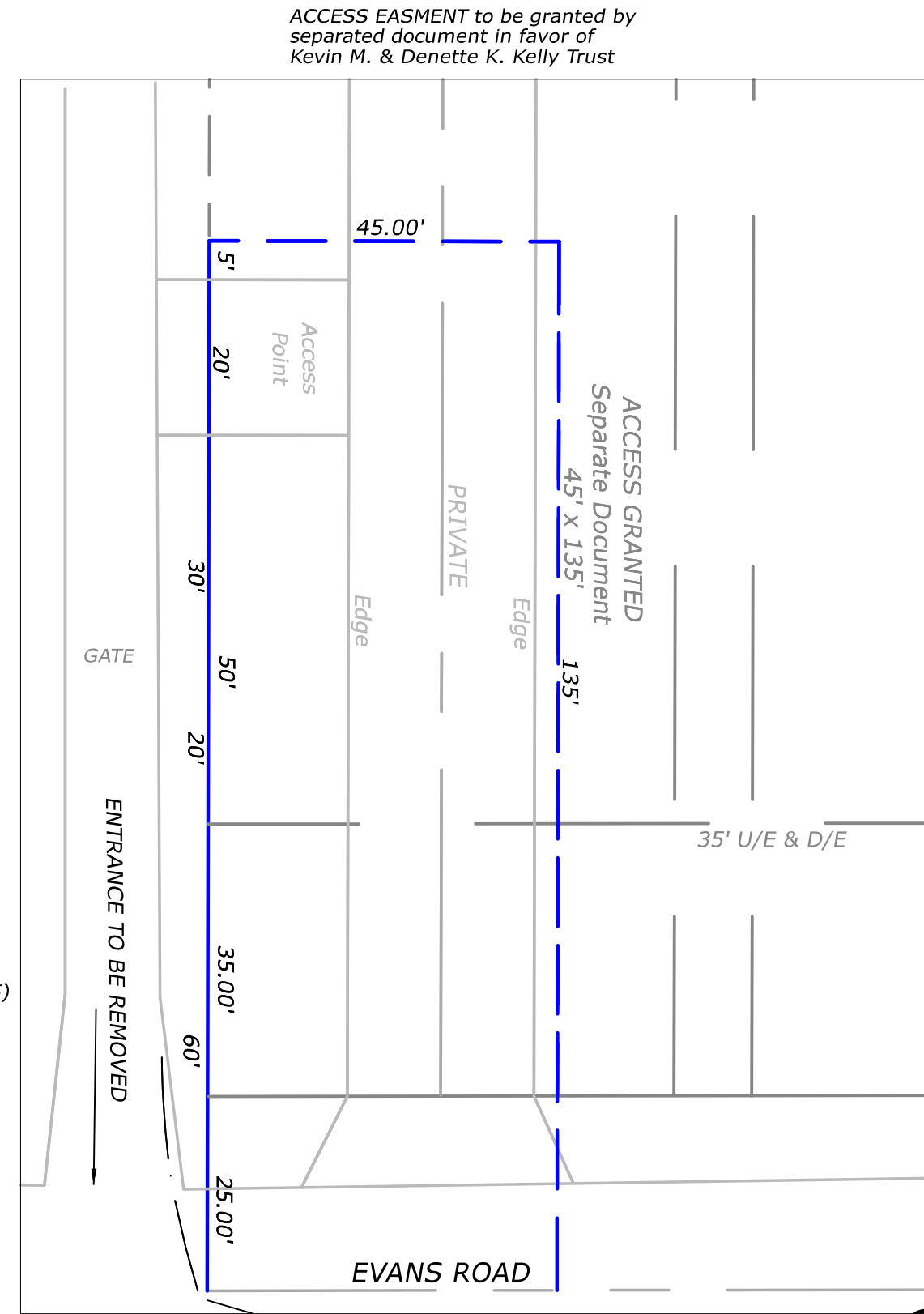
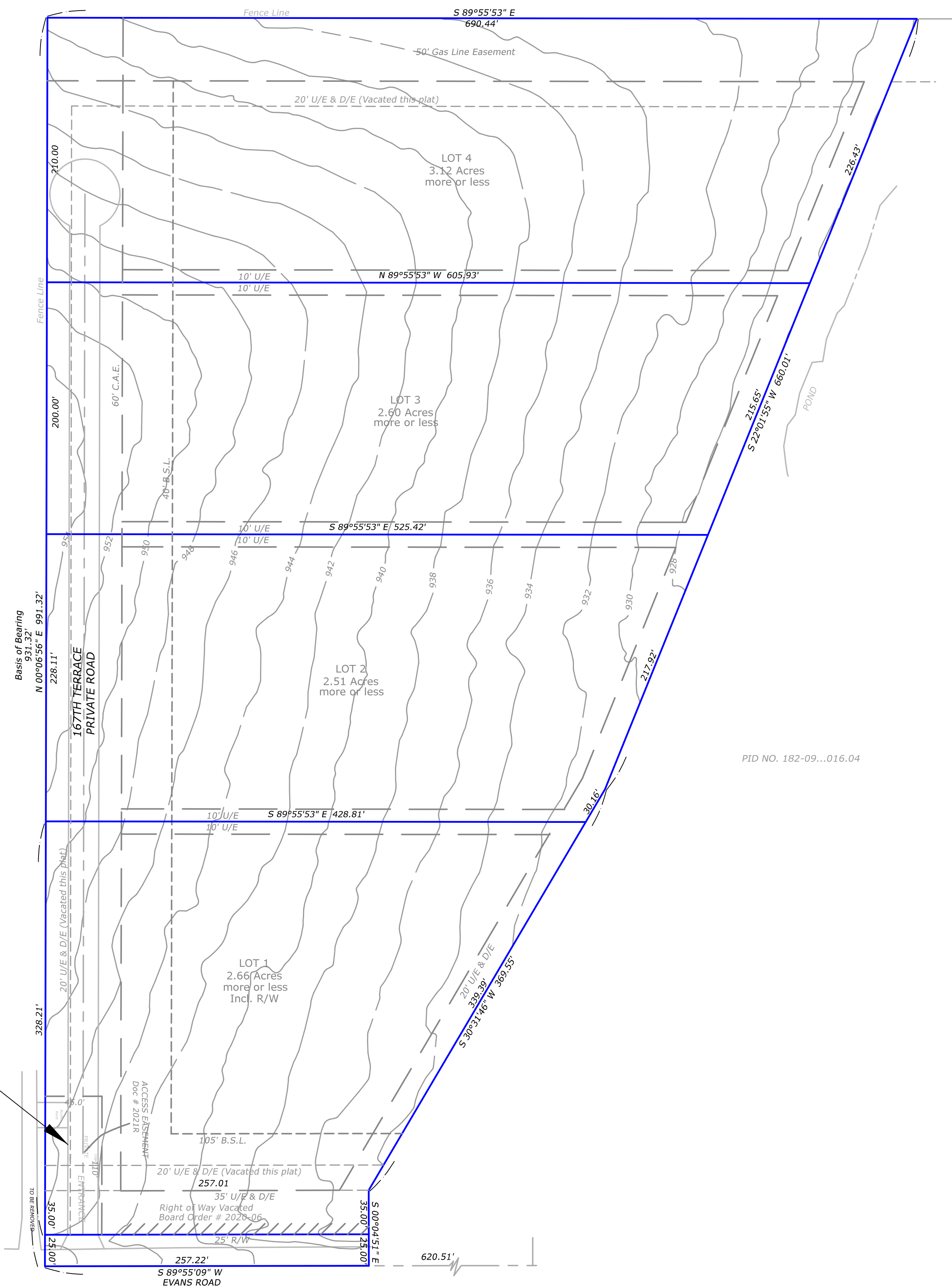
A Cross Access Easement Plat of a part of Lot 1, HEART LAND ESTATES, a subdivision in Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Allan F. & Marion Sue Stork
16678 Evans Road
Basehor, KS 66007
PID NO. 182-09-0-00-016.07

SURVEYOR'S DESCRIPTION:
A part of Lot 1, HEART LAND ESTATES, a Subdivision in Leavenworth County, Kansas, more fully described as follows: Commencing at the Southeast corner of said Lot 1; thence South 89 degrees 55'09" West for a distance of 620.51 feet along the South line of said Lot 1 to the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 55'09" West for a distance of 257.22 feet along said South line; thence North 00 degrees 06'56" East for a distance of 991.32 feet along the West line of said Lot 1; thence South 89 degrees 55'53" East for a distance of 690.44 feet along the North line of said Lot 1; thence South 22 degrees 01'55" West for a distance of 690.01 feet; thence South 30 degrees 31'46" West for a distance of 369.55 feet to the North right of way of Evans Road, as platted; thence South 00 degrees 04'51" East for a distance of 60.00 feet to point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 10.89 acres, more or less, including road right of way.
Error of Closure: 1 - 457751

PID NO. 182-09...018



ACCESS EASMENT to be granted by
separated document in favor of
Kevin M. & Denette K. Kelly Trust

PID NO. 182-09...015

PID NO. 182-09...016.04

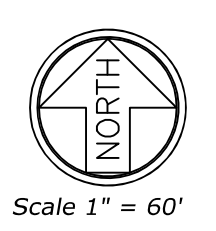
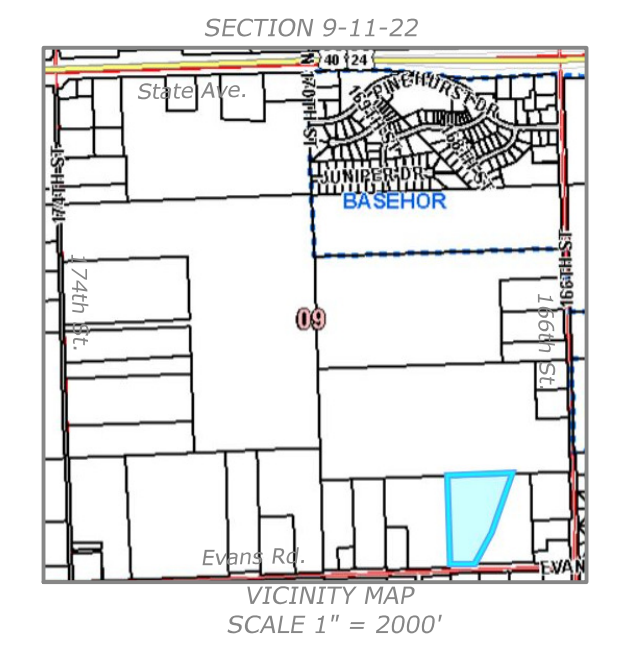
ADDITIONAL INFORMATION:
Easement and Affidavit only to be recorded upon the approval of the submitted 4 Lot Cross Access Easement Plat. Documents must be recorded prior to the approving of any building permits. Additional agreement and potential participation in the H.O.A. for Sunny Side Estates to be entered into between all parties. At this time, no portion of the property owned by Kevin M. and Denette K. Kelly Trust is included within the submitted plat or part of the H.O.A.

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) All Lots only have access to Evans Road through the Cross Access Easement.
5) Lots are subject to the off-plat Home Owner's Association detailing the maintenance of the Cross Access Easement.
6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the the Cross Access Easement, drive, and drive appurtenances.

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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8) Road Record - See Survey
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- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference McCaffrey Short Title Company Report updated February 1, 2021
14) Property is not in a Special Flood Hazard Area per FEMA FIR Map 20103C0327G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
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16) Distances to and of structures, if any, are + 1'.
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18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
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○ - 1/2" Rebar Found, unless otherwise noted.
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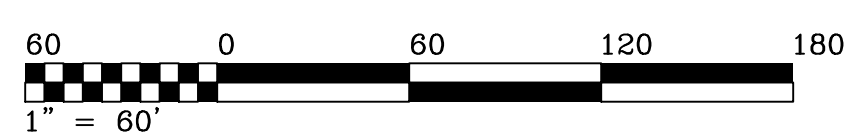


Scale 1" = 60'

Job # K-20-1356
February 12, 2021 Rev. 6/8/21



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



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

Joseph A. Herring
PS # 1296

SUNNY SIDE ESTATES

A Cross Access Easement Plat of a part of Lot 1, HEART LAND ESTATES, a subdivision in Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Allan F. & Marion Sue Stork
16678 Evans Road
Basehor, KS 66007
PID NO. 182-09-00-00-016.07

SURVEYOR'S DESCRIPTION:
A part of Lot 1, HEART LAND ESTATES, a Subdivision in Leavenworth County, Kansas, more fully described as follows: Commencing at the Southeast corner of said Lot 1; thence South 89 degrees 55'09" West for a distance of 620.50 feet along the South line of said Lot 1 to the TRUE POINT OF BEGINNING; thence continuing South 89 degrees 55'09" West for a distance of 257.22 feet along said South line; thence North 00 degrees 06'56" East for a distance of 991.32 feet along the West line of said Lot 1; thence South 89 degrees 55'53" East for a distance of 690.44 feet along the North line of said Lot 1; thence South 22 degrees 01'55" West for a distance of 660.01 feet; thence South 30 degrees 31'46" West for a distance of 369.55 feet to the North right of way of Evans Road, as platted; thence South 00 degrees 04'51" East for a distance of 60.00 feet to point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 10.89 acres, more or less, including road right of way. Error of Closure: 1 - 457751

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: SUNNY SIDE ESTATES.

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

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

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

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

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

Allan F. Stork
Marion Sue Stork

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Allan F. Stork and Marion Sue Stork, a married couple, 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 SUNNY SIDE ESTATES this _____ day of _____, 2021.

Secretary
Krystal A. Voth
Chairman
Steven Rosenthal

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

County Engineer - _____

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

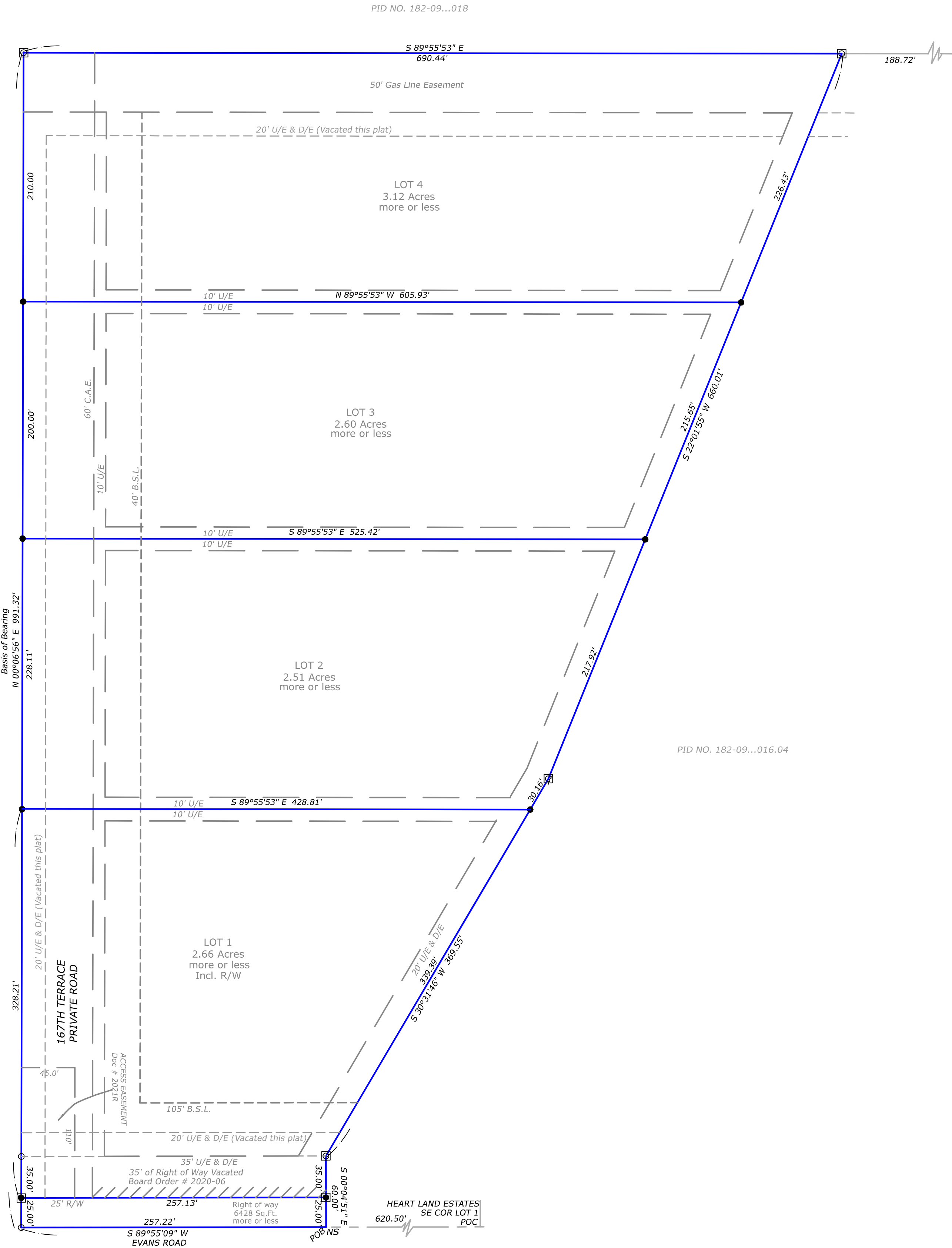
Chairman
Michael Smith
County Clerk
Attest: Janet Klasinski

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

Register of Deeds - TerriLois G. Mashburn

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.

PID NO. 182-09...015



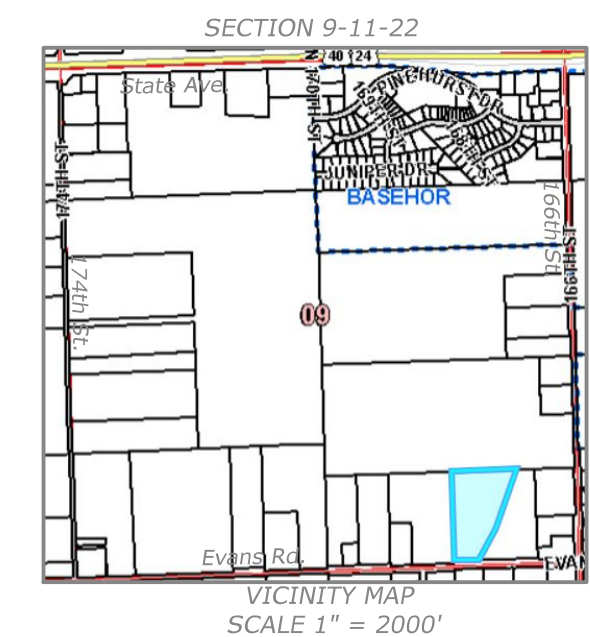
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 - BM - Benchmark
 - C.A.E. - Cross Access & Utility Easement
 - POB - Point of Beginning
 - POC - Point of Commencing
 - //// - No Vehicle Entrance Access
 - NS - Not Set this survey per agreement with client



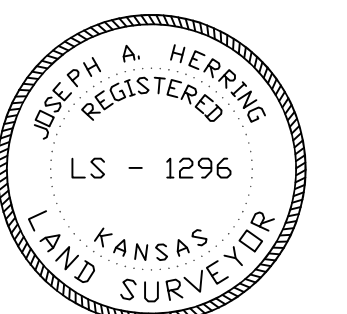
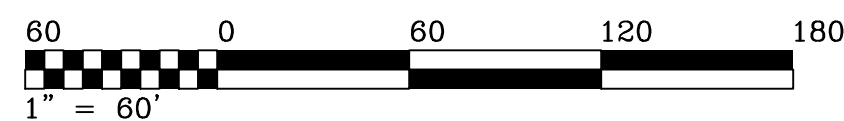
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Job # K-20-1356
February 12, 2021 Rev. June 8, 2021

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



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



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Joseph A. Herring
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