

We encourage everyone to view the meeting live via YouTube.

***Leavenworth County
Board of County Commissioners***

Regular Meeting Agenda
300 Walnut Street, Suite 225
Leavenworth, KS 66048
June 26, 2024
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT PRAYER
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting and limited to three minutes per person. 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:
 - a) Donations to Courthouse repairs
 - b) Set dates for budget hearings
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.
 - a) Approval of the minutes of the meeting of June 20, 2024
 - b) Approval of the schedule for the week July 1, 2024
 - c) Approval of the check register

- d) Approve and sign the OCB's
- e) Approve Final Plat as outlined in case DEV-24-012 with conditions, that the plat is compliant with the County Zoning and Subdivision Regulations, as set forth in the staff report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this Board and that the conditions set forth in the staff report be made part of this approval.
- f) Approve Final Plat as outlined in case DEV-24-032 with conditions, that the plat is compliant with the County Zoning and Subdivision Regulations, as set forth in the staff report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this Board and that the conditions set forth in the staff report be made part of this approval.
- g) Approve Final Plat as outlined in case DEV-24-034 with conditions, that the plat is compliant with the County Zoning and Subdivision Regulations, as set forth in the staff report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this Board and that the conditions set forth in the staff report be made part of this approval.
- h) Approve Final Plat as outlined in case DEV-24-037 with conditions, that the plat is compliant with the County Zoning and Subdivision Regulations, as set forth in the staff report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this Board and that the conditions set forth in the staff report be made part of this approval.
- i) Approve Final Plat as outlined in case DEV-24-039 with conditions, that the plat is compliant with the County Zoning and Subdivision Regulations, as set forth in the staff report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this Board and that the conditions set forth in the staff report be made part of this approval.

VII. FORMAL BOARD ACTION:

- a. Consider a motion that the proposed Final Plat as outlined in case DEV-24-043 be approved with conditions, that the plat is compliant with the County Zoning and Subdivision Regulations, as set forth in the staff report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this Board and that the conditions set forth in the staff report be made part of this approval.
- b. Consider a motion that the proposed Final Plat as outlined in case DEV-24-029 be approved with conditions, that the plat is compliant with the County Zoning and Subdivision Regulations, as set forth in the staff report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this Board and that the conditions set forth in the staff report be made part of this approval

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

IX. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, June 24, 2024

Tuesday, June 25, 2024

8:00 a.m. Workforce Partnership meeting

12:00 p.m. MARC meeting

Wednesday, June 26, 2024

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

Thursday, June 27, 2024

Friday, June 28, 2024

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 20, 2024 *****

The Board of County Commissioners met in a regular session on Thursday June 20, 2024. Commissioner Culbertson, Commissioner Kaaz, Commissioner Mike Smith, Commissioner Doug Smith and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Bill Noll, Infrastructure and Construction Services; Edd Hingula, Leavenworth City Commission; Caleb Gordon, County Treasurer; John Richmeier, Leavenworth Times

Residents: Stacy Driscoll, Joe Herring, Willie Dove, Dan Clemons

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

A motion was made by Commissioner Kaaz and seconded by Commissioner Mike Smith to accept the consent agenda for Wednesday, June 20, 2024.

Motion passed, 5-0.

Bill Noll requested acceptance of a bid from Ebert Construction for the replacement of bridge HP-36 on 187th St.

A motion was made by Commissioner Kaaz and seconded by Commissioner Mike Smith to accept the bid from Ebert Construction for the replacement of bridge HP-36 on 187th St. in the amount of \$866,750.00 with a 5% contingency.

Motion passed, 5-0.

The Board briefly discussed the repairs to the Courthouse.

Mr. Noll gave a presentation showing different maintenance levels on road on the Leavenworth County/Jefferson County boundary.

It was the consensus of the Board to have staff re-evaluate the memorandum of understandings for maintenance of roads.

Caleb Gordon updated the Board as to the progress of the audit being conducting in the Treasurer's office.

Commissioner Stieben testified before the Senate Tax Committee.

Commissioner Kaaz attended the LCDC meeting and the Mid America Regional Council Assembly. She also attended the Deeper Windows Association fundraiser, the Juneteenth parade, the Port Authority meeting, Transit Authority meeting and the Leavenworth City Commission meeting.

Commissioner Culbertson attended the Government Affairs meeting through the Chamber.

Commissioner Doug Smith attended the Stop Property Fraud meeting and will attend the Kansas Livestock Association fundraiser.

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

Motion passed, 5-0.

The Board adjourned at 9:59 a.m.

Draft

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, July 1, 2024

Tuesday, July 2, 2024

Wednesday, July 3, 2024

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

Thursday, July 4, 2024 THE COURHOUSE WILL BE CLOSED IN OBSERVANCE OF INDEPENDENCE DAY

Friday, July 5, 2024

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

START DATE: 06/15/2024 END DATE: 06/21/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

				P.O.NUMBER	CHECK#					
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	342475	109284 AP	06/21/2024	4-001-5-53-215	4013-01994 UNIFORM RENTALS	92.83		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	342475	109284 AP	06/21/2024	4-001-5-53-215	4013-01994 UNIFORM RENTALS	92.83		
								*** VENDOR	4120 TOTAL	185.66
249	AMBERWELL	ATCHISON HOSPITAL	342477	109286 AP	06/21/2024	4-001-5-07-206	SHERIFF - NEW EMPLOYEE TESTING	140.00		
249	AMBERWELL	ATCHISON HOSPITAL	342477	109286 AP	06/21/2024	4-001-5-28-212	HUMAN RSOURCES - EMPLOYEE TEST	537.00		
								*** VENDOR	249 TOTAL	677.00
541	BAILEY JADEN	JADEN BAILEY	342479	109288 AP	06/21/2024	4-001-5-06-205	REIMB MILEAGE PLANNING COMMISS	92.46		
104	BOILER	OFFICE OF THE STATE FIRE MARSH	342480	109289 AP	06/21/2024	4-001-5-31-240	CH CASTIRON INSPECTION KS47598	30.00		
104	BOILER	OFFICE OF THE STATE FIRE MARSH	342480	109289 AP	06/21/2024	4-001-5-33-260	KS74850H & KS74851H VERT FIRE	90.00		
104	BOILER	OFFICE OF THE STATE FIRE MARSH	342480	109289 AP	06/21/2024	4-001-5-33-260	KS74850H & KS74851H VERT FIRE	90.00		
								*** VENDOR	104 TOTAL	210.00
28831	CE WATER MANAGEMENT	CE WATER MANAGEMENT INC	342483	109292 AP	06/21/2024	4-001-5-31-290	QUARTERLY WATER TREATMENT CONT	85.00		
28831	CE WATER MANAGEMENT	CE WATER MANAGEMENT INC	342483	109292 AP	06/21/2024	4-001-5-32-268	QUARTERLY WATER TREATMENT CONT	130.00		
								*** VENDOR	28831 TOTAL	215.00
5447	CITY WIDE MAINTENANC	CITY WIDE MAINTENANCE	342484	109293 AP	06/21/2024	4-001-5-32-296	01001100496 JC JANITORIAL SVC	5,860.00		
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	342485	109294 AP	06/21/2024	4-001-5-05-215	20642-0317B24244 GAS SERVICE	8.81		
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	342485	109294 AP	06/21/2024	4-001-5-14-220	GAS SVC CTHSE/JC 20642	527.57		
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	342485	109294 AP	06/21/2024	4-001-5-32-392	GAS SVC CTHSE/JC 20642	765.48		
								*** VENDOR	5637 TOTAL	1,301.86
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-02-212	IRON MOUNTAIN (JKSJ602,JKSJ601	32.31		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-02-212	IRON MOUNTAIN (JKSJ602,JKSJ601	5.98		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-02-301	AMAZON- CLERKS OFFICE SUPPLIES	12.35		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-02-301	AMAZON- CLERKS OFFICE SUPPLIES	31.40		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-05-215	FREESTATE ELEC SVC EMS 9102	228.82		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-05-215	WASTE MGMT - EMS 9102	213.72		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-05-215	CITY OF TONGANOXIE WATER 425,	74.10		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-05-280	MIDWEST MOBILE RADIO	210.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-05-280	MIDWEST MOBILE RADIO	468.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-05-280	MIDWEST MOBILE RADIO	468.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-05-280	MIDWEST MOBILE RADIO	228.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-05-280	MIDWEST MOBILE RADIO	315.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-05-280	MIDWEST MOBILE RADIO	105.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-05-280	MIDWEST MOBILE RADIO	1,173.08		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-06-216	AT&T - PLANNING	86.46		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-07-208	MIDWEST MOBILE RADIO	175.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-07-208	MIDWEST MOBILE RADIO	535.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-07-208	MIDWEST MOBILE RADIO	230.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-07-208	MIDWEST MOBILE RADIO	20.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-07-208	MIDWEST MOBILE RADIO	146.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-07-208	WASTE MGMT SHERIFF DUMPSTER	658.07		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-07-210	AT&T LVSO 1005	4,285.08		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-07-210	AT&T LVSO 5018	92.46		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-07-210	AT&T LVSO 1313	312.11		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-07-219	CHARTER - INTERNT FOR MENTAL H	182.01		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-07-223	FREESTATE ELECTRIC SVC TO SIRE	457.74		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-14-220	CITY OF TONGANOXIE WATER 425,	52.48		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-14-220	5-46 FREESTATE ELEC SVC QURRY,	814.09		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-14-228	KS DEPT OF ADMIN - FILING FEE	300.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-14-247	IRON MOUNTAIN (JKSJ602,JKSJ601	29.96		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-14-247	IRON MOUNTAIN (JKSJ602,JKSJ601	5.54		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-18-213	SPECTRUM COUNTY ACCESS	2,208.41		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-18-213	SPECTRUM - CONTR ACCESS-N16TH	159.98		

START DATE: 06/15/2024 END DATE: 06/21/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-18-213	SPECTRUM - CONTR ACCESS-N16TH	159.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-18-213	SPECTRUM - CONTR ACCESS-N16TH	285.97-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-19-220	IRON MOUNTAIN (JKSJ602,JKSJ601	170.64	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-28-301	IRON MOUNTAIN (JKSJ602,JKSJ601	14.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-28-301	IRON MOUNTAIN (JKSJ602,JKSJ601	2.77	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-001-5-53-207	WASTE MGMT - NOX WEED	105.37	
							*** VENDOR	648 TOTAL	13,547.92
21300	DIST CT EMPL REIMB	JOHN BRYANT	342486	109295 AP	06/21/2024	4-001-5-19-203	REIM 2024-2025 ATTY REGISTRATI	240.00	
837	DOUBLE CHECK COMPANY	DOUBLE CHECK COMPANY, LLC	342487	109296 AP	06/21/2024	4-001-5-33-209	C-010866 CUSHING - SVC	9,765.00	
2900	EMS OVERPAYMENT	MICHAEL MOGENSEN	342376	109203 AP	06/18/2024	4-001-5-05-290	BCBS PAID FOR EMS CLAIM	448.41	
8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	342544	183	06/21/2024	4-001-5-05-215	ELEC SVC EMS 9101	673.69	
1011	FEDEX	FEDEX	342489	109298 AP	06/21/2024	4-001-5-19-302	2389-5871-7 TRANSPORTATION CHA	119.58	
2410	FIRST CALL INC	FIRST CALL INC	342490	109299 AP	06/21/2024	4-001-5-13-211	INV 17199 MAY TRANSPORTS	150.00	
2410	FIRST CALL INC	FIRST CALL INC	342490	109299 AP	06/21/2024	4-001-5-13-211	INV 17199 MAY TRANSPORTS	150.00	
2410	FIRST CALL INC	FIRST CALL INC	342490	109299 AP	06/21/2024	4-001-5-13-211	INV 17199 MAY TRANSPORTS	150.00	
2410	FIRST CALL INC	FIRST CALL INC	342490	109299 AP	06/21/2024	4-001-5-13-211	INV 17199 MAY TRANSPORTS	150.00	
2410	FIRST CALL INC	FIRST CALL INC	342490	109299 AP	06/21/2024	4-001-5-13-211	INV 17199 MAY TRANSPORTS	150.00	
2410	FIRST CALL INC	FIRST CALL INC	342490	109299 AP	06/21/2024	4-001-5-13-211	INV 17199 MAY TRANSPORTS	150.00	
2410	FIRST CALL INC	FIRST CALL INC	342490	109299 AP	06/21/2024	4-001-5-13-211	INV 17199 MAY TRANSPORTS	150.00	
2410	FIRST CALL INC	FIRST CALL INC	342490	109299 AP	06/21/2024	4-001-5-13-211	INV 17199 MAY TRANSPORTS	150.00	
2410	FIRST CALL INC	FIRST CALL INC	342490	109299 AP	06/21/2024	4-001-5-13-211	INV 17199 MAY TRANSPORTS	150.00	
2410	FIRST CALL INC	FIRST CALL INC	342490	109299 AP	06/21/2024	4-001-5-13-211	INV 17199 MAY TRANSPORTS	150.00	
2410	FIRST CALL INC	FIRST CALL INC	342490	109299 AP	06/21/2024	4-001-5-13-211	INV 17199 MAY TRANSPORTS	450.00	
2410	FIRST CALL INC	FIRST CALL INC	342490	109299 AP	06/21/2024	4-001-5-13-211	INV 17199 MAY TRANSPORTS	150.00	
							*** VENDOR	2410 TOTAL	1,950.00
3550	FISHER, PATTERSON	FISHER, PATTERSON, SAYLER & SMIT	342377	109204 AP	06/18/2024	4-001-5-01-230	337-38184-ADH BOCC SVC TO 5.15	225.00	
70	FREESTATE ELECTRIC	FREESTATE ELECTRIC COOPERATIVE	342540	179	06/21/2024	4-001-5-05-215	ELEC SVC EMS 9102	250.28	
70	FREESTATE ELECTRIC	FREESTATE ELECTRIC COOPERATIVE	342540	179	06/21/2024	4-001-5-14-220	ELEC SVC 725 LAMING RD, EISENH	908.96	
							*** VENDOR	70 TOTAL	1,159.24
971	GALLS	GALLS	342492	109301 AP	06/21/2024	4-001-5-07-350	5289255 UNIFORMS 26750775	352.71	
971	GALLS	GALLS	342492	109301 AP	06/21/2024	4-001-5-07-350	5289255 UNIFORMS 26750775	195.12	
							*** VENDOR	971 TOTAL	547.83
709	GOTTSCHALK, WILLIAM	WILLIAM GOTTSCHALK	342494	109303 AP	06/21/2024	4-001-5-06-205	REIMB MILEAGE PLANNING COMMISS	72.36	
83	GRAFIX SHOPPE	M J DONOVAN ENTERPRISES, INC	342495	109304 AP	06/21/2024	4-001-5-07-213	SHF VEHICLE GRAPHICS	55.00	
120	GRENIER AUTOWORKS	ALFRED GRENIER II	342496	109305 AP	06/21/2024	4-001-5-07-213	LVSOP UPFIT NEW UNIT #145	2,357.50	
823	HOUSE OF APPAREL	CSE INC.	342378	109205 AP	06/18/2024	4-001-5-07-350	6 FLEET W/EMBROIDERY	202.44	
523	JARBALO JU	KENNETH W SHOEMAKER	342500	109309 AP	06/21/2024	4-001-5-31-320	BG TAILGATE SHELL	1,726.48	
66366	KANSAS GAS ACH	KANSAS GAS SERVICE	342545	184	06/21/2024	4-001-5-14-220	510614745 1628631 73 GAS TRANS	691.52	
66366	KANSAS GAS ACH	KANSAS GAS SERVICE	342545	184	06/21/2024	4-001-5-32-392	510614745 1628631 73 GAS TRANS	993.06	
66366	KANSAS GAS ACH	KANSAS GAS SERVICE	342545	184	06/21/2024	4-001-5-33-392	510614745 1562996 18 GAS TRANS	126.12	
66366	KANSAS GAS ACH	KANSAS GAS SERVICE	342545	184	06/21/2024	4-001-5-33-392	510614745 1562996 18 GAS TRANS	103.08	
							*** VENDOR	66366 TOTAL	1,913.78
1842	KONE INC	KONE INC	342502	109311 AP	06/21/2024	4-001-5-31-220	N40131062 ELEVATOR MAINT MAY 2	129.86	
1842	KONE INC	KONE INC	342502	109311 AP	06/21/2024	4-001-5-32-262	N40131062 ELEVATOR MAINT MAY 2	519.46	
1842	KONE INC	KONE INC	342502	109311 AP	06/21/2024	4-001-5-33-262	N40131062 ELEVATOR MAINT MAY 2	1,179.86	
							*** VENDOR	1842 TOTAL	1,829.18
6876	LEAV CITY	CITY OF LEAVENWORTH	342380	109207 AP	06/18/2024	4-001-5-31-240	ALARM USER PERMITS COURHTOUSE,	15.00	
6876	LEAV CITY	CITY OF LEAVENWORTH	342380	109207 AP	06/18/2024	4-001-5-32-260	ALARM USER PERMITS COURHTOUSE,	15.00	
							*** VENDOR	6876 TOTAL	30.00
537	LEAV TIMES	CHERRYROAD MEDIA INC	342506	109315 AP	06/21/2024	4-001-5-06-218	21252 PUBLIC NOTICES	14.38	
537	LEAV TIMES	CHERRYROAD MEDIA INC	342506	109315 AP	06/21/2024	4-001-5-06-218	21252 PUBLIC NOTICES	14.38	
537	LEAV TIMES	CHERRYROAD MEDIA INC	342506	109315 AP	06/21/2024	4-001-5-06-218	21252 PUBLIC NOTICES	12.58	
537	LEAV TIMES	CHERRYROAD MEDIA INC	342506	109315 AP	06/21/2024	4-001-5-06-218	21252 PUBLIC NOTICES	10.58	

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
							*** VENDOR	537 TOTAL	51.92	
710	LIPPERT MECHANICAL	LIPPERT MECHANICAL SERVICE LLC	342507	109316 AP	06/21/2024	4-001-5-31-290	6887515 CTHSE CHILLER ALARM-NE	7,809.61		
705	MAJURE, MARCUS	MARCUS MAJURE	342508	109317 AP	06/21/2024	4-001-5-06-205	REIMB MILEAGE PLANNING COMMISS	46.90		
1991	MARC	MID-AMERICA REGIONAL COUNCIL	342509	109318 AP	06/21/2024	4-001-5-14-2	2024 MAY MARC 911 EQUIPMENT	32,120.69		
835	MEDSTAT	C&C CONTAINERS, LLC	342510	109319 AP	06/21/2024	4-001-5-07-219	14 PANEL DIP DRUG TEST	593.74		
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	342381	109208 AP	06/18/2024	4-001-5-01-201	OPK595_K BOCC COPIES	712.55		
2666	MISC REIMBURSEMENTS	CALEB GORDON	342513	109322 AP	06/21/2024	4-001-5-03-211	REIM LODGING KCTA CONF WICHITA	118.25		
2666	MISC REIMBURSEMENTS	CALEB GORDON	342513	109322 AP	06/21/2024	4-001-5-03-211	REIM LODGING KCTA CONF WICHITA	281.00		
							*** VENDOR	2666 TOTAL	399.25	
621	OWENS, ROBERT	ROBERT OWENS	342516	109325 AP	06/21/2024	4-001-5-06-205	REIMB MILEAGE PLANNING COMMISS	40.20		
2612	QUALITY REPORTING	QUALITY REPORTING	342518	109327 AP	06/21/2024	4-001-5-19-251	COURT REPORTER SVC JT 2023CR30	672.80		
2612	QUALITY REPORTING	QUALITY REPORTING	342518	109327 AP	06/21/2024	4-001-5-19-251	COURT REPORTING SVC JT23CR3001	722.80		
							*** VENDOR	2612 TOTAL	1,395.60	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-001-5-07-213	SO/EOC GAS, SHF/JAIL VEH MAINT	4,063.69		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-001-5-07-218	SO/EOC GAS, SHF/JAIL VEH MAINT	110.75		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-001-5-14-332	SO/EOC GAS, SHF/JAIL VEH MAINT	3,544.74		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-001-5-14-332	SO/EOC GAS, SHF/JAIL VEH MAINT	570.36		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-001-5-14-333	BUILDINGS & GROUNDS	32.67		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-001-5-14-333	BUILDINGS & GROUNDS	37.45		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-001-5-14-333	BUILDINGS & GROUNDS	222.75		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-001-5-14-333	BUILDINGS & GROUNDS	326.49		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-001-5-14-333	BUILDINGS & GROUNDS	86.00		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-001-5-14-333	BUILDINGS & GROUNDS	4.95		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-001-5-14-336	NOX WEED MAINT, FUEL -MAY	391.28		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-001-5-23-2	ADMIN - CELL PHONE REIMB	241.54		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-001-5-41-213	APPRAISER VEH MAINT	48.00		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-001-5-53-308	NOX WEED MAINT, FUEL -MAY	426.37		
							*** VENDOR	458 TOTAL	10,107.04	
21594	ROSENTHAL	STEVEN ROSENTHAL	342524	109333 AP	06/21/2024	4-001-5-06-205	REIMB MILEAGE PLANNING COMMISS	105.57		
847	SANDERS	SANDERS WARREN & RUSSELL LLP	342384	109211 AP	06/18/2024	4-001-5-01-230	MEDIATION LINAWEAVER V BOCC	531.25		
27867	SCHMIDT WOLF	WOLF SCHMIDT	342526	109335 AP	06/21/2024	4-001-5-06-205	REIMB MILEAGE PLANNING COMMISS	76.38		
17368	SECURITY T	SECURITY TRANSPORT SERVICES	342527	109336 AP	06/21/2024	4-001-5-07-218	TRANSPORT INMATE DELVALLE TX T	2,178.76		
15427	SKEET, STEVE	STEVE SKEET	342528	109337 AP	06/21/2024	4-001-5-06-205	REIMB MILEAGE PLANNING COMMISS	80.40		
295	SPINK JEFF	JEFF SPINK	342529	109338 AP	06/21/2024	4-001-5-06-205	REIMB MILEAGE PLANNING COMMISS	79.60		
542	STORK, ALLAN	ALLAN STORK	342530	109339 AP	06/21/2024	4-001-5-06-205	REIMB MILEAGE PLANNING COMMISS	153.56		
376	SYMMETRY	ATHENS ENERGY SERVICES HOLDING	342541	180	06/21/2024	4-001-5-33-392	413714 GAS SERVICE CUSHING	62.36		
829	THOMSON REUTERS	THOMSON REUTERS - WEST	342532	109341 AP	06/21/2024	4-001-5-09-209	1005824053 ONLINE CHARGES	216.00		
829	THOMSON REUTERS	THOMSON REUTERS - WEST	342532	109341 AP	06/21/2024	4-001-5-11-210	1000590171 WEST INFORMATION CH	946.40		
							*** VENDOR	829 TOTAL	1,162.40	
8103	TIME WARNE	CHARTER COMMUNICATIONS	342543	182	06/21/2024	4-001-5-18-213	122236601 COUNTY COMMUNICATION	2,208.41		
20112	TYSTAD, DOUG	DOUG TYSTAD	342536	109345 AP	06/21/2024	4-001-5-06-205	REIMB MILEAGE PLANNING COMMISS	60.30		
3510	UNIFORM ALLOWANCES									

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

3510 UNIFORM ALLOWANCES

P.O.NUMBER CHECK#

warrants by vendor

START DATE: 06/15/2024 END DATE: 06/21/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#									
3510	UNIFORM ALLOWANCES	V									*** VENDOR	3510 TOTAL	8,990.00
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-001-5-01-302	MAY POSTAGE			13.76			
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-001-5-02-302	MAY POSTAGE			10.53			
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-001-5-03-302	MAY POSTAGE			203.36			
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-001-5-05-302	MAY POSTAGE			538.03			
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-001-5-06-302	MAY POSTAGE			16.00			
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-001-5-07-302	MAY POSTAGE			373.03			
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-001-5-09-232	MAY POSTAGE			29.68			
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-001-5-11-302	MAY POSTAGE			854.88			
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-001-5-14-302	MAY POSTAGE			22.69			
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-001-5-19-302	MAY POSTAGE			2,189.93			
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-001-5-28-302	MAY POSTAGE			62.56			
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-001-5-41-302	MAY POSTAGE			1,231.60			
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-001-5-49-302	MAY POSTAGE			459.35			
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-001-5-53-301	MAY POSTAGE			.64			
										*** VENDOR	575 TOTAL	6,006.04	
4648	WASTE MANAGEMENT	WASTE MANAGEMENT	342542	181	06/21/2024	4-001-5-05-215	5-29530-06667 EMS 9102 DUMPSTE			213.72			
4648	WASTE MANAGEMENT	WASTE MANAGEMENT	342542	181	06/21/2024	4-001-5-07-208	21-53290-33008 SHF DUMPSTER			654.83			
										*** VENDOR	4648 TOTAL	868.55	
2	WATER DEPT	WATER DEPT	342456	109283 AP	06/18/2024	4-001-5-14-220	WATER SERVICE COURTHOUSE			725.74			
2	WATER DEPT	WATER DEPT	342456	109283 AP	06/18/2024	4-001-5-32-392	WATER SVC JUSTICE CENTER			3,391.29			
2	WATER DEPT	WATER DEPT	342538	109347 AP	06/21/2024	4-001-5-32-392	WATER SVC OLD KPL BLDG			15.60			
2	WATER DEPT	WATER DEPT	342456	109283 AP	06/18/2024	4-001-5-33-392	WATER SERVICE 711 MARSHALL ET			76.19			
2	WATER DEPT	WATER DEPT	342456	109283 AP	06/18/2024	4-001-5-33-392	WATER SERVICE 711 MARSHALL ET			458.02			
										*** VENDOR	2 TOTAL	4,666.84	
										TOTAL FUND 001		125,913.31	

4938	BUILDING & GROUNDS	BUILDING & GROUNDS	342481	109290 AP	06/21/2024	4-108-5-00-219	HEALTH DEPT/WIC			839.25			
4938	BUILDING & GROUNDS	BUILDING & GROUNDS	342481	109290 AP	06/21/2024	4-108-5-00-606	HEALTH DEPT/WIC			279.75			
										*** VENDOR	4938 TOTAL	1,119.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-108-5-00-219	AT&T MOBILITY - HEALTH DEPT			165.19			
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-108-5-00-601	MIDWEST MOBILE RADIO			75.00			
										*** VENDOR	648 TOTAL	240.19	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-108-5-00-302	MAY POSTAGE			136.75			
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-108-5-00-606	MAY POSTAGE			90.09			
										*** VENDOR	575 TOTAL	226.84	
										TOTAL FUND 108		1,586.03	

848	ATLANTIC SIGNAL	ATLANTIC SIGNAL, LLC	342478	109287 AP	06/21/2024	4-115-5-00-408	T*A*G HEADSETS			26,893.00			
2367	911 CUSTOM LLC	911 CUSTOM LLC REPLACEMENT	342539	109348 AP	06/21/2024	4-115-5-00-436	OLD TO NEW EXP1 AND EXP2			2,898.90			
2367	911 CUSTOM LLC	911 CUSTOM LLC REPLACEMENT	342539	109348 AP	06/21/2024	4-115-5-00-436	OLD TO NEW EXP1 AND EXP2			2,908.90			
										*** VENDOR	2367 TOTAL	5,807.80	
										TOTAL FUND 115		32,700.80	

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
4938	BUILDING & GROUNDS	BUILDING & GROUNDS	342481	109290 AP	06/21/2024	4-126-5-00-224	ADT COMM CORR SHARED COSTS	2,380.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-126-5-00-210	FIRSTNET COMM CORR	251.35	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-126-5-00-225	IRON MOUNTAIN (JKSJ602,JKSJ601	17.88	
							*** VENDOR	648 TOTAL	269.23
850	OXFORD HOUSE	OXFORD HOUSE HALSEY 2	342382	109209 AP	06/18/2024	4-126-5-00-226	CLIENT SERVICES -	240.00	
7098	QUILL CORP	QUILL CORP	342383	109210 AP	06/18/2024	4-126-5-00-321	COMM CORR OFFICE SUPPLIES	144.95	
7098	QUILL CORP	QUILL CORP	342383	109210 AP	06/18/2024	4-126-5-00-321	COMM CORR OFFICE SUPPLIES	9.99	
7098	QUILL CORP	QUILL CORP	342519	109328 AP	06/21/2024	4-126-5-00-321	5645204 COMM CORR OFFICE SUPPL	97.67	
							*** VENDOR	7098 TOTAL	252.61
207	SUNFLOWER HEALING	KATHRYN KAY LUNA	342531	109340 AP	06/21/2024	4-126-5-00-705	DV CLASSES (ADT COMM CORR)	200.00	
207	SUNFLOWER HEALING	KATHRYN KAY LUNA	342531	109340 AP	06/21/2024	4-126-5-00-705	DV CLASSES (ADT COMM CORR)	25.00	
207	SUNFLOWER HEALING	KATHRYN KAY LUNA	342531	109340 AP	06/21/2024	4-126-5-00-705	DV CLASSES (ADT COMM CORR)	200.00	
207	SUNFLOWER HEALING	KATHRYN KAY LUNA	342531	109340 AP	06/21/2024	4-126-5-00-705	DV CLASSES (ADT COMM CORR)	50.00	
207	SUNFLOWER HEALING	KATHRYN KAY LUNA	342531	109340 AP	06/21/2024	4-126-5-00-705	DV CLASSES (ADT COMM CORR)	225.00	
							*** VENDOR	207 TOTAL	700.00
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-126-5-00-321	MAY POSTAGE	16.80	
							TOTAL FUND 126		3,858.64
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	342499	109308 AP	06/21/2024	4-127-5-00-3	SMART SCREEN UA CUPS	1,190.00	
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	342499	109308 AP	06/21/2024	4-127-5-00-3	SMART SCREEN UA CUPS	1,190.00	
							*** VENDOR	2505 TOTAL	2,380.00
							TOTAL FUND 127		2,380.00
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	342475	109284 AP	06/21/2024	4-133-5-00-215	6-31 4013-01993 UNIFORM RENTAL	461.28	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	342475	109284 AP	06/21/2024	4-133-5-00-215	6-31 4013-01993 UNIFORM RENTAL	310.08	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	342475	109284 AP	06/21/2024	4-133-5-00-312	6-31 4013-01993 UNIFORM RENTAL	233.57	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	342475	109284 AP	06/21/2024	4-133-5-00-312	6-31 4013-01993 UNIFORM RENTAL	230.71	
							*** VENDOR	4120 TOTAL	1,235.64
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	342485	109294 AP	06/21/2024	4-133-5-00-304	6-26 20642-5600012405	20.14	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-133-5-00-204	MIDWEST MOBILE RADIO	395.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-133-5-00-207	MIDWEST MOBILE RADIO	375.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-133-5-00-207	MIDWEST MOBILE RADIO	10.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-133-5-00-207	MIDWEST MOBILE RADIO	10.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-133-5-00-207	MIDWEST MOBILE RADIO	105.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-133-5-00-207	MIDWEST MOBILE RADIO	395.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-133-5-00-210	5-23 AT&T MOBILITY - PUBLIC WO	442.05	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-133-5-00-251	5-46 FREESTATE ELEC SVC QURRY,	60.00	
							*** VENDOR	648 TOTAL	1,002.05
8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	342544	183	06/21/2024	4-133-5-00-251	6-28 ELEC SVC COSHOP ET AL	715.85	
8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	342544	183	06/21/2024	4-133-5-00-251	6-28 ELEC SVC COSHOP ET AL	165.25	
8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	342544	183	06/21/2024	4-133-5-00-251	6-28 ELEC SVC COSHOP ET AL	25.66	
8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	342544	183	06/21/2024	4-133-5-00-251	6-28 ELEC SVC COSHOP ET AL	54.91	
							*** VENDOR	8686 TOTAL	961.67
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	342491	109300 AP	06/21/2024	4-133-5-00-360	6-32 016993 BREAKER,ACTUATOR,N	1,392.06	
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	342491	109300 AP	06/21/2024	4-133-5-00-360	6-32 016993 BREAKER,ACTUATOR,N	384.44	
							*** VENDOR	2588 TOTAL	1,776.50
70	FREESTATE ELECTRIC	FREESTATE ELECTRIC COOPERATIVE	342540	179	06/21/2024	4-133-5-00-251	6-29 ELEC SVC TONGIE QUARRY	69.32	
8569	KANEQUIP INC	KANEQUIP, INC	342501	109310 AP	06/21/2024	4-133-5-00-360	6-34 104580 BATTERY, ROD, WASH	195.35	
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	342505	109314 AP	06/21/2024	4-133-5-00-318	6-35 495 BM2	4,797.34	
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	342505	109314 AP	06/21/2024	4-133-5-00-318	6-35 495 BM2	32,548.85	
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	342505	109314 AP	06/21/2024	4-133-5-00-362	6-35 495 BM2	25,647.12	
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	342505	109314 AP	06/21/2024	4-133-5-00-362	6-35 495 BM2	12,965.16	

START DATE: 06/15/2024 END DATE: 06/21/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	342505	109314 AP	06/21/2024	4-133-5-00-362	6-35 495 BM2		9,454.86
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	342505	109314 AP	06/21/2024	4-133-5-00-362	6-35 495 BM2		20,984.23
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	342505	109314 AP	06/21/2024	4-133-5-00-362	6-35 495 BM2		26,078.52
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	342505	109314 AP	06/21/2024	4-133-5-00-362	6-35 495 BM2		29,005.67
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	342505	109314 AP	06/21/2024	4-133-5-00-362	6-35 495 BM2		35,547.13
							*** VENDOR	1351 TOTAL	197,028.88
232	MHC KENWORTH	MHC KENWORTH-OLATHE	342511	109320 AP	06/21/2024	4-133-5-00-360	6-36 95988 FILTERS, CARTRIDGES		1,580.65
232	MHC KENWORTH	MHC KENWORTH-OLATHE	342511	109320 AP	06/21/2024	4-133-5-00-360	6-36 95988 FILTERS, CARTRIDGES		346.05
232	MHC KENWORTH	MHC KENWORTH-OLATHE	342511	109320 AP	06/21/2024	4-133-5-00-360	6-36 95988 FILTERS, CARTRIDGES		293.10-
232	MHC KENWORTH	MHC KENWORTH-OLATHE	342511	109320 AP	06/21/2024	4-133-5-00-360	6-36 95988 FILTERS, CARTRIDGES		17.24-
232	MHC KENWORTH	MHC KENWORTH-OLATHE	342511	109320 AP	06/21/2024	4-133-5-00-360	6-36 95988 FILTERS, CARTRIDGES		1,580.65-
							*** VENDOR	232 TOTAL	35.71
2666	MISC REIMBURSEMENTS	KYLER HOLLOWAY	342512	109321 AP	06/21/2024	4-133-5-00-203	6-33 REIM CDL FULL LICENSE		23.75
988	ROAD BUILD	ROAD BUILDERS	342522	109331 AP	06/21/2024	4-133-5-00-360	6-38 LEAVE002 PARTS		7.92
632	RWD 8	RURAL WATER DIST NO 8	342525	109334 AP	06/21/2024	4-133-5-00-214	6-27 WATER METERS AT CO SHOP		93.71
632	RWD 8	RURAL WATER DIST NO 8	342525	109334 AP	06/21/2024	4-133-5-00-214	6-27 WATER METERS AT CO SHOP		281.45
							*** VENDOR	632 TOTAL	375.16
22972	TRANSFER STATION	TRANSFER STATION	342535	109344 AP	06/21/2024	4-133-5-00-214	6-25 ACCT 656 CONSTRUCTION WAS		176.00
22972	TRANSFER STATION	TRANSFER STATION	342535	109344 AP	06/21/2024	4-133-5-00-214	6-39 ACCT 656 CONSTRUCTION WAS		99.00
							*** VENDOR	22972 TOTAL	275.00
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-133-5-00-301	6-20 MAY POSTAGE		50.75
							TOTAL FUND 133		203,057.84

4938	BUILDING & GROUNDS	BUILDING & GROUNDS	342481	109290 AP	06/21/2024	4-136-5-00-203	JUV COMM CORR SHARED COSTS		793.34
4938	BUILDING & GROUNDS	BUILDING & GROUNDS	342481	109290 AP	06/21/2024	4-136-5-00-223	JUV COMM CORR SHARED COSTS		793.33
4938	BUILDING & GROUNDS	BUILDING & GROUNDS	342481	109290 AP	06/21/2024	4-136-5-00-245	JUV COMM CORR SHARED COSTS		793.33
							*** VENDOR	4938 TOTAL	2,380.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-136-5-00-203	IRON MOUNTAIN (JKSJ602,JKSJ601		5.96
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-136-5-00-206	FIRSTNET COMM CORR		50.27
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-136-5-00-223	IRON MOUNTAIN (JKSJ602,JKSJ601		5.96
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-136-5-00-226	FIRSTNET COMM CORR		50.27
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-136-5-00-243	IRON MOUNTAIN (JKSJ602,JKSJ601		5.96
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-136-5-00-246	FIRSTNET COMM CORR		100.54
							*** VENDOR	648 TOTAL	218.96
7098	QUILL CORP	QUILL CORP	342383	109210 AP	06/18/2024	4-136-5-00-301	COMM CORR OFFICE SUPPLIES		49.49
7098	QUILL CORP	QUILL CORP	342519	109328 AP	06/21/2024	4-136-5-00-301	5645204 COMM CORR OFFICE SUPPL		32.55
7098	QUILL CORP	QUILL CORP	342519	109328 AP	06/21/2024	4-136-5-00-301	5645204 COMM CORR OFFICE SUPPL		9.66
7098	QUILL CORP	QUILL CORP	342519	109328 AP	06/21/2024	4-136-5-00-301	5645204 COMM CORR OFFICE SUPPL		14.67
7098	QUILL CORP	QUILL CORP	342383	109210 AP	06/18/2024	4-136-5-00-321	COMM CORR OFFICE SUPPLIES		49.50
7098	QUILL CORP	QUILL CORP	342519	109328 AP	06/21/2024	4-136-5-00-321	5645204 COMM CORR OFFICE SUPPL		14.66
7098	QUILL CORP	QUILL CORP	342519	109328 AP	06/21/2024	4-136-5-00-321	5645204 COMM CORR OFFICE SUPPL		9.67
7098	QUILL CORP	QUILL CORP	342519	109328 AP	06/21/2024	4-136-5-00-321	5645204 COMM CORR OFFICE SUPPL		32.55
7098	QUILL CORP	QUILL CORP	342383	109210 AP	06/18/2024	4-136-5-00-341	COMM CORR OFFICE SUPPLIES		47.99
7098	QUILL CORP	QUILL CORP	342519	109328 AP	06/21/2024	4-136-5-00-341	5645204 COMM CORR OFFICE SUPPL		14.66
7098	QUILL CORP	QUILL CORP	342519	109328 AP	06/21/2024	4-136-5-00-341	5645204 COMM CORR OFFICE SUPPL		9.66
7098	QUILL CORP	QUILL CORP	342519	109328 AP	06/21/2024	4-136-5-00-341	5645204 COMM CORR OFFICE SUPPL		32.56
							*** VENDOR	7098 TOTAL	317.62
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-136-5-00-321	MAY POSTAGE		.64
							TOTAL FUND 136		2,917.22

4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	342475	109284 AP	06/21/2024	4-137-5-00-203	6-10 UNIFORM RENTALS 4013-0199		97.41
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	342475	109284 AP	06/21/2024	4-137-5-00-203	6-10 UNIFORM RENTALS 4013-0199		100.68

START DATE: 06/15/2024 END DATE: 06/21/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#						
						*** VENDOR	4120 TOTAL	198.09	
446	EQUIPMENT SHARE	EQUIPMENT SHARE INC	342488	109297 AP	06/21/2024	4-137-5-00-320	6-11 48309 CASE BUSHING, RING	164.64	
8028	POWERPLAN	MURPHY TRACTOR & EQUIP CO	342517	109326 AP	06/21/2024	4-137-5-00-320	6-12 88002-36463 UTS, CAP SCRE	165.33	
960	TODD'S TIRE LLC	SKGFRITZ,LLC	342534	109343 AP	06/21/2024	4-137-5-00-321	6-13 TIRES	64.00	
						TOTAL FUND 137		592.06	

648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-138-5-00-226	FIRSTNET COMM CORR	201.08	
						TOTAL FUND 138		201.08	

755	LCPA	LEAV CO PORT AUTHORITY	342504	109313 AP	06/21/2024	4-140-5-00-202	2024 2ND QUARTER	37,250.00	
						TOTAL FUND 140		37,250.00	

2621	CAFE	TERRY BOOKER	342482	109291 AP	06/21/2024	4-145-5-00-256	COA MEALS RESERVED 6/1-6/14	13,864.50	
2621	CAFE	TERRY BOOKER	342482	109291 AP	06/21/2024	4-145-5-00-256	COA MEALS RESERVED 6/1-6/14	14,001.00	
						*** VENDOR		2621 TOTAL	27,865.50
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-145-5-00-208	IRON MOUNTAIN SHREDDING	66.30	
2666	MISC REIMBURSEMENTS	ROSE DAY	342514	109323 AP	06/21/2024	4-145-5-00-205	REIM MILEAGE TRAINING	16.08	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-145-5-00-213	COA MAY VEH MAINT	1,820.87	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-145-5-00-302	MAY POSTAGE	322.70	
						TOTAL FUND 145		30,091.45	

648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-146-5-00-218	IRON MOUNTAIN (JKSJ602,JKSJ601	96.93	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-146-5-00-218	IRON MOUNTAIN (JKSJ602,JKSJ601	17.93	
						*** VENDOR		648 TOTAL	114.86
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-146-5-00-302	MAY POSTAGE	2,661.49	
						TOTAL FUND 146		2,776.35	

648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-160-5-00-204	HAMM INC	101,350.61	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-160-5-00-204	HAMM INC	10,970.10	
						*** VENDOR		648 TOTAL	112,320.71
22605	HINCKLEY S	HINCKLEY SPRINGS	342498	109307 AP	06/21/2024	4-160-5-00-263	58699012811238 DRINKING WATER	175.86	
9271	LANSING CI	CITY OF LANSING	342503	109312 AP	06/21/2024	4-160-5-00-210	SOLID WASTE SEWER SERVICE	34.80	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-160-5-00-213	SOLID WASTE FUEL/VEH MAINT	361.34	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	342521	109330 AP	06/21/2024	4-160-5-00-304	SOLID WASTE FUEL/VEH MAINT	186.36	
						*** VENDOR		458 TOTAL	547.70
10703	TIRE TOWN	TIRE TOWN	342533	109342 AP	06/21/2024	4-160-5-00-207	SCRAP TIRES	500.00	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	342537	109346 AP	06/21/2024	4-160-5-00-201	MAY PSTAGE	34.05	
						TOTAL FUND 160		113,613.12	

672	SMH CONSULTANTS	SMH CONSULTANTS PA	342469	1750 AP	06/20/2024	4-171-5-01-201	6-5 HRRR TONG 187 - TO 5.31.24	9,495.92	
672	SMH CONSULTANTS	SMH CONSULTANTS PA	342469	1750 AP	06/20/2024	4-171-5-01-201	6-5 HRRR TONG 187 - TO 5.31.24	2,956.14	
						*** VENDOR		672 TOTAL	12,452.06
						TOTAL FUND 171		12,452.06	

845	MEGAKC CORP	MEGAKC CORPORATION	342467	10258 AP	06/20/2024	4-172-5-00-301	ARPA239 3.1 GROUP 2 CONTR INST	12,175.67	
						TOTAL FUND 172		12,175.67	

648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	342457	177	06/18/2024	4-174-5-00-210	5-46 FREESTATE ELEC SVC QURRY,	894.81	
70	FREESTATE ELECTRIC	FREESTATE ELECTRIC COOPERATIVE	342540	179	06/21/2024	4-174-5-00-210	ELEC SVC 725 LAMING RD, EISENH	940.71	
						TOTAL FUND 174		1,835.52	

652	REARDON KE	KEVIN E REARDON	342520	109329 AP	06/21/2024	4-176-5-00-206	VTC DEFENSE ATTORNEY FOR VETER	750.00	

START DATE: 06/15/2024 END DATE: 06/21/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
27574	ROBINSON G	LAW OFFICE OF GREGORY C ROBINS	342523	109332 AP	06/21/2024	4-176-5-00-206	VTC DEFENSE ATTORNEY (FY1 & CU	10,200.00		
27574	ROBINSON G	LAW OFFICE OF GREGORY C ROBINS	342523	109332 AP	06/21/2024	4-176-5-00-206	VTC DEFENSE ATTORNEY (FY1 & CU	2,550.00		
							*** VENDOR 27574 TOTAL			12,750.00
							TOTAL FUND 176			13,500.00

851	NPL CONSTRUCTION	NPL CONSTRUCTION CO	342515	109324 AP	06/21/2024	4-180-5-00-2	6-1 GAS MAIN RELOCATE (A-49 RE	29,203.75		
							TOTAL FUND 180			29,203.75

5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	342485	109294 AP	06/21/2024	4-195-5-00-290	20642-0321A77493 GAS SVC COMM	4.41		
66366	KANSAS GAS ACH	KANSAS GAS SERVICE	342545	184	06/21/2024	4-195-5-00-290	510614745 1628631 73 GAS TRANS	94.69		
2	WATER DEPT	WATER DEPT	342538	109347 AP	06/21/2024	4-195-5-00-290	WATER SVC COMM CORR	54.24		
							TOTAL FUND 195			153.34

18885	HAYNES EQU	HAYNES EQUIPMENT CO	342497	109306 AP	06/21/2024	4-210-5-00-2	SD #1 SVC CALL - DANA LANE	536.55		
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	342379	109206 AP	06/18/2024	4-210-5-00-2	08-LVPWD01 LOCATES SD1,2,5	18.00		
							TOTAL FUND 210			554.55

8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	342458	178	06/18/2024	4-212-5-00-2	ELEC SVC SEWER DIST 2	271.16		
8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	342458	178	06/18/2024	4-212-5-00-2	ELEC SVC SEWER DIST 2	48.97		
8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	342458	178	06/18/2024	4-212-5-00-2	ELEC SVC SEWER DIST 2	32.35		
8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	342458	178	06/18/2024	4-212-5-00-2	ELEC SVC SEWER DIST 2	96.26		
							*** VENDOR 8686 TOTAL			448.74
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	342379	109206 AP	06/18/2024	4-212-5-00-2	08-LVPWD01 LOCATES SD1,2,5	3.60		
							TOTAL FUND 212			452.34

8686	EVERGY SIRENS	EVERGY KANSAS CENTRAL INC	342458	178	06/18/2024	4-218-5-00-2	ELEC SVC SEWER DIST 5	98.46		
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	342379	109206 AP	06/18/2024	4-218-5-00-2	08-LVPWD01 LOCATES SD1,2,5	1.20		
							TOTAL FUND 218			99.66

760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	342476	109285 AP	06/21/2024	4-510-2-00-958	JUNE VOLUNTARY PREMIUMS	2,238.60		
760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	342476	109285 AP	06/21/2024	4-510-2-00-958	JUNE VOLUNTARY PREMIUMS	3,179.21		
760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	342476	109285 AP	06/21/2024	4-510-2-00-958	JUNE VOLUNTARY PREMIUMS	2,005.32		
							*** VENDOR 760 TOTAL			7,423.13
268	GEN DIGITAL-LIFELOCK	GEN DIGITAL, INC.	342493	109302 AP	06/21/2024	4-510-2-00-941	1247233 JUNE PREMIUMS (LIFELOC	2,137.67		
							TOTAL FUND 510			9,560.80

							TOTAL ALL CHECKS			636,925.59

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

001	GENERAL	125,913.31
108	COUNTY HEALTH	1,586.03
115	EQUIPMENT RESERVE	32,700.80
126	COMM CORR ADULT	3,858.64
127	COMM CORR ADULT NON GRANT	2,380.00
133	ROAD & BRIDGE	203,057.84
136	COMM CORR JUVENILE	2,917.22
137	LOCAL SERVICE ROAD & BRIDGE	592.06
138	JUV INTAKE & ASSESSMENT	201.08
140	E D A C ECONOMIC DEVELOPMENT	37,250.00
145	COUNCIL ON AGING	30,091.45
146	COUNTY TREASURER SPECIAL	2,776.35
160	SOLID WASTE MANAGEMENT	113,613.12
171	S TAX CAP RD PROJ: BONDS	12,452.06
172	AMERICAN RECOVERY PLAN	12,175.67
174	911	1,835.52
176	VETERANS TREATMENT COURT (16.753)	13,500.00
180	ALEX TWP TRAFFIC IMPACT	29,203.75
195	JUVENILE DETENTION	153.34
210	SEWER DISTRICT 1: HIGH CREST	554.55
212	SEWER DISTRICT 2: TIMBERLAKES	452.34
218	SEWER DIST #5	99.66
510	PAYROLL CLEARING	9,560.80
	TOTAL ALL FUNDS	636,925.59

**CONSENT AGENDA FOR 6/26/2024
CKS 06/15-24 - 06/21/2024**

**Leavenworth County
Request for Board Action
Case No. DEV-24-012
Final Plat Wagon Wheel Ranch
*Consent Agenda***

**Date: June 26, 2024
To: Board of County Commissioners
From: Planning & Zoning Staff**

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Request:

Chairman, I move that the proposed Final Plat as outlined in case DEV-24-012 be approved with conditions, that the plat is compliant with the County Zoning & Subdivision Regulations, as set forth in the Staff Report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this board and that the conditions set forth in the Staff Report be made part of this approval.

Analysis: The applicant is proposing to plat two tracts of land into 9 lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision.

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-24-012, Final Plat for Wagon Wheel Ranch, subject to conditions.

Alternatives:

1. Approve Case No. DEV-24-012, Final Plat for Wagon Wheel Ranch, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-24-012, Final Plat for Wagon Wheel Ranch, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-012, Final Plat for Wagon Wheel Ranch, 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

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-24-012 Wagon Wheel Ranch Final Plat

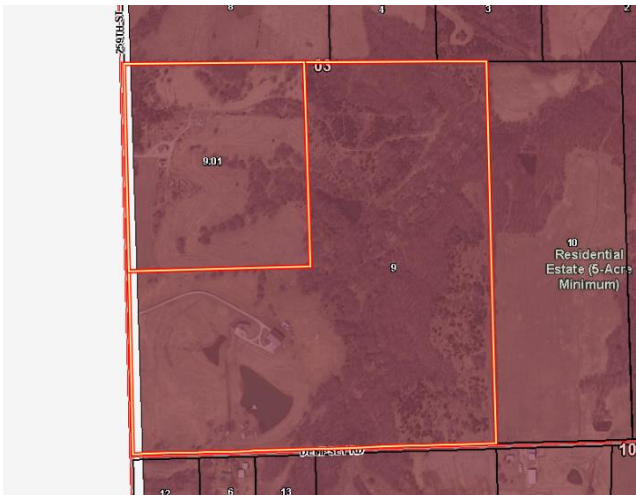
June 12, 2024

REQUEST: *Consent Agenda*

Preliminary Plat Final Plat

STAFF REPRESENTATIVE:
AMY ALLISON
DEPUTY DIRECTOR

SUBJECT PROPERTY: 23752 & 00000 259th Street



APPLICANT/APPLICANT AGENT:

LARRY HAHN
HAHN SURVEYING

PROPERTY OWNER:
ROBERT L PURTEE
23752 259TH STREET
MCLOUTH, KS 66054

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE
DESIGNATION: RESIDENTIAL (5
ACRE MIN)

Future Land Use Designation: Residential (5 Acre Min)

LEGAL DESCRIPTION:

Two tracts of land in the Southwest Quarter of Fractional Section 3, Township 10 South, Range 20 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Approve Case No. DEV-24-012 Final Plat for Wagon Wheel Ranch, with or without conditions; or
2. Deny Case No. DEV-24-012 Final Plat for Wagon Wheel Ranch for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 171.35 ACRES

PARCEL ID NO: 132-03-0-00-00-009.00 & 132-03-0-00-00-009.01

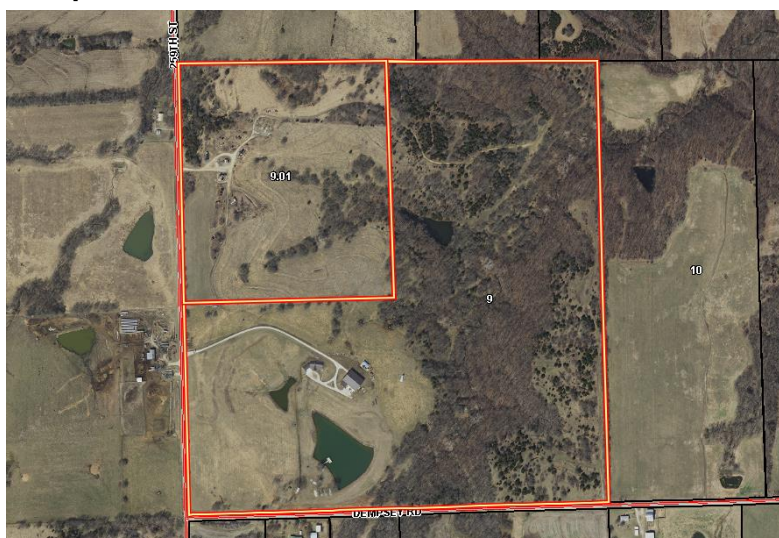
BUILDINGS: 1 SINGLE FAMILY
RESIDENCE AND ACCESSORY
STRUCTURES

PROJECT SUMMARY:

Request for a final plat approval to subdivide property located at 23752 & 00000 259th Street as Lots 1 through 9 of Wagon Wheel Ranch.

ACCESS/STREET:
259TH STREET – GRAVEL,
JEFFERSON COUNTY
REGULATED ROAD &
DEMPSEY RD – LOCAL,
GRAVEL, ± 15'

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC
SYSTEM

FIRE: UNION

WATER: RWD 12

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:
3/28/2024

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING
PROPERTY OWNERS:
N/A

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

STAFF COMMENTS:

The applicant is proposing to divide 171 acres into a 9-lot subdivision. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1-4 will be approximately 12 acres each. Lot 5 will be 38 acres and will retain the existing house and accessory structures. Lot 6 will be over 70 acres and Lots 8-10 will be 5 acres each. Lots 1-5 will access off of 259th Street either through existing entrances or new entrances. Since 259th Street is controlled by Jefferson County, Jefferson County has confirmed that an access point will likely be approved for each proposed new lot without an existing entrance. Lots 6-10 will access off of Dempsey Road and should be able to meet the County's access management standards. RWD 9 & 12 indicated that a study will need to be performed to determine water availability for the proposed lots. However, all lots are large enough that a water well can be obtained per the LVCO Sanitary Code. Staff is generally in support.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. The developer must comply with the following memorandums:
 - a. Memo – Phil Hoffman, Jefferson County Road Superintendent, dated March 6, 2024
 - b. Email - RWD 12, dated February 12, 2024
 - c. Email – RWD 9, dated May 6, 2024

ATTACHMENTS:

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

FINAL PLAT APPLICATION
 Leavenworth County Planning and Zoning Department,
 300 Walnut St., County Courthouse
 Leavenworth, Kansas
 913-684-0465
 913-684-0398 Fax

CAMA No.: <u>132-03</u> <u>009.01</u>	Office Use Only	Date Received: <u>02.06.2024</u>
Township: <u>Alexandria</u>		
Planning Commission Meeting Date: _____		
Project No.: <u>DEV-24-0</u>		Date Paid: <u>02.06.2024</u>

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME _____	NAME <u>ROBERT L. PURTEE</u>
ADDRESS _____	ADDRESS <u>23752 259TH STREET</u>
CITY/ST/ZIP _____	CITY/ST/ZIP <u>MCLOUTH, KS. 66054</u>
PHONE _____ EMAIL _____	PHONE <u>913-636-1108</u> EMAIL _____
CONTACT PERSON _____	CONTACT PERSON <u>ROBERT</u>

GENERAL INFORMATION

Subdivision Name: WAGON WHEEL RANCH

Legal Description (S-T-R 1/4 Section): SW 1/4 3-T10S-R20E

Zoning: RR- 5.0

Surveyor and/or Engineer Firm: HAHN SURVEYING

Contact Person: LARRY HAHN

Address: PO BOX 186 BASEHOR, KANSAS 66007

Phone : 913-547-3405 Fax : _____ Email : hahnsurvey@gmail.com

SUBDIVISION INFORMATION		
Gross Acreage: <u>171.35 ACRES</u>	Number of Lots: <u>9</u>	Minimum Lot Size: <u>5.00 ACRES</u>
Maximum Lot Size: <u>70.04 ACRES</u>	Zoning: <u>RR - 5.0</u>	Density: _____
Open Space Acreage: _____	Water District: <u>RWD 12</u>	Proposed Sewage: <u>ON SITE</u>
Fire District: _____	Electric Provider: <u>FREESTATE</u>	Natural Gas Provider: <u>PROPANE</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Phase Number: _____	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what is the panel number: _____		

I, the undersigned am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for Final Plat approval as indicated above.

Signature: Robert L. Purtee Date: 2.5-24

ATTACHMENT A-2

OWNER AUTHORIZATION

I/WE ROBERT L. PURTEE, hereby referred to as the "Undersigned", being of lawful age, do hereby on this ___ day of _____, 20___, make the following statements, to wit:

- 1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property
See Exhibit A attached hereto and incorporated herein by reference.
- 2. I/We the undersigned, have previously authorized and hereby authorize LARRY HAHN HAHN SURVEYING (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Department of Leavenworth County, Kansas, 23752 259TH STREET (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.
- 3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the 'County'), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent
- 4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

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

STATE OF KANSAS
COUNTY OF LEAVENWORTH

Robert L. Purtee
ROBERT L. PURTEE

The foregoing instrument was acknowledged before me on this 5 day of February, 2024
by Robert L. Purtee

My Commission Expires: 9/27/27

Notary Public *Rebekah Felix*



ATTACHMENT B

WAGON WHEEL RANCH

A SUBDIVISION IN THE SOUTHWEST QUARTER OF
FRACTIONAL SECTION 3-T10S-R20E OF THE 6TH P.M.,
INCLUDING GOVERNMENT LOTS 3 AND 4
LEAVENWORTH COUNTY, KANSAS

FINAL PLAT



LOCATION MAP
NO SCALE

W LINE OF 3-T10S-R20E & DELAWARE RESERVE LINE
1/2" REBAR WITH #1296 CAP (REF. #1)
1. E 24.15 TO 40D NAIL IN CORNER POST
2. W 20.23 TO 60D NAIL WITH WASHER IN STEEL POST
3. NE 27.08 TO FIRST STEEL "T" POST NORTH OF CORNER
4. E 20.00 TO 1/2" REBAR WITH #1349 CAP

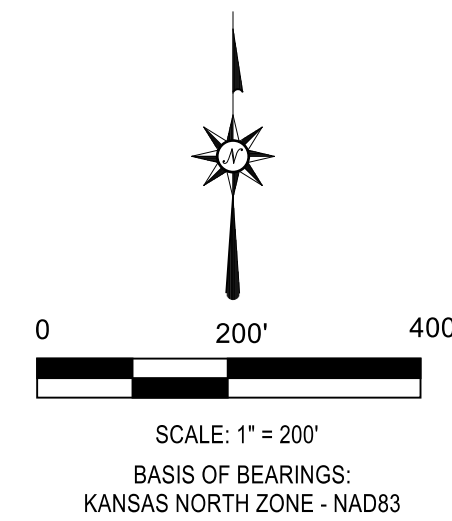
"UNPLATTED TRACT"
PN. 132-3-8

"UNPLATTED TRACT"
PN. 132-3-4

"UNPLATTED TRACT"
PN. 132-3-3

NORTH LINE OF
DELAWARE RESERVATION
2647.51
N 89°52'06"E

EAST LINE OF W 1/2 OF 3-T10S-R20E & DELAWARE RESERVE LINE
(REDROCK WITH 1/2" REBAR WEST SIDE)
1. E 10.00 TO 8" SPIKE IN 36" OAK
2. ESE 4.50 TO MAG NAIL IN CORNER POST
3. NNW 35.20 TO 60D NAIL WITH WASHER IN 10" OAK



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

- RESTRICTIONS**
- NO OFF PLAT 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 1-5 ARE SUBJECT TO JEFFERSON COUNTY ACCESS MANAGEMENT CURRENT POLICY.
ALL OTHER LOTS ARE SUBJECT TO CURRENT LEAVENWORTH COUNTY ACCESS MANAGEMENT POLICY RESOLUTION.
 - STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

- NOTES**
- 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 ORT PARTIALLY ACCURATE AND COMPLETE.
 - EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL / RESIDENTIAL
PROPOSED USE - RR-5.0 / RESIDENTIAL
 - THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA
FEMA FIRM 20103C0200G, EFFECTIVE ON 7/16/2015
 - TITLE REPORT ISSUED BY KANSAS SECURED TITLE, TX0017543 (12-27-23)

- REFERENCES**
- DOC. #2007S036
 - DOC. #2014R09507
 - DOC. #2023R08775

- BENCHMARK**
- 1/2" REBAR AT THE SW CORNER OF 3-T10S-R20E
EL. 1103.99 (NAVD 88)
- SSE 63.63 TO 40D NAIL WITH WASHER IN CABLE MARKER POST
 - NNW 28.45 TO 40D NAIL WITH WASHER IN POWER POLE
 - NE 67.88 TO 40D NAIL WITH WASHER IN BRACE POST

ZONING
RR - 5.0

OWNER / DEVELOPER
ROBERT L. PURTEE
23752 259TH STREET
MCLOUTH, KS. 66054
(913) 636-1108

- SW CORNER 3-T10S-R20E (13E)
1/2" REBAR (REF. #1)
1. SSE 63.63 TO 40D NAIL WITH WASHER IN CABLE MARKER POST
2. NNW 28.45 TO 40D NAIL WITH WASHER IN POWER POLE
3. NE 67.88 TO 40D NAIL WITH WASHER IN BRACE POST

POB 4

"LOT 1, BROWNING ESTATES"
DOC. #2021P00026
PN. 132-10-12

"UNPLATTED TRACT"
PN. 131-10-6

"LOT 2, BROWNING ESTATES"
DOC. #2021P00026
PN. 132-10-13

NO ROAD RECORD FOUND
(40' R/W BY STATE STATUE)

"UNPLATTED TRACT"
PN. 132-10-4

"UNPLATTED TRACT"
PN. 132-10-3

STATE OF KANSAS / COUNTY OF LEAVENWORTH
FILED FOR RECORD AS DOCUMENT # _____ ON THIS _____ DAY OF _____, 2024
AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRILOIS G. MASHBURN

SURVEYORS DESCRIPTION

THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3-T10S-R20E OF THE 6TH P.M., INCLUDING GOVERNMENT LOTS 3 AND 4, AS SURVEYED BY LARRY T. HAHN, PS #1349, JANUARY, 2024, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE, N 01°17'58"W, 2854.41 FEET ALONG THE WEST LINE OF SAID SECTION 3 TO THE NORTH LINE OF DELAWARE RESERVATION; THENCE, N 89°52'06"E, 2647.51 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 3; THENCE, S 01°28'36"E, 2776.14 FEET ALONG SAID EAST LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE, S 88°10'33"W, 2655.66 FEET ALONG THE SOUTH LINE OF SECTION 3 TO THE POINT OF BEGINNING. CONTAINS 171.35 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY. RELATIVE: 1:1,739,898

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETOR STATE 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 "WAGON WHEEL RANCH".
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, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "U/E".
BUILDING LINES OR SETBACK LINES (S/B) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF:
I, THE UNDERSIGNED OWNER OF "WAGON WHEEL RANCH", HAVE SET MY HAND THIS _____ DAY OF _____, 2024.

ROBERT L. PURTEE

STATE OF KANSAS / COUNTY OF LEAVENWORTH

ON THIS _____ DAY OF _____, 2024, BEFORE ME APPEARED ROBERT L. PURTEE, 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 THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVAL

WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "WAGON WHEEL RANCH" THIS _____ DAY OF _____, 2024.

CHAIRPERSON / MARCUS MAJURE _____ SECRETARY / JOHN JACOBSON _____

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 _____

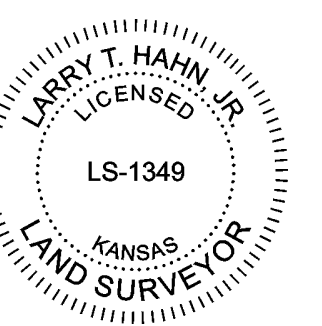
WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "WAGON WHEEL RANCH" THIS _____ DAY OF _____, 2024.

CHAIRPERSON / JEFF CULBERTSON _____ COUNTY CLERK / JANET KLASINSKI (ATTEST) _____

COUNTY SURVEYOR CERTIFICATION

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

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS #1363



LARRY T. HAHN, PS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF JANUARY, 2024, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

HAHN SURVEYING
PO BOX 186
BASEHOR, KANSAS 66007
(913) 347-3405
hahnsurvey@gmail.com

Allison, Amy

From: Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>
Sent: Monday, May 6, 2024 9:44 AM
To: larry hahn
Cc: Allison, Amy
Subject: Re: Wagon Wheel Ranch

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.

LVRWD9 does not have an issue at this time with the final plat of WagonWheel Ranch. At this time we supply water to Lot #5. LVRWD9 can supply water to Lot #6, #7, #8 and #9. The owner or developer will have to receive, review and sign LVRWD9 developer policy. The owner or developer will also have to pay to have a study by the district engineer prior to any service being provided. They will also have to pay for line extensions to lots #6 thru #9 plus application fees, benefit unit fee and installation fees. I cannot speak on Lots #1 thru #4 those are still in Jefferson #12 district. I did speak personally to Bob Purtee (the owner) and he stated that he was not going to pursue this plat or seek water on the lots in the above plat. At that time he was also informed of LVRWD9 development policy and what his cost would be if he wanted to provide water to the subdivision.

On Sun, May 5, 2024 at 1:37 PM larry hahn <hahnsurvey@gmail.com> wrote:

I have submitted a final plat to Leavenworth County Planning And Zoning.

The Planning Staff would appreciate your written input for the proposed plat.

Please review the attached plat and forward any comments to Amy Allison at aallison@leavenworthcounty.gov

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

Thank You -

Larry Hahn, PS
Hahn Surveying
PO Box 186
Basehor, Ks. 66007
(913) 547-3405

--

Thanks and have a great day,



Karen Armstrong
District Manager
913-845-3571

JEFFERSON COUNTY

ROAD DEPARTMENT

P.O. BOX 322

OSKALOOSA, KS 66066

PHONE (785) 403-0279

FAX (785) 863-3026

BEN DOMANN

PUBLIC WORKS DIRECTOR

March 6, 2024

Hahn Surveying
c/o Larry Hahn
PO Box 186
Basehor, KS 66007
913-547-3405
hahnsurvey@gmail.com

Re: 052-132-03-0-00-00-009.00-0 & 01-0
S03, T10, R20, Acres 38.8
Wagon Wheel Ranch – Robert Purtee

Dear Mr. Hahn:

After reviewing the above, my findings are:

1. The existing entrance at 23752 259th St on the East side of 259th meets current Road Dept. Standards of 30' width for a residential entrance.
2. There is a possibility of at least one new entrance on each lot within the surveyed area on 259th St but any future entrance must be reviewed before installation due to the limited sight distance (i.e. curves, hills) and materials needed.

If you have any further questions, please call.



Phil Hoffman
Road Superintendent

Allison, Amy

From: Patrick Bartlett <pbartlettfd9@yahoo.com>
Sent: Wednesday, February 21, 2024 12:37 PM
To: Johnson, Melissa
Subject: 259th and Dempsey

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

Melissa,

This is Pat Bartlett with Union township I have reviewed the plans and don't see any issues.

If you have any questions please let me know Thank you

Sent from my iPhone

Allison, Amy

From: Gary Willits <gary.willits@freestate.coop>
Sent: Tuesday, February 13, 2024 3:26 PM
To: Johnson, Melissa
Cc: hahnsurvey@gmail.com
Subject: FW: Wagon Wheel Ranch

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

Melissa,
FreeState Electric does not have any issues with the plat for Wagon Wheel Ranch.
Thank you,
Gary Willits



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

Gary Willits
Staking Engineer



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

From: Gary Willits <gary.willits@freestate.coop>
Sent: Wednesday, February 7, 2024 11:09 AM
To: Shauna Snyder <shauna.snyder@freestate.coop>
Subject: RE: Wagon Wheel Ranch

Shauna,
This looks fine to me. I don't have any comments or questions for Leavenworth County.
Thanks,

Gary Willits
Staking Engineer



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

From: Line Department <linedepartment@freestate.coop>
Sent: Tuesday, February 6, 2024 12:04 PM
To: Gary Willits <gary.willits@freestate.coop>
Subject: FW: Wagon Wheel Ranch

Hi Gary,

This was emailed to the line department queue.

Can you take a look at it and let me know if/what you need from me for it?

Thank you,
Shauna

From: larry hahn <hahnsurvey@gmail.com>
Sent: Tuesday, February 6, 2024 11:45 AM
To: Line Department <linedepartment@freestate.coop>
Cc: pbartlettfd9@yahoo.com; water12@embarqmail.com; dvanparys@leavenworthcounty.gov; mpleak@olsson.com;
Noll, Bill <BNoll@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Johnson, Melissa <MJohnson@leavenworthcounty.gov>
Subject: Wagon Wheel Ranch

To all -

I have submitted a preliminary and final plat to Leavenworth County Planning And Zoning.

The Planning Staff would appreciate your written input for the proposed plat.

Please review the attached information and forward any comments to Leavenworth County Planning And Zoning to mjohnson@leavenworthcounty.gov

If you have any questions or need additional information, please contact me.
Thank You,

Larry Hahn, PS
Hahn Surveying
PO Box 186
Basehor, Ks. 66007
(913) 547-3405

Allison, Amy

From: RURAL WATER DIST <water12@embarqmail.com>
Sent: Monday, February 12, 2024 10:31 AM
To: Johnson, Melissa
Cc: hahnsurvey@gmail.com
Subject: Wagon Wheel Ranch

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

Melissa,

This is in regard to the availability of water for the Wagon Wheel Ranch. There is a 2" line near the location of the proposed subdivision. There will likely be a line extension required and an engineering study, paid for by the owner, will need to be done in order for the District to determine if benefit units are available for the subdivision. **It appears that a portion of the proposed subdivision is within the boundaries of Leavenworth RWD #9.**

Please feel free to contact me if you have any questions.

Thank you,

Denise Eggers

Office Manager

Jefferson County RWD #12

216 Winchester St.

Winchester, KS 66097

913-774-2872

water12@embarqmail.com

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Wagon Wheel Ranch Subdivision
Date: April 9, 2024

Amy, I have reviewed the preliminary plat of the Wagon Wheel Ranch Subdivision presented by Robert Purtee. The subdivision meets the requirements for fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed, a fire hydrant should be placed along the right-a-way on 259th Street between Lot 2 and Lot 3 along the right-of-way. On Dempsey Road a fire hydrant placed between Lot 7 and Lot 8 this will meet the requirements for this subdivision. If the water department cannot support this subdivision I would ask that the large pond on lot 5 be equipped with a dry fire hydrant to suffice this area.

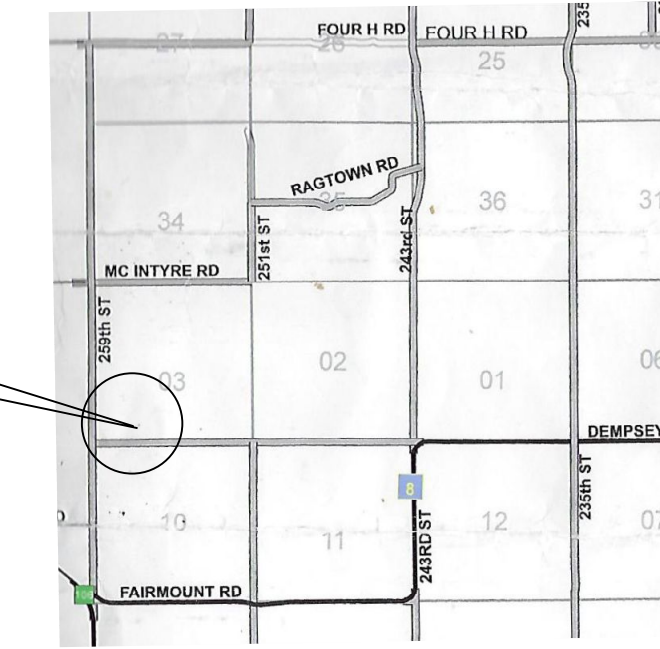
I have no further recommendation for this subdivision.

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

WAGON WHEEL RANCH

A SUBDIVISION IN THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3-T10S-R20E OF THE 6TH P.M., INCLUDING GOVERNMENT LOTS 3 AND 4 LEAVENWORTH COUNTY, KANSAS

FINAL PLAT



LOCATION MAP
NO SCALE

W LINE OF 3-T10S-R20E & DELAWARE RESERVE LINE
1/2" REBAR WITH #1296 CAP (REF. #1)
1. E 24.15 TO 40D NAIL IN CORNER POST
2. W 20.23 TO 60D NAIL WITH WASHER IN STEEL POST
3. NE 27.08 TO FIRST STEEL "T" POST NORTH OF CORNER
4. E 20.00 TO 1/2" REBAR WITH #1349 CAP

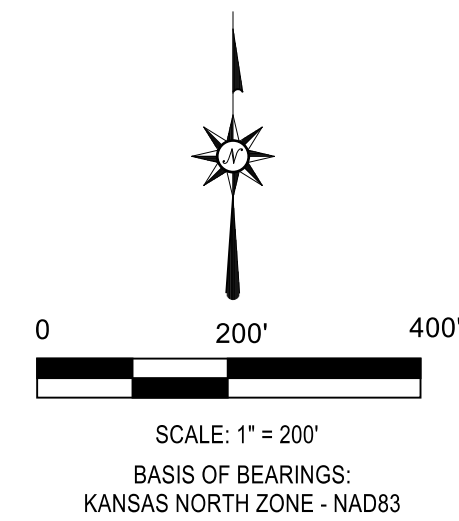
"UNPLATTED TRACT"
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"UNPLATTED TRACT"
PN. 132-3-4

"UNPLATTED TRACT"
PN. 132-3-3

NORTH LINE OF DELAWARE RESERVATION
2647.51
N 89°52'06"E

EAST LINE OF W 1/2 OF 3-T10S-R20E & DELAWARE RESERVE LINE (REDROCK WITH 1/2" REBAR WEST SIDE)
1. E 10.00 TO 8" SPIKE IN 36" OAK
2. ESE 4.50 TO MAG NAIL IN CORNER POST
3. NNW 35.20 TO 60D NAIL WITH WASHER IN 10" OAK



LEGEND

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

RESTRICTIONS

1. NO OFF PLAT RESTRICTIONS.
2. 40' REAR SETBACK FOR RESIDENCES
15' REAR SETBACK FOR ACCESSORY BUILDINGS
15' SIDE SETBACK
3. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
4. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
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7. LOTS 1-5 ARE SUBJECT TO JEFFERSON COUNTY ACCESS MANAGEMENT CURRENT POLICY.
ALL OTHER LOTS ARE SUBJECT TO CURRENT LEAVENWORTH COUNTY ACCESS MANAGEMENT POLICY RESOLUTION.
8. STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

NOTES

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3. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA
FEMA FIRM 20103C0200G, EFFECTIVE ON 7/16/2015
4. TITLE REPORT ISSUED BY KANSAS SECURED TITLE, TX0017543 (12-27-23)

REFERENCES

1. DOC. #2007S036
2. DOC. #2014R09507
3. DOC. #2023R08775

BENCHMARK

1/2" REBAR AT THE SW CORNER OF 3-T10S-R20E
EL. 1103.99 (NAVD 88)

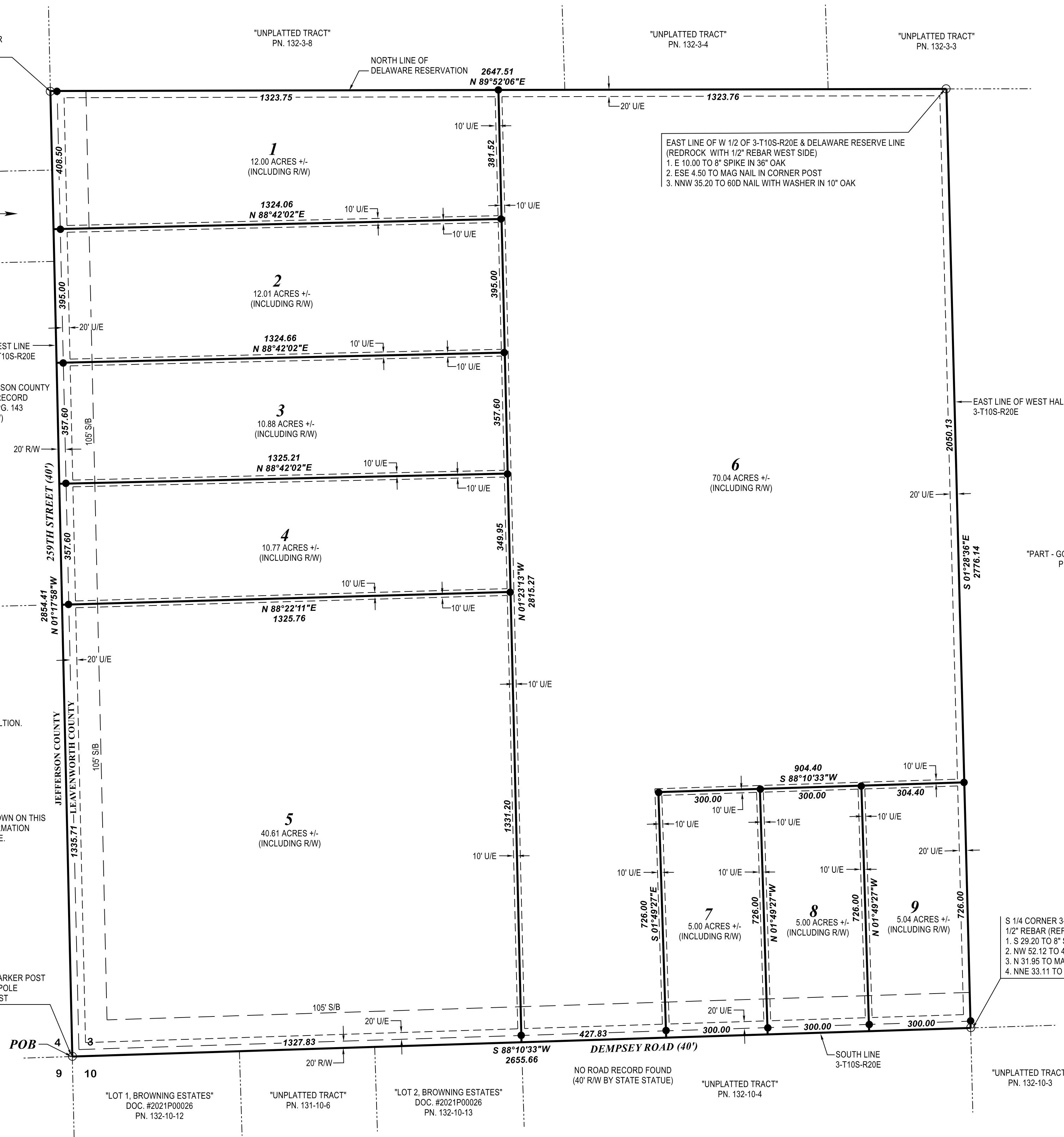
SW CORNER 3-T10S-R20E (13E)
1/2" REBAR (REF. #1)
1. SSE 63.63 TO 40D NAIL WITH WASHER IN CABLE MARKER POST
2. NNW 28.45 TO 40D NAIL WITH WASHER IN POWER POLE
3. NE 67.88 TO 40D NAIL WITH WASHER IN BRACE POST

ZONING

RR - 5.0

OWNER / DEVELOPER

ROBERT L. PURTEE
23752 259TH STREET
MCLOUTH, KS. 66054
(913) 636-1108



SURVEYORS DESCRIPTION

THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3-T10S-R20E OF THE 6TH P.M., INCLUDING GOVERNMENT LOTS 3 AND 4, AS SURVEYED BY LARRY T. HAHN, PS #1349, JANUARY, 2024, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE, N 01°17'58"W, 2854.41 FEET ALONG THE WEST LINE OF SAID SECTION 3 TO THE NORTH LINE OF DELAWARE RESERVATION; THENCE, N 89°52'06"E, 2647.51 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 3; THENCE, S 01°28'36"E, 2776.14 FEET ALONG SAID EAST LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE, S 88°10'33"W, 2655.66 FEET ALONG THE SOUTH LINE OF SECTION 3 TO THE POINT OF BEGINNING. CONTAINS 171.35 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY. RELATIVE: 1:1,739,898

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETOR STATE 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 "WAGON WHEEL RANCH". 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, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "U/E". BUILDING LINES OR SETBACK LINES (S/B) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF:
I, THE UNDERSIGNED OWNER OF "WAGON WHEEL RANCH", HAVE SET MY HAND THIS _____ DAY OF _____, 2024.

ROBERT L. PURTEE

STATE OF KANSAS / COUNTY OF LEAVENWORTH

ON THIS _____ DAY OF _____, 2024, BEFORE ME APPEARED ROBERT L. PURTEE, 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 THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL

WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "WAGON WHEEL RANCH" THIS _____ DAY OF _____, 2024.

CHAIRPERSON / MARCUS MAJURE

SECRETARY / JOHN JACOBSON

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 "WAGON WHEEL RANCH" THIS _____ DAY OF _____, 2024.

CHAIRPERSON / JEFF CULBERTSON

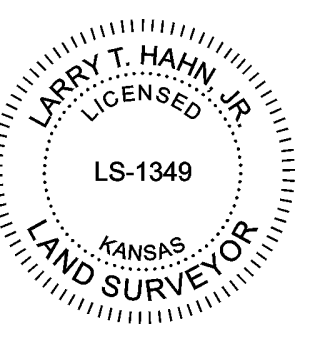
COUNTY CLERK / JANET KLASINSKI (ATTEST)

COUNTY SURVEYOR CERTIFICATION

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

Reviewed 2024.05.20 No Comments

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS #1363



LARRY T. HAHN, PS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF JANUARY, 2024, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

STATE OF KANSAS / COUNTY OF LEAVENWORTH

FILED FOR RECORD AS DOCUMENT # _____ ON THIS _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRILOIS G. MASHBURN

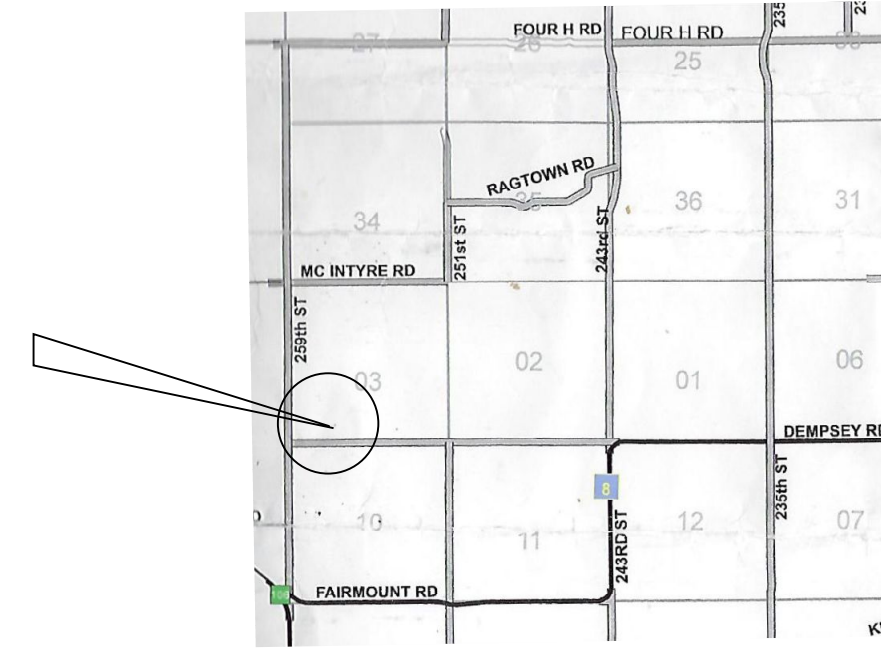
HAHN SURVEYING
PO BOX 186
BASEHOR, KANSAS 66007
(913) 347-3405
hahnsurvey@gmail.com

WAGON WHEEL RANCH

A SUBDIVISION IN THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3-T10S-R20E OF THE 6TH P.M., INCLUDING GOVERNMENT LOTS 3 AND 4 LEAVENWORTH COUNTY, KANSAS

FINAL PLAT

05-28-2024
Combined - No
Further
Comments



LOCATION MAP
NO SCALE

W LINE OF 3-T10S-R20E & DELAWARE RESERVE LINE
1/2" REBAR WITH #1296 CAP (REF. #1)
1. E 24.15 TO 40D NAIL IN CORNER POST
2. W 20.23 TO 60D NAIL WITH WASHER IN STEEL POST
3. NE 27.08 TO FIRST STEEL "T" POST NORTH OF CORNER
4. E 20.00 TO 1/2" REBAR WITH #1349 CAP

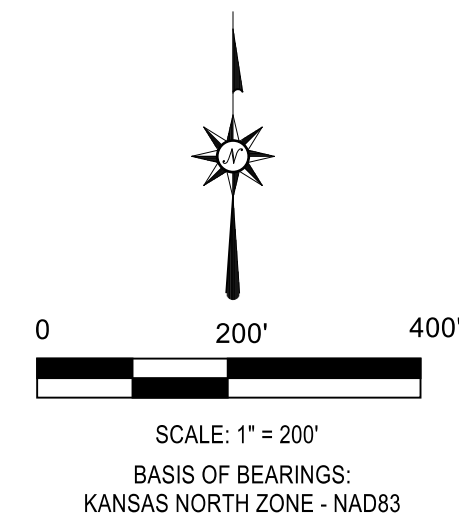
"UNPLATTED TRACT"
PN. 132-3-8

"UNPLATTED TRACT"
PN. 132-3-4

"UNPLATTED TRACT"
PN. 132-3-3

NORTH LINE OF DELAWARE RESERVATION
2647.51
N 89°52'06"E

EAST LINE OF W 1/2 OF 3-T10S-R20E & DELAWARE RESERVE LINE (REDROCK WITH 1/2" REBAR WEST SIDE)
1. E 10.00 TO 8" SPIKE NAIL IN 36" OAK
2. ESE 4.50 TO MAG NAIL IN CORNER POST
3. NNW 35.20 TO 60D NAIL WITH WASHER IN 10" OAK



LEGEND

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

RESTRICTIONS

1. NO OFF PLAT RESTRICTIONS.
2. 40' REAR SETBACK FOR RESIDENCES
15' REAR SETBACK FOR ACCESSORY BUILDINGS
15' SIDE SETBACK
3. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
4. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
5. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
6. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
7. LOTS 1-5 ARE SUBJECT TO JEFFERSON COUNTY ACCESS MANAGEMENT CURRENT POLICY.
ALL OTHER LOTS ARE SUBJECT TO CURRENT LEAVENWORTH COUNTY ACCESS MANAGEMENT POLICY RESOLUTION.
8. STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

NOTES

1. 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.
2. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL / RESIDENTIAL
PROPOSED USE - RR-5.0 / RESIDENTIAL
3. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA
FEMA FIRM 20103C0200G, EFFECTIVE ON 7/16/2015
4. TITLE REPORT ISSUED BY KANSAS SECURED TITLE, TX0017543 (12-27-23)

REFERENCES

1. DOC. #2007S036
2. DOC. #2014R09507
3. DOC. #2023R08775

BENCHMARK

1/2" REBAR AT THE SW CORNER OF 3-T10S-R20E
EL. 1103.99 (NAVD 88)

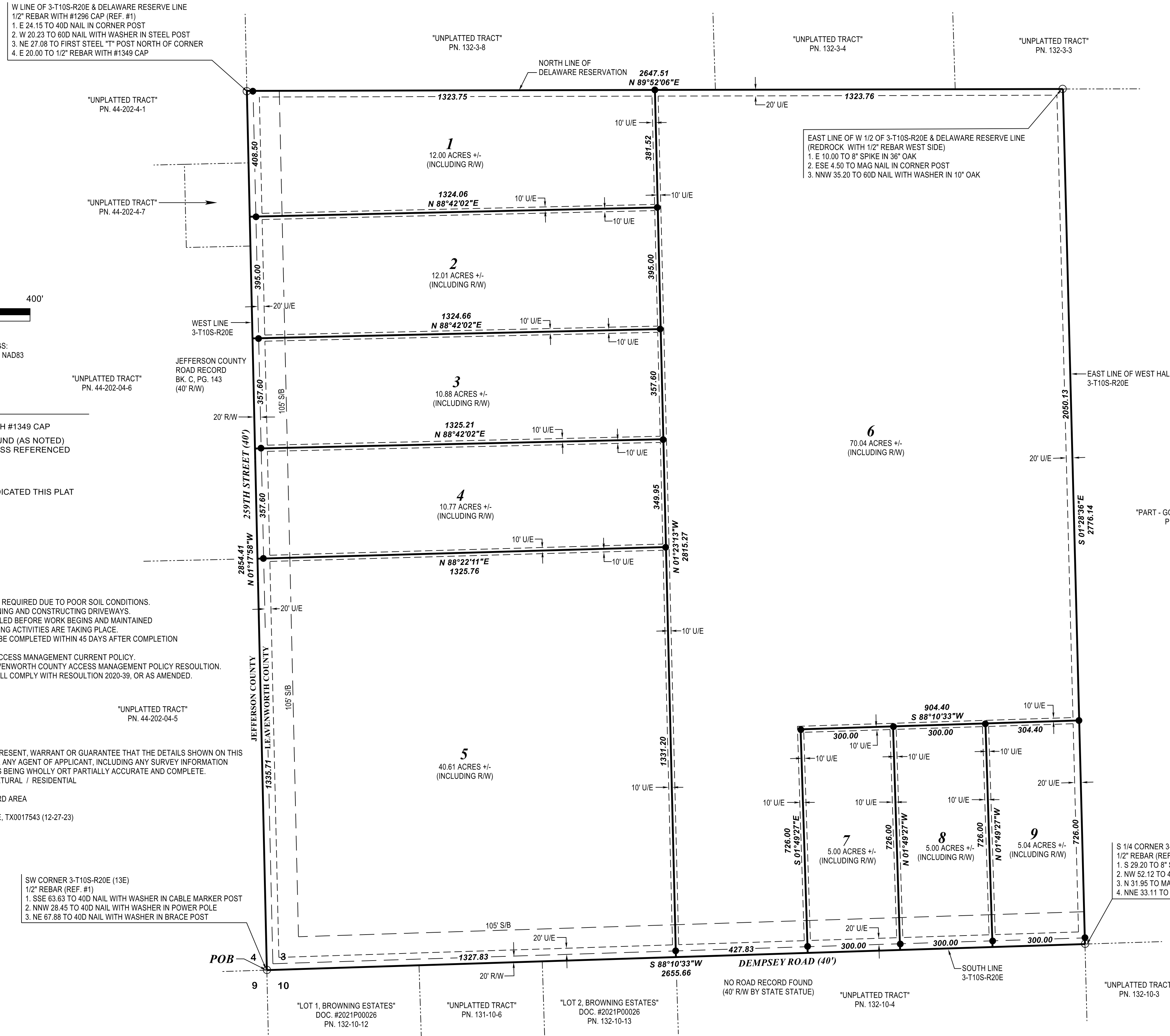
SW CORNER 3-T10S-R20E (13E)
1/2" REBAR (REF. #1)
1. SSE 63.63 TO 40D NAIL WITH WASHER IN CABLE MARKER POST
2. NNW 28.45 TO 40D NAIL WITH WASHER IN POWER POLE
3. NE 67.88 TO 40D NAIL WITH WASHER IN BRACE POST

ZONING

RR - 5.0

OWNER / DEVELOPER

ROBERT L. PURTEE
23752 259TH STREET
MCLOUTH, KS. 66054
(913) 636-1108



SURVEYORS DESCRIPTION

THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3-T10S-R20E OF THE 6TH P.M., INCLUDING GOVERNMENT LOTS 3 AND 4, AS SURVEYED BY LARRY T. HAHN, PS #1349, JANUARY, 2024, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE, N 01°17'58"W, 2854.41 FEET ALONG THE WEST LINE OF SAID SECTION 3 TO THE NORTH LINE OF DELAWARE RESERVATION; THENCE, N 89°52'06"E, 2647.51 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 3; THENCE, S 01°28'36"E, 2776.14 FEET ALONG SAID EAST LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE, S 88°10'33"W, 2655.66 FEET ALONG THE SOUTH LINE OF SECTION 3 TO THE POINT OF BEGINNING. CONTAINS 171.35 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY. RELATIVE: 1:1,739,898

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETOR STATE 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 "WAGON WHEEL RANCH". 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, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "U/E". BUILDING LINES OR SETBACK LINES (S/B) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF, I, THE UNDERSIGNED OWNER OF "WAGON WHEEL RANCH", HAVE SET MY HAND THIS _____ DAY OF _____, 2024.

ROBERT L. PURTEE

STATE OF KANSAS / COUNTY OF LEAVENWORTH

ON THIS _____ DAY OF _____, 2024, BEFORE ME APPEARED ROBERT L. PURTEE, 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 THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL

WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "WAGON WHEEL RANCH" THIS _____ DAY OF _____, 2024.

CHAIRPERSON / MARCUS MAJURE

SECRETARY / JOHN JACOBSON

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COUNTY ENGINEER / MITCH PLEAK, PE

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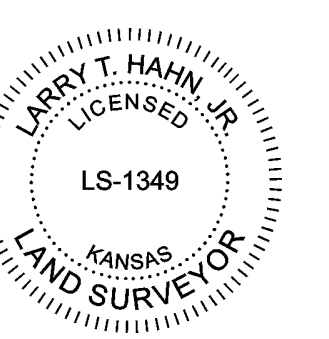
CHAIRPERSON / JEFF CULBERTSON

COUNTY CLERK / JANET KLASINSKI (ATTEST)

COUNTY SURVEYOR CERTIFICATION

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COUNTY SURVEYOR / DANIEL BAUMCHEN, PS #1363



LARRY T. HAHN, PS #1349

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STATE OF KANSAS / COUNTY OF LEAVENWORTH

FILED FOR RECORD AS DOCUMENT # _____ ON THIS _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRILOIS G. MASHBURN

HAHN SURVEYING
PO BOX 186
BASEHOR, KANSAS 66007
(913) 347-3405
hahnsurvey@gmail.com

**Leavenworth County
Request for Board Action
Case No. DEV-24-032
Final Plat Lisisni Acres\
*Consent Agenda***

**Date: June 26, 2024
To: Board of County Commissioners
From: Planning & Zoning Staff**

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Request:

Chairman, I move that the proposed Final Plat as outlined in case DEV-24-032 be approved with conditions, that the plat is compliant with the County Zoning & Subdivision Regulations, as set forth in the Staff Report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this board and that the conditions set forth in the Staff Report be made part of this approval.

Analysis: The applicant is proposing to divide a 10.60 acre parcel into seven (7) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations. As well as the approved exceptions.

Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-24-032, Final Plat for Lisisni Acres subject to conditions.

Alternatives:

1. Approve Case No. DEV-24-032, Final Plat for Lisisni Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-24-032, Final Plat for Lisisni Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-032, Final Plat for Lisisni 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

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-24-031 & 032 Lisisni Acres

June 12, 2024

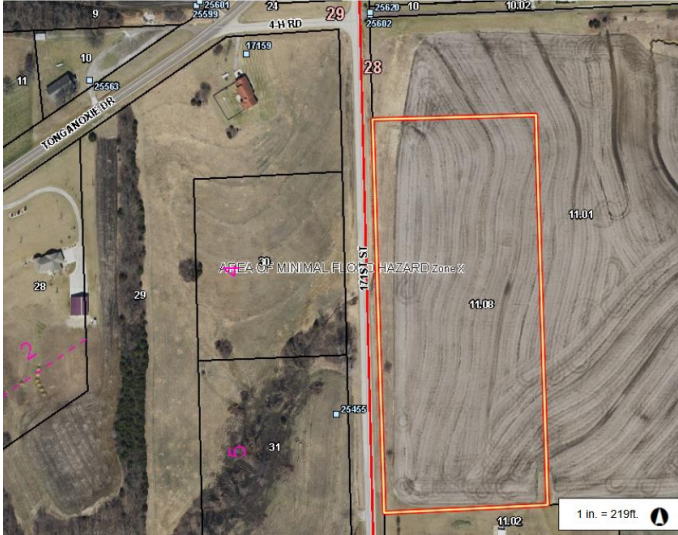
REQUEST: *Consent Agenda*

Preliminary Plat Final Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 00000 171st Street.



APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:

LRN LLC
16630 Gilman Road
Leavenworth, KS 66048

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: R-1(43)

FUTURE LAND USE DESIGNATION:

Residential 3 unit per Acre

LEGAL DESCRIPTION:

Tracts of land in the Southwest Quarter of Section 28, Township 9 South, Range 22, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-24-031 & 032, Preliminary & Final Plat for Lisisni Acres, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-031 & 032, Preliminary & Final Plat for Lisisni Acres to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 10.60 ACRES

PARCEL ID NO:

108-28-0-00-00-011.08

BUILDINGS:

N/A

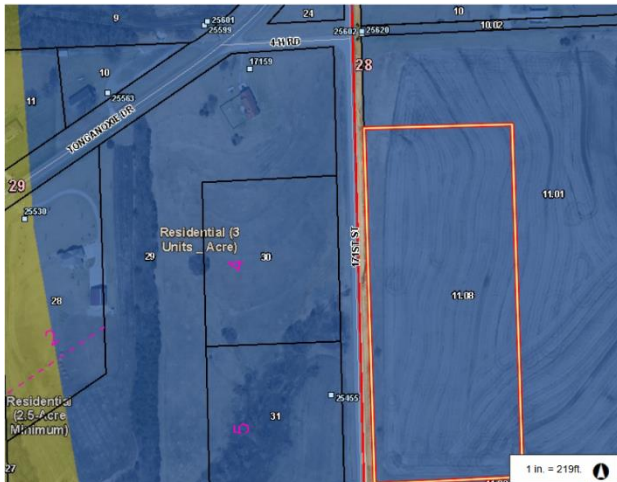
PROJECT SUMMARY:

Request for a final plat approval to subdivide property located at 00000 171st Street (108-28-0-00-00-011.08) as Lots 01 through 07 of Lisisni Acres.

ACCESS/STREET:

171st Street - Local, paved ± 28'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: FD# 1

WATER: RWD 8

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:

6/5/2024

NEWSPAPER NOTIFICATION:

N/A

NOTICE TO SURROUNDING

PROPERTY OWNERS:

N/A

STANDARDS TO BE CONSIDERED: <i>Type content in each if necessary (delete this afterwards)</i>			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	N/A	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards	X	
50-50	Sensitive Land Development	N/A	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	N/A	

STAFF COMMENTS:

The applicant is proposing to divide a 10.60 acre parcel into seven (7) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 – 7 will be approximately 1.4 acres in size. All lots meet the requirements for the R-1(43) zoning district.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. The developer must comply with the following memorandums:
 Memo – RWD 8, dated March 11, 2024

ATTACHMENTS:

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

**FINAL &
PRELIMINARY PLAT APPLICATION**
Leavenworth County Planning and Zoning Department
300 Walnut St., Suite 212
Leavenworth, Kansas
913-684-0465

Office Use Only

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

APPLICANT/AGENT INFORMATION

OWNER INFORMATION

NAME: Herring Surveying Company / Joe Herring NAME: LRN LLC
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 16630 Gilman Road
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Leavenworth, KS 66048
PHONE: 913-651-3858 PHONE: N/A
EMAIL : herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: LISISNI ACRES
Address of Property: 00000 171st Street
PID: 108-28-0-00-00-011.01 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

Gross Acreage: 10.6 AC	Number of Lots: 7	Minimum Lot Size: 1.4 AC (No R/W)
Maximum Lot Size: 1.4 AC (No R/W)	Proposed Zoning: R1-43	Density: N/A
Open Space Acreage: N/A	Water District: RWD 8	Proposed Sewage: Septic
Fire District: District 1	Electric Provider: Free State	Natural Gas Provider: Propane
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	1.	
	2.	
	3.	
	4.	
	5.	

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

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Joe Herring - digitally signed 4/6/2024

Date: 4-6-24

ATTACHMENT A

Lawyers Title of Kansas, Inc.



121 Express Lane, Suite A Lansing, KS 66043
913-682-3368

OWNERS AND ENCUMBRANCE REPORT SCHEDULE A

1. Effective Date: **03/22/2024 07:00 AM** **Case No: 47470**
2. Title to the **Fee Simple** estate or interest in the land described or referred to in this Report is as the effective date hereof vested in:

LRN, LLC

The Company has been advised about a network security incident affecting access to Kansas court systems, including, but not limited to, the ability to search court records and e-file court documents. Once these issues have been resolved, the Company will require an updated search and reserves the right to make additional requirements and/or exceptions as we may deem necessary.

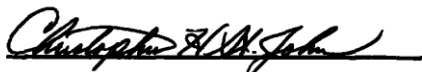
3. The land referred to in this Report is described as follows:

0 Gilman Rd Leavenworth, KS 66048

See Page 2 Schedule A for Legal Description

The undersigned is a duly licensed and qualified abstractor for the State of Kansas, a member in good standing of the Kansas Land Title Association and the American Land Title Association whose bond as required by law is in force at the date of this report.

Lawyers Title of Topeka, Inc.



Abstractor

SCHEDULE A – Page 1

This Owners and Encumbrance Report is invalid unless Schedules A and B are attached.

Lawyers Title of Kansas, Inc.

OWNERS AND ENCUMBRANCE REPORT

SCHEDULE A Legal Description

Case No.: 47470

Tract of land in the Southwest Quarter of Section 28, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 7, 2024, and more fully described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 01 degrees 31 '52" East for a distance of 266.49 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 88 degrees 28'08" East for a distance of 440.00 feet; thence South 01 degrees 31 '52" East for a distance of 1050.00 feet; thence South 87 degrees 45'55" West for a distance of 440.03 feet to the West line of said Southwest Quarter; thence North 01 degrees 31 '52" West for a distance of 1055.40 feet along said West line to the point of beginning. Known as Tract 2 on Certificate of Survey filed in Document No. 2024S013.

[The following is/are the last document(s) transferring title of record and are provided for informational purposes only:

Quit Claim Deed dated March 25, 2024, executed by LRN, LLC, to LRN, LLC, filed March 25, 2024 at 10:30 AM, and recorded in Document No. 2024R01912.

Warranty Deed dated November 28, 2023, executed by B & J Lansing, LLC, a Kansas limited liability company, to LRN LLC, filed December 1, 2023 at 4:27 PM, and recorded in Document No. 2023R08488.

Warranty Deed dated March 15, 2019, executed by Billie Catherine McGraw, a single person, to B & J Lansing LLC, a Kansas limited liability company, filed March 25, 2019 at 12:02 PM, and recorded in Document No. 2019R01886. (an undivided 36% interest)

Warranty Deed dated March 18, 2019, executed by Mildred M. Peltzman, a married person and Robert Peltzman, her husband, to B & J Lansing LLC, a Kansas limited liability company, filed March 25, 2019 at 12:02 PM, and recorded in Document No. 2019R01885. (an undivided 64% interest)]

**05-02-24
Olsson Review
No Further
Comment**

Lisisni Acres
Leavenworth County Kansas
Drainage Report
April 5, 2024
Revised April 26, 2024
Revised April 29, 2024



LISISNI ACRES

Tracts of land in the Southwest Quarter of Section 28, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
LRN LLC
16630 Gilman Road
Leavenworth, KS 66048
PID NO. 108-28-0-00-00-011.08

RECORD DESCRIPTION:
Tract of land in the Southwest Quarter of Section 28, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 7, 2024, and more fully described as follows:
Commencing at the Northwest corner of said Southwest Quarter; thence South 01 degrees 31'52" East for a distance of 266.49 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 88 degrees 28'08" East for a distance of 440.00 feet; thence South 01 degrees 31'52" East for a distance of 1050.00 feet; thence South 87 degrees 45'55" West for a distance of 440.03 feet to the West line of said Southwest Quarter; thence North 01 degrees 31'52" West for a distance of 1055.40 feet along said West line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record. Said property contains 10.63 acres, more or less, including road right of way. Error of Closure: 1 - 623725

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: LISISNI ACRES.

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

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of LISISNI ACRES, have set our hands this _____ day of _____, 2024.

Joseph A. Herring
Member of LRN LLC

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)

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

Secretary: John Jacobson
Chairperson: Marcus Majure

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

County Engineer - Mitch Pleak

COUNTY COMMISSIONERS APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of LISISNI ACRES this _____ day of _____, 2024.

Chairperson: Jeff Culbertson
County Clerk: Janet Klasinski

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

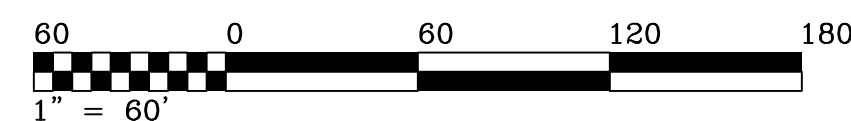
Register of Deeds - TerriLois G. Mashburn

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



Job # K-24-LRN PLAT
March 24, 2024 Rev. 4/30/24

Daniel Baumchen, PS#1363
County Surveyor



PID NO. 109-29...029
LOT 3 - ENGLISH ESTATES
Bk. S-15 #26, 2003 NKA 2003P00026

PID NO. 108-28...011.01

PID NO. 109-29...030
LOT 4 - ENGLISH ESTATES
Bk. S-15 #26, 2003 NKA 2003P00026

PID NO. 108-28...011.01

PID NO. 109-29...031
LOT 5 - ENGLISH ESTATES
Bk. S-15 #26, 2003 NKA 2003P00026

PID NO. 108-28...011.02

09V
SW COR SW 1/4
Sec. 28-9-22
- 1/2" Rebar Cap 1296 set
- Previous Reports/Surveys show 2 Monuments assumed destroyed by County Road Improvement and not reset after construction by Leav. County.
5/8" Rebar location held per Herring 1296 LSRR.

SURVEYOR'S NOTE:
Two Monuments were used at the Southwest Corner of the Southwest Quarter: 1/2" Rebar - Southeast of the 5/8" Rebar - was held by D.G.White establishing the SE 1/4 of the SW 1/4. Later survey by J.A.Herring held the 5/8" Rebar established ENGLISH ESTATES, said point also held by R.B.Dill establishing right of way Document #2015R06447. The 5/8" Rebar location is held per this survey while holding the perimeter of properties as established by D.G.White Survey.

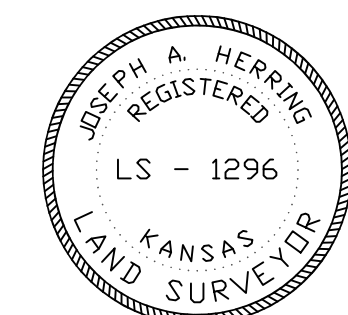
05-02-2024
Olsson Comments
No Further
Comment

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

ZONING:
R1-43 - Residential 1 Acre

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Record Description
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - NW COR SW 1/4 - 1/2" Rebar - 1037.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2024R01912
12) Utility Companies -
- Water - RWD 8
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Lawyer's Title File Number 47470 dated March 22, 2024.
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2010C02506 dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 10' (Accessory - 10')
- All rear yard setbacks - 30' (Accessory - 15')
16) Existing Structures, if any, not shown hereon.
17) Easements as per referenced Title Commitment are shown hereon, if any.
- RWD 8 Easement Book 444 Page 112 falls within the platted 20' U/E & D/E.
- Caporate Energy Corp Easement - Book 643 Page 646 is non-productive.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
DGW - D.G.White - S-14 #10 NKA 1995S010
S-14 #11 NKA 1995S011
S-14 #88 NKA 1992S088
JAH - J.A.Herring - ENGLISH ESTATES Bk. S-15 #26, 2003 NKA 2003P00026
Doc # 2008S006, Survey dated 2002, Doc #20215082
Doc # 2024S013
HERZIN ACRES - Doc # 2022P00037
RBD - R.B. Dill Survey Doc # 2017S059

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 will 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
Additional access limits as shown hereon.
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
6) No off-plat restrictions.



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

Joseph A. Herring
PS # 1296

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Tuesday, April 9, 2024 9:16 AM
To: Schweitzer, Joshua
Subject: RE: DEV-24-031/032 Pre & Final Plat for Lisisni Acres

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

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

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Tuesday, April 9, 2024 7:48 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-031/032 Pre & Final Plat for Lisisni Acres

All,

The Leavenworth County Planning & Zoning Department has received a request for a Preliminary and Final Plat for Lisisni Acres.

The Planning Staff would appreciate your written input in consideration of the above listed request. Please review the attached information and forward any comments to us by April 23, 2024.

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

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning



Fire District No.1, County of Leavenworth

111 East Kansas Avenue, Lansing, KS. 66043

Monday March 25, 2024

LRN LLC
00000 171st Street
Leavenworth, KS. 66048
PID NO. 108-28-0-00-00-011.01

Dear Herring Surveying Company
In C/O LRN LLC,

Your final plat plan for Lisisni Acres located in the Southwest Quarter of Section 28, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas has been reviewed. There are no noticed deficiencies in accordance with the 2006 editions of the *International Building Code (IBC)*, *International Fire Code (IFC)*, and *International Mechanical Code (IMC)* and the plans provided by Herring Surveying Company dated 03/24/2024. Any changes to the provided plans would need to be reviewed by our office.

Michael L. Stackhouse,

Michael L. Stackhouse

Fire Chief
Fire District No.1, County of Leavenworth
111 E. Kansas Avenue
Lansing, Kansas 66043
Office: 913-727-5844

Rural Water District #8

P.O. Box 246
Leavenworth, KS 66048
Phone: 913-796-2164
Email: rwd8lv@gmail.com

March 11, 2024

To Whom it May Concern:

Joe Herring has requested water service to Lisisni Acres on 171st Street and Herrzin Acres 2nd Plat on Gilman Rd.

Water is available to these areas with proper application.

As of this date, proper application will include a copy of the warranty deed showing ownership. A payment of \$5,500.00 per benefit unit for the right to connect to the Rural Water District #8. The meter installation cost is approximately \$2,000.00 due prior to installation.

If you have any further questions, please contact me at 913-796-2164.

Sincerely,



Sandra Heim
Office Manager for RWD#8

"Serving our members quality water since 1967"



Schweitzer, Joshua

From: Shauna Snyder <shauna.snyder@freestate.coop>
Sent: Wednesday, March 27, 2024 7:50 AM
To: PZ
Cc: Joe Herring
Subject: SERVICE VERIFICATION - Parcel - R17263

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

FreeState Electrical Cooperative will provide power to a new home/development being built on/at 171st St, parcel R17263, for LRN LLC (Lisisni Acres). FreeState will provide service for 7 separate lots.

Thank you,

Shauna Snyder
Members Service Representative



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

**Leavenworth County
Request for Board Action
Case No. DEV-24-034
Replat of Lot 2 Bud's Green Acres
*Consent Agenda***

Date: June 26, 2024
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

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

Action Requested:

Chairman, I move that the proposed re-plat as outlined in case DEV-24-034 be approved with conditions, that the plat is compliant with the County Zoning & Subdivision Regulations, as set forth in the Staff Report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this board and that the conditions set forth in the Staff Report be made part of this approval.

Analysis: The applicant is proposing to divide a 9.2 acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 & 2 will be approximately 5 acres in size.

The Re-plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-24-034, Re-Plat for Lot 2 Bud's Green Acres subject to conditions.

Alternatives:

1. Approve Case No. DEV-24-034, Re-Plat for Lot 2 Bud's Green Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-24-034, Re-Plat for Lot 2 Bud's Green Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-034, Re-Plat for Lot 2 Bud's Green 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

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-24-034 Replat Lot 2 Bud's Green Acres

June 12, 2024

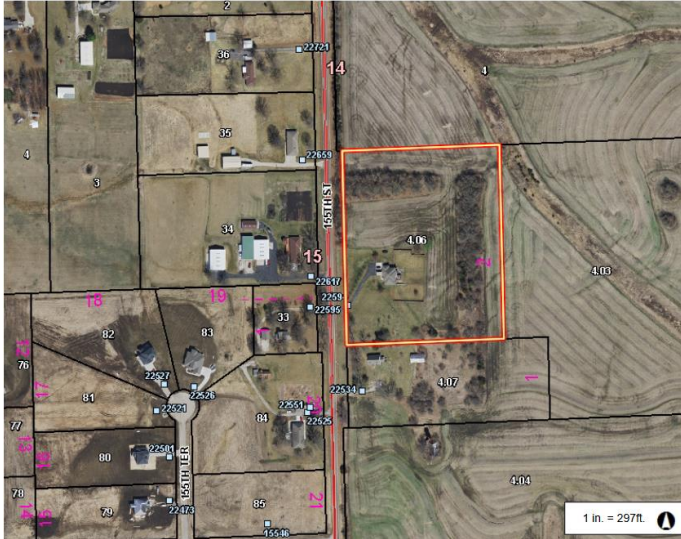
REQUEST: *Consent Agenda*

Preliminary Plat Final Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 22594 155th Street.



APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:

Jennifer & Joseph Laffoon
22594 155th St.
Basehor, KS 66007

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

Mixed Use

LEGAL DESCRIPTION:

A Replat of Lot 2, Bud's Green Acres, a Subdivision in Leavenworth County, Kansas.

SUBDIVISION: Bud's Green Acres

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-24-034, Replat for Lot 2 Bud's Green Acres, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-034, Replat for Lot 2 Bud's Green Acres to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 9.20 ACRES

PARCEL ID NO:

156-14-0-00-00-004.06

BUILDINGS:

Existing House

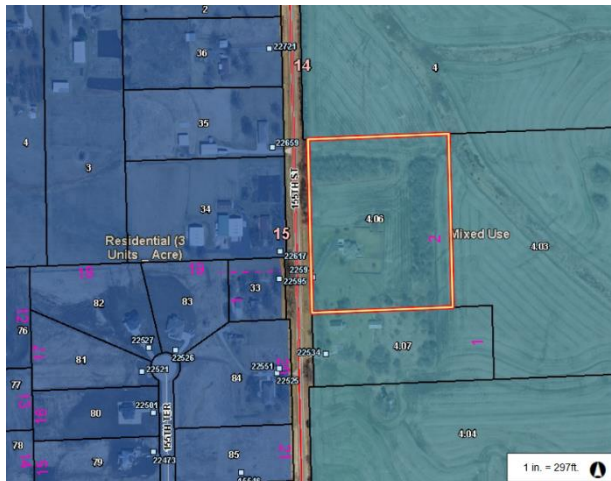
PROJECT SUMMARY:

Request for a Replat approval to subdivide property located at 22594 155th Street (156-14-0-00-00-004.06) as Lots 01 through 02 of Bud's Green Acres Replat.

ACCESS/STREET:

155th Street - Collector, Paved ± 24'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Fairmount

WATER: Cons R-District 1

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:

5/31/2024

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

STANDARDS TO BE CONSIDERED: <i>Type content in each if necessary (delete this afterwards)</i>			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	N/A	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards	X	
50-50	Sensitive Land Development	N/A	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	N/A	

STAFF COMMENTS:

The applicant is proposing to divide a 9.2 acre parcel into two (2) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 & 2 will be approximately 5 acres in size.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. The developer must comply with the following memorandums:
 - Memo – CWD 1, dated May 2, 2024
 - Memo – Chuck Magaha, dated May 29, 2024

ATTACHMENTS:

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

PRELIMINARY & FINAL PLAT APPLICATION

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

Office Use Only

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

APPLICANT/AGENT INFORMATION

OWNER INFORMATION

NAME: Herring Surveying Company NAME: LAFFOON, JENNIFER J & JOSEPH R
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 22594 155TH ST
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Basehor, KS 66007
PHONE: 913-651-3858 PHONE: N/A
EMAIL : herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: BUD'S GREEN ACRES REPLAT
Address of Property: 22594 155th Street
PID: 156-14-0-00-00-004.06 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

Gross Acreage: 10 Ac	Number of Lots: 2	Minimum Lot Size: 5 Ac
Maximum Lot Size: 5 Ac	Proposed Zoning: RR-2.5	Density: N/A
Open Space Acreage: N/A	Water District: Cons. #1	Proposed Sewage: Septic
Fire District: Fairmount	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: Local – Collector - Arterial – State - Federal	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

I, the undersigned, am the owner, **duly authorized agent**, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Joe Herring - digitally signed May 7, 2024 Date: 5/7/24

ATTACHMENT A

AFFIDAVIT

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

We/I Joseph Laffoon and Jennifer Laffoon

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
22594 155TH ST BASEHOR KS 66007, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858

2)

Signed and entered this 14 day of March, 2024

Jennifer Laffoon
Joseph Laffoon 22594 155TH ST Basehor KS 66007
Print Name, Address, Telephone (913)972-3888

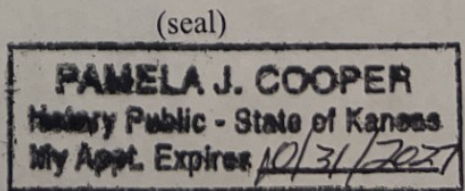
Jennifer Laffoon
Joseph Laffoon
Signature

STATE OF KANSAS)
Wyandotte SS
COUNTY OF LEAVENWORTH) (pc)

Be it remember that on this 14th day of March 2024, before me, a notary public in and for said County and State came Joseph Laffoon + Jennifer Laffoon to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC Pamela J. Cooper

My Commission Expires: 10/31/2027





Continental

TITLE COMPANY

SCHEDULE A

CTC File No.: 24463944

INFORMATIONAL REPORT

1. Effective Date: May 1, 2024 at 8:00 A.M.
2. Fee Simple interest in the Land described in this Report is owned, at the Report Date, by:

Jennifer J. Laffoon and Joseph R. Laffoon
3. The land referred to in this Commitment is described as follows:

Lot 2, BUD'S GREEN ACRES SUBDIVISION, in the County of Leavenworth, State of Kansas, according to the recorded plat thereof

By: 

Title Officer: Janet Bishop

**05-14-24
Olsson and
PW Review
No Comment**

Bud's Green Acres Replat
Leavenworth County Kansas
Drainage Report
May 6, 2024



BUD'S GREEN ACRES REPLAT

A Replat of Lot 2, BUD'S GREEN ACRES, a Subdivision in Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
LAFFOON, JENNIFER J & JOSEPH R
22594 155TH ST
Basehor, KS 66007
PID NO. 156-14-0-00-004.06

PROPERTY DESCRIPTION:
Lot 2, BUD'S GREEN ACRES SUBDIVISION, in the County of Leavenworth, State of Kansas, according to the recorded plat thereof

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: BUD'S GREEN ACRES REPLAT.

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

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

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of BUD'S GREEN ACRES REPLAT, have set our hands this _____ day of _____, 2024.

Jennifer J. Laffoon Joseph R. Laffoon

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

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of BUD'S GREEN ACRES REPLAT this _____ day of _____, 2024.

Secretary Chairperson
John Jacobson Marcus Majure

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

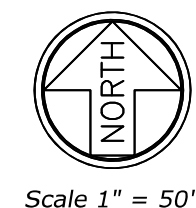
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of BUD'S GREEN ACRES REPLAT this _____ day of _____, 2024.

Chairperson County Clerk
Jeff Culbertson Attest: Janet Klasinski

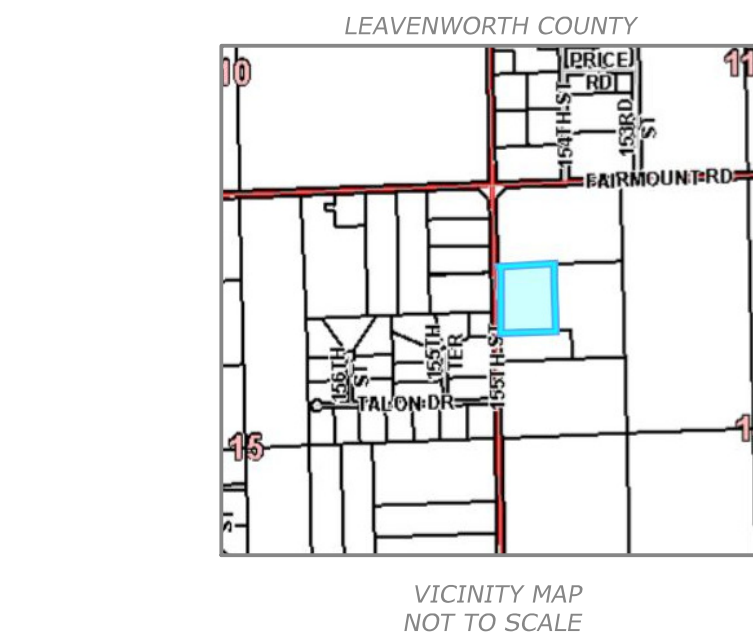
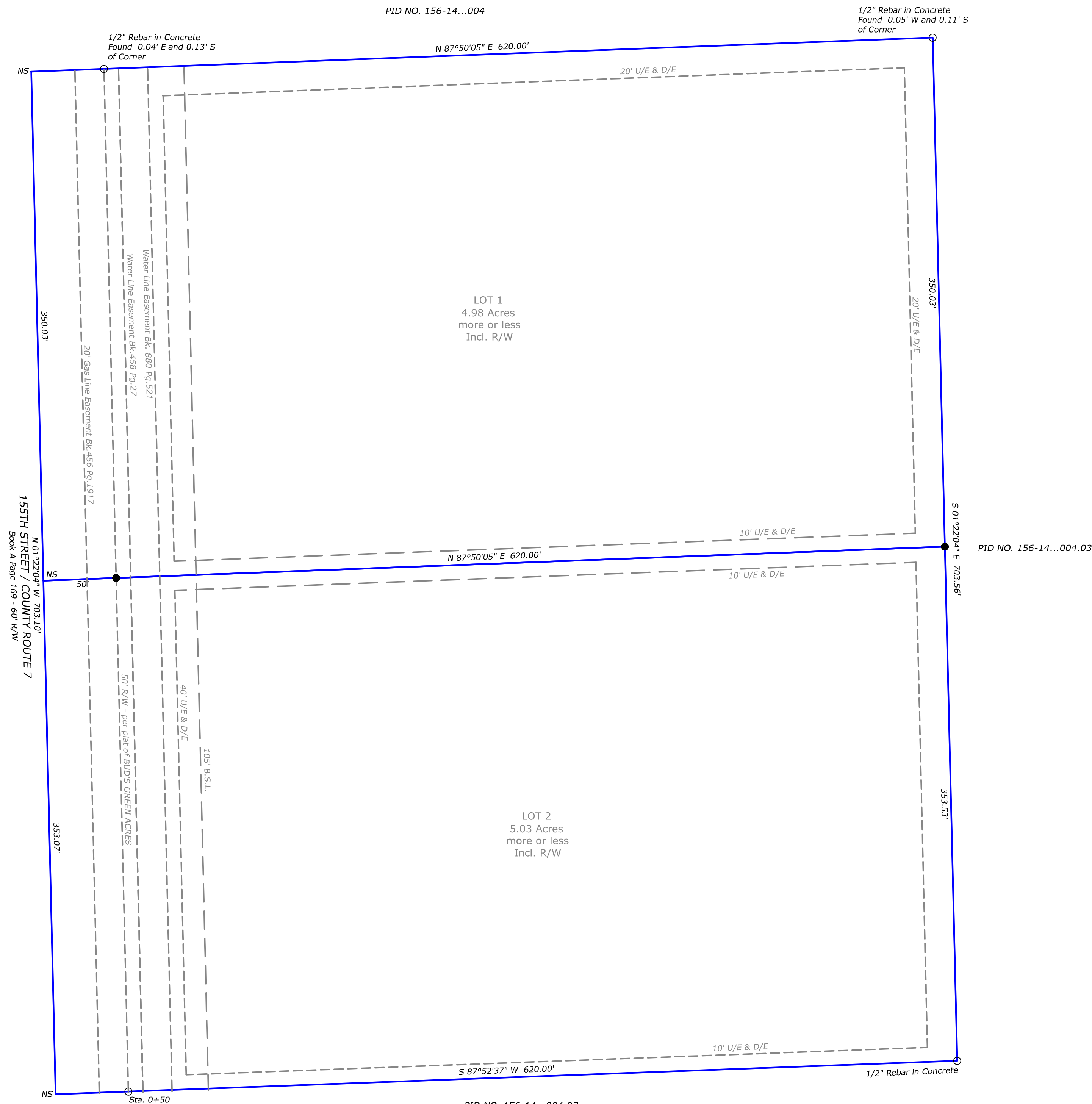
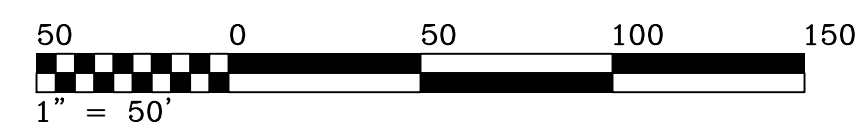
REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2024 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn



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

Daniel Baumchen, PS#1363
County Surveyor



05-28-2024
Combined - No
Further
Comments

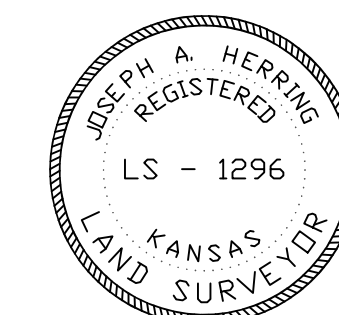
- LEGEND:
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - NS - Not Set this survey per agreement with client
 - //// - No Vehicle Entrance Access

ZONING:
RR 2.5 - Rural Residential 2.5

- 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 - Lot 1 - 1 : 999999; Lot 2 - 1 : 280174
 - Basis of Bearing - KS SPC North Zone 1501
 - Monument Origin Unknown, unless otherwise noted.
 - Existing and Proposed Lots for Residential and Agriculture Use.
 - Road Record - See Survey
 - Benchmark - NAVD88
 - Project Benchmark (BM) - NE COR NE 1/4 Section 15 - Elev - 965'
 - Easements, if any, are created hereon or listed in referenced title commitment.
 - Reference Recorded Deed Book 805 Page 250
 - Utility Companies -
 - Water - Consolidated Water District #1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - Reference Continental Title File Number 24463944 dated May 1, 2024.
 - Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0241G 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')
 - Existing Structures, if any, not shown hereon.
 - Easements as per referenced Title Commitment are shown hereon, if any.
 - Easement granted to Greeley Gas Company Bk 546 Pg 1917 lies within the platting right of way of 155th Street.
 - Water line easements are shown hereon within the platted Utility Easement.
 - Fence Lines do not necessarily denote the boundary line for the property.
 - Reference Surveys:
 - BUD'S GREEN ACRES SUBDIVISION Bk. 14 Pg. 19, 2000
 - NKA #2000P00019

- RESTRICTIONS:
- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - An Engineered Waste Disposal System may be required due to poor soil conditions.
 - Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - Lots are subject to the current Access Management Policy
 - Additional access limits as shown hereon.
 - All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - No off-plat restrictions.

Job # K-24-1774
May 5, 2024 Rev. 5-16-24
J. Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@herringinc.com



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

Joseph A. Herring
PS # 1296

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Bud's Green Acres Subdivision
Date: May 29, 2024

Amy, I have reviewed the preliminary plat of the Bud's Green Acres Subdivision presented by Joseph and Jennifer Laffoon. The subdivision meets the requirements for fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed, a fire hydrant is currently located along the property line in the North corner of the applicants' property. This hydrant will be sufficient for this subdivision.

I have no further recommendation for this subdivision.

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

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Monday, May 13, 2024 11:45 AM
To: Schweitzer, Joshua
Subject: RE: DEV-24-034 Replat of Lot 2 Bud's Green Acres

We have not received any complaints on this property and it appears that the septic system currently installed will remain on the same lot as the home it services.

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

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Wednesday, May 8, 2024 8:36 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; McAfee, Joe <JMcaFee@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'mfulkerson@crwd1.com' <mfulkerson@crwd1.com>; 'lingenfelserm@fairmountfd.org' <lingenfelserm@fairmountfd.org>; 'designgroupleavenworth@evergy.com' <designgroupleavenworth@evergy.com>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-034 Replat of Lot 2 Bud's Green Acres

The Leavenworth County Department of Planning and Zoning has received a request for a Replat of Lot 2 Bud's Green Acres

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 22 May 2024.

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

v / r

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

Schweitzer, Joshua

From: Mike Lingenfelser <lingenfelserm@fairmountfd.org>
Sent: Wednesday, May 8, 2024 8:49 AM
To: Schweitzer, Joshua
Subject: Re: DEV-24-034 Replat of Lot 2 Bud's Green Acres

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

Joshua
Fairmount Township Fire has no issues.
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 Wed, May 8, 2024 at 8:35 AM Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov> wrote:

The Leavenworth County Department of Planning and Zoning has received a request for a Replat of Lot 2 Bud's Green Acres

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 22 May 2024.

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

v / r

Joshua J. Schweitzer

Development Planner

Leavenworth County Planning & Zoning

300 Walnut St, Suite 212

Leavenworth County, Kansas 66048

(913) 684-0465

May 2, 2024

Joe Herring
Herring Survey
315 N 5th St.
Leavenworth, KS 66048

Re: K-24-1774 Lafoon Review

Dear Mr. Herring,

Thank you for providing the opportunity for the water district to provide comments on the proposed replat. The proposed lot is in our service area and can be served by an existing 8-inch water main on the property. Any new connections to the water system will follow the policies of the water district in place at the time of connection. The closest fire hydrant to the proposed lot is approximately 360 feet south of the south property line. Additional fire hydrants can be added to the existing water main at the developer's expense if required.

If you have any additional questions/comments, please contact me at your convenience.

Respectfully,

Mike Fulkerson

Mike Fulkerson
General Manager



Cc; file

Schweitzer, Joshua

From: Boone Heston <Boone.Heston@evergy.com>
Sent: Monday, June 3, 2024 9:29 AM
To: Schweitzer, Joshua; Design Group Leavenworth
Cc: Allison, Amy; Jacobson, John
Subject: Re: DEV-24-034 Replat of Lot 2 Bud's Green Acres

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

Internal Use Only

Evergy has no concerns with the replat.

Thanks,

Boone Heston

TD Designer
Leavenworth, KS

Evergy

Boone.Heston@evergy.com

O 913-758-2724

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Friday, May 31, 2024 10:08 AM
To: Design Group Leavenworth <designgroupleavenworth@evergy.com>
Cc: Allison, Amy <AAllison@leavenworthcounty.gov>; Jacobson, John <JJacobson@leavenworthcounty.gov>
Subject: FW: DEV-24-034 Replat of Lot 2 Bud's Green Acres

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Morning,

I am just trying to follow-up with your department to see if you had any comments for the proposed Replat of Lot 2 Bud's Green Acres. Could you please provide comments at your earliest convenience.

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

**Leavenworth County
Request for Board Action
Case No. DEV-24-037
Final Plat Nila Estates
*Consent Agenda***

**Date: June 26, 2024
To: Board of County Commissioners
From: Planning & Zoning Staff**

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Request:

Chairman, I move that the proposed Final Plat as outlined in case DEV-24-037 be approved with conditions, that the plat is compliant with the County Zoning & Subdivision Regulations, as set forth in the Staff Report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this board and that the conditions set forth in the Staff Report be made part of this approval.

Analysis: The applicant is proposing to divide a 41.98 acre parcel into seven (7) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision.

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations. As well as the approved exceptions.

Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-24-037, Final Plat for Nila Estates subject to conditions.

Alternatives:

1. Approve Case No. DEV-24-037, Final Plat for Nila Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-24-037, Final Plat for Nila Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-037, Final Plat for Nila 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

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-24-036 & 037 Nila Estates

June 12, 2024

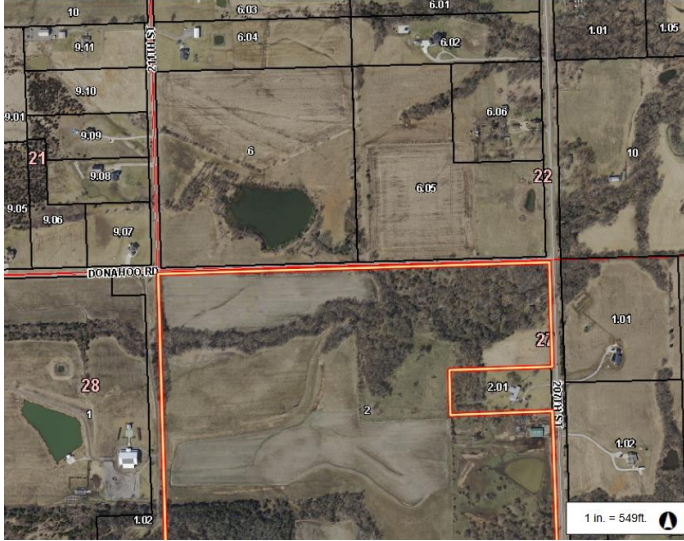
REQUEST: *Consent Agenda*

Preliminary Plat Final Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 00000 Donahoo Road



APPLICANT/APPLICANT AGENT:

LARRY HAHN
HAHN SURVEYING
PO BOX 186
Basehor, KS 66007

PROPERTY OWNER:

Nila & James Denholm
20731 207th St.
Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:

RR-5 & RR-2.5

LEGAL DESCRIPTION:

A Subdivision in the Northwest Quarter of Section 27, Township 10 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-24-036 & 037, Preliminary & Final Plat for Nila Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-036 & 037, Preliminary & Final Plat for Nila Estates to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 41.98 ACRES

PARCEL ID NO:

148-27-0-00-00-002

BUILDINGS:

Existing House

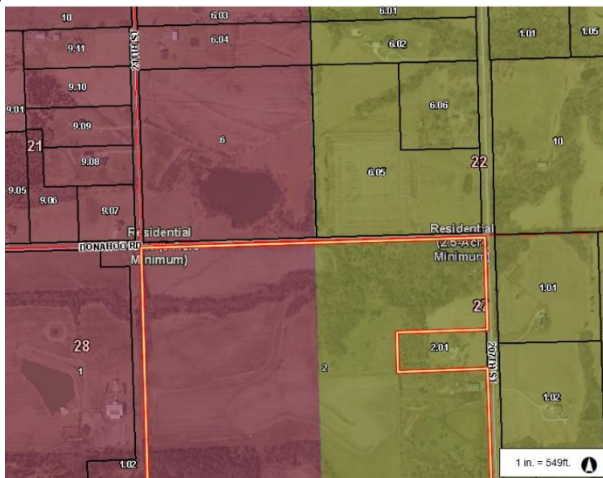
PROJECT SUMMARY:

Request for a final plat approval to subdivide property located at 00000 Donahoo Road (148-27-0-00-00-002) as Lots 01 through 07 of Nila Estates.

ACCESS/STREET:

Donahoo Road - Local, Paved ± 27'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: STRANGER

WATER: RWD 9

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:

6/3/2024

NEWSPAPER NOTIFICATION:

N/A

NOTICE TO SURROUNDING

PROPERTY OWNERS:

N/A

STANDARDS TO BE CONSIDERED: <i>Type content in each if necessary (delete this afterwards)</i>			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	N/A	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards	X	
50-50	Sensitive Land Development	N/A	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	N/A	

STAFF COMMENTS:

The applicant is proposing to divide a 41.98 acre parcel into seven (7) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1 – 6 will be approximately 5 acres in size. Lot 7 will be approximately 12 acres in size. All lots meet the requirements for the RR-5 zoning district.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. The developer must comply with the following memorandums:
 - Email – Stranger Fire District, dated April 19, 2024
 - Memo – Chuck Magaha, dated June 3, 2024

ATTACHMENTS:

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

FINAL PLAT APPLICATION
 Leavenworth County Planning and Zoning Department,
 300 Walnut St., County Courthouse
 Leavenworth, Kansas
 913-684-0465
 913-684-0398 Fax

CAMA No.: _____	Office Use Only	Date Received: _____
Township: _____		
Planning Commission Meeting Date: _____		
Project No.: _____		Date Paid: _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME _____	NAME <u>JAMES DENHOLM</u>
ADDRESS _____	ADDRESS <u>20731 207TH STREET</u>
CITY/ST/ZIP _____	CITY/ST/ZIP <u>TONGANOXIE, KS. 66086</u>
PHONE _____ EMAIL _____	PHONE <u>913-369-2635</u> EMAIL _____
CONTACT PERSON _____	CONTACT PERSON <u>JAMES</u>

GENERAL INFORMATION

Subdivision Name: NILA ESTATES

Legal Description (S-T-R 1/4 Section): NW 1/4 27-T10S-R21E

Zoning: RR- 5.0

Surveyor and/or Engineer Firm: HAHN SURVEYING

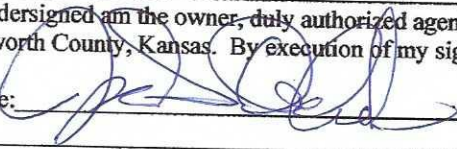
Contact Person: LARRY HAHN

Address: PO BOX 186 BASEHOR, KANSAS 66007

Phone : 913-547-3405 Fax : _____ Email : hahnsurvey@gmail.com

SUBDIVISION INFORMATION		
Gross Acreage: 41.98 ACRES	Number of Lots: 7	Minimum Lot Size: 5.00 ACRES
Maximum Lot Size: 11.94 ACRES	Zoning: RR - 5.0	Density:
Open Space Acreage:	Water District: 9	Proposed Sewage: ON SITE
Fire District: STRANGER	Electric Provider: FREESTATE	Natural Gas Provider: PROPANE
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Phase Number:	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what is the panel number:		

I, the undersigned am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for Final Plat approval as indicated above.

Signature:  Date: 4-5-2024

ATTACHMENT A-2

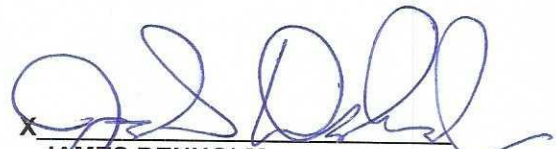
OWNER AUTHORIZATION

I/WE JAMES DENHOLM, hereby referred to as the "Undersigned", being of lawful age, do hereby on this ___ day of _____, 20___, make the following statements, to wit:


- 1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property
See Exhibit A attached hereto and incorporated herein by reference.
- 2. I/We the undersigned, have previously authorized and hereby authorize LARRY HAHN
HAHN SURVEYING (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Department of Leavenworth County, Kansas, 21159 207TH STREET (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.
- 3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the 'County'), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly our of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.
- 4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

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

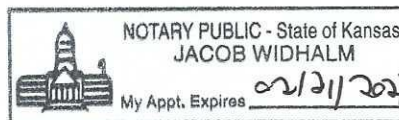
STATE OF KANSAS
COUNTY OF LEAVENWORTH


JAMES DENHOLM

The foregoing instrument was acknowledged before me on this 5th day of April, 2024
by James Denholm

My Commission Expires: 02/21/2027 Notary Public 

ATTACHMENT B



ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 04/18/2024

Janet Klasmirke
COUNTY CLERK

Doc #: 2024R02600
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
04/18/2024 08:00:40 AM
RECORDING FEE: 38.00
PAGES: 2

PREPARED BY:
EMW Law, LLC
13571 S. Mur-Len Rd.
Olathe, KS 66062

QUIT CLAIM DEED

CTC#24462159 - Accom

THIS QUIT CLAIM DEED, is made and entered into this 12 day of April, 2024, by and between NILA LORRAINE DENHOLM, a/k/a NILA L. DENHOLM, a single person, with a mailing address of 21159 207th, Tonganoxie, KS 66086, the GRANTOR, and NILA LORRAINE DENHOLM, a/k/a NILA L. DENHOLM, a single person, with a mailing address of 21159 207th, Tonganoxie, KS 66086, the GRANTEE.

WITNESSETH, that the GRANTOR, by way of gift, donation or contribution stated in the Deed or other instrument, paid by the GRANTEE, the receipt and sufficiency of which is hereby acknowledged, does by these presents REMISE, RELEASE AND FOREVER QUIT CLAIM unto the GRANTEES, the Real Estate situated in the County of Leavenworth and State of Kansas, and described as follows:

A Tract of land in the Northwest Quarter of Section 27-T10S-R21E of the 6th P.M., Leavenworth County, Kansas, as surveyed by Larry T. Hahn, PS #1349, March 2024, described as follows:

Beginning at the Northwest corner of said Section 27; Thence, N 88°16'06"E, 2644.18 Feet along the North line of said Northwest Quarter to the North Quarter corner of said Section 27; Thence, S 01°42'20"E, 716.52 feet along the East Line of said Northwest Quarter; Thence, S 88°17'40"W, 726.00 feet; Thence, N 01°42'20"W, 34.18 feet; Thence, S 88°16'06"W, 1919.40 feet to the West line of said Northwest Quarter; Thence, N 01°36'10"W, 682.00 feet along said West line to the Point of Beginning. Contains 41.98 acres, more or less, including road r/w.

Subject to restrictions, reservations, covenants and easements of record, if any.

Property Address:

Pursuant to K.S.A. 79-1437e(a)(4), a real estate validation questionnaire is not required because this transfer is by way of gift, donation or contribution stated in the deed or other instrument.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the GRANTEE, and to its successors and assigns forever. So that neither the said

**04-30-24
Olsson Review
No Comment**

Nila Estate

Leavenworth County Kansas

Drainage Report

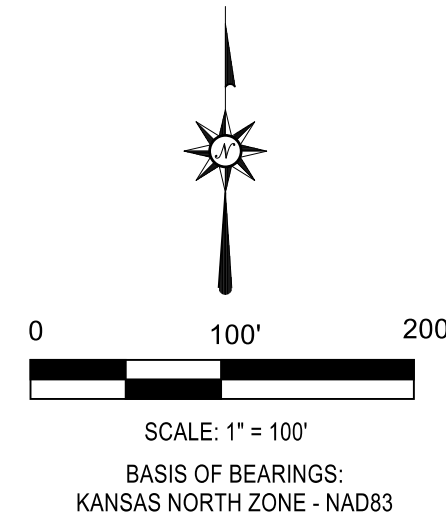
April 14, 2024



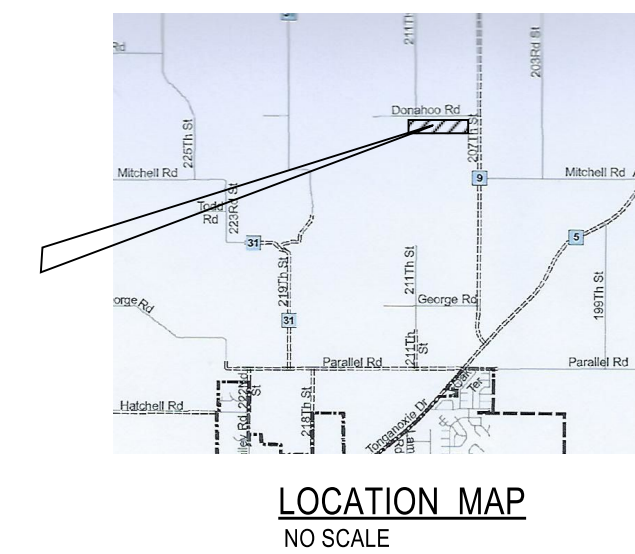
NILA ESTATES

A SUBDIVISION IN THE NORTHWEST QUARTER
SECTION 27-T10S-R21E OF THE 6TH P.M.,
LEAVENWORTH COUNTY, KANSAS

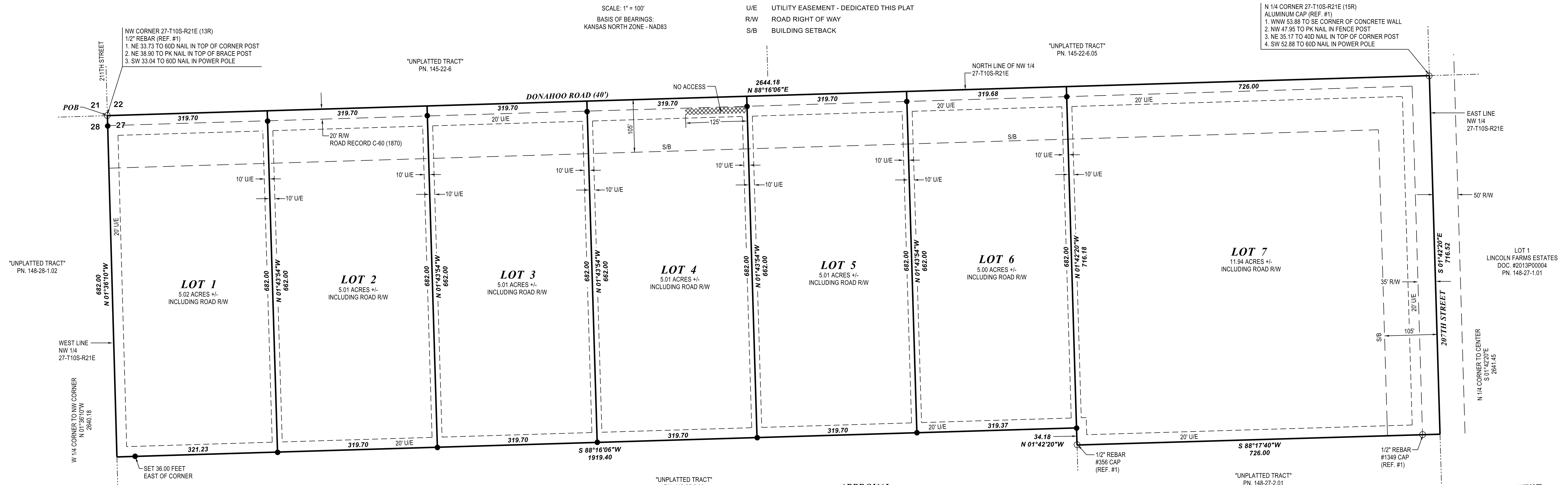
FINAL PLAT



- 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
 - R/W ROAD RIGHT OF WAY
 - S/B BUILDING SETBACK



5-03-2024
Olsson Review No
Further Comment



- N 1/4 CORNER 27-T10S-R21E (15R)
ALUMINUM CAP (REF. #1)
1. NNW 53.88 TO SE CORNER OF CONCRETE WALL
2. NW 47.95 TO PK NAIL IN FENCE POST
3. NE 35.17 TO 40D NAIL IN TOP OF CORNER POST
4. SW 52.88 TO 60D NAIL IN POWER POLE

OWNER / DEVELOPER
NILA DENHOLM
JAMES DENHOLM
20731 207TH STREET
TONGANOXIE, KS. 66086
(913) 369-2635

REFERENCES
1. DOC. #2024S010
2. 207TH STREET ROAD PLANS (1954)
PROJECT #C-1392
3. ROAD RECORD B-358 & J-115

BENCHMARK
1/2" REBAR AT THE NORTHWEST CORNER
27-T10S-R21E
EL. 919.33 (NAVD 88)

ZONING
RR - 5.0

RESTRICTIONS
1. NO OFF PLAT RESTRICTIONS.
2. 40' REAR SETBACK FOR RESIDENCES
15' REAR SETBACK FOR ACCESSORY BUILDINGS
15' SIDE SETBACK
3. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
4. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
5. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
6. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
7. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
8. STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

NOTES
1. 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.
2. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL
PROPOSED USE - RR-5.0 / RESIDENTIAL
3. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA
FEMA FIRM 20103C0225G, DATED 7/16/2015

SURVEYORS DESCRIPTION
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 27-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, MARCH 2024, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE, N 88°16'06"E, 2644.18 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE, S 01°42'20"E, 716.52 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE, S 88°17'40"W, 726.00 FEET; THENCE, N 01°42'20"W, 34.18 FEET; THENCE, S 89°16'08"W, 1919.40 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE, N 01°36'10"W, 682.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINS 41.98 ACRES, MORE OR LESS, INCLUDING ROAD R/W
RELATIVE: 1:995,371

CERTIFICATION AND DEDICATION
THE UNDERSIGNED PROPRIETOR STATE 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 "NILA 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, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "U/E".
BUILDING LINES OR SETBACK LINES (S/B) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF,
I, THE UNDERSIGNED OWNER OF "NILA ESTATES", HAVE SET MY HAND THIS _____ DAY OF _____, 2024.

JAMES S. DENHOLM
NOTARY PUBLIC
STATE OF KANSAS / COUNTY OF LEAVENWORTH
ON THIS _____ DAY OF _____, 2024, BEFORE ME APPEARED JAMES S. DENHOLM, 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 THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVAL
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "NILA ESTATES" THIS _____ DAY OF _____, 2024.

CHAIRPERSON / MARCUS MAJURE
SECRETARY / JOHN JACOBSON

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 "NILA ESTATES" THIS _____ DAY OF _____, 2024.

CHAIRPERSON / JEFF CULBERTSON
COUNTY CLERK / JANET KLASINSKI (ATTEST)

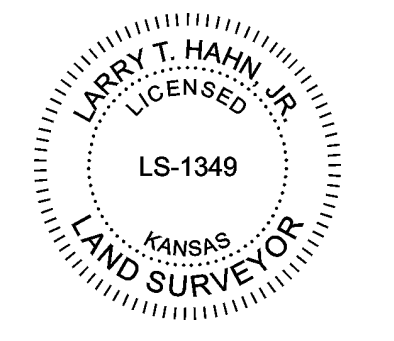
COUNTY SURVEYOR CERTIFICATION
I HEREBY CERTIFY THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS #1363

STATE OF KANSAS / COUNTY OF LEAVENWORTH
FILED FOR RECORD AS DOCUMENT # _____ ON THIS _____ DAY OF _____, 2024
AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

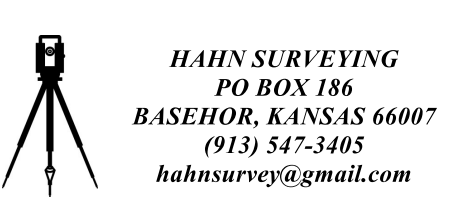
REGISTER OF DEEDS / TERRILOIS G. MASHBURN

- CENTER 27-T10S-R21E (15T)
1/2" REBAR WITH #356 CAP (REF. #1)
1. ESE 40.28 TO MAG NAIL WITH SKOAL LID IN POWER POLE
2. NE 53.23 TO MAG NAIL WITH SKOAL LID IN POWER POLE
3. W 41.95 TO MAG NAIL WITH SKOAL LID IN TOP OF CORNER POST (SLOPE)
4. NE 55.00 TO STEEL STREET SIGN POST



LARRY T. HAHN, PS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF MARCH, 2024, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



MEMO

To: Joshua Schweitzer
From: Chuck Magaha
Subject: Nila Estates Subdivision
Date: June 3, 2024

Joshua, I have reviewed the preliminary plat of the Nila Estates Subdivision presented by Nila and James Denholm. The subdivision meets the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed a fire hydrant should be placed along the right-a-way between lot 7 and lot 6 the West between lot 3 and lot 4 along Donahoo Road, this will meet the requirements for this subdivision.

I have no further recommendation for this subdivision.

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

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Tuesday, April 23, 2024 8:55 AM
To: Schweitzer, Joshua
Subject: RE: DEV-24-036 & 037 Preliminary & Final Plat Nila Estates

We have not received any complaints on this property. It appears that the septic system currently installed will remain on lot 7 with the home it services.

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

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Thursday, April 18, 2024 4:20 PM
To: Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcafee@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Brown, Misty <MBrown@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; 'stfdchief1760@gmail.com' <stfdchief1760@gmail.com>; 'linedepartment@freestate.coop' <linedepartment@freestate.coop>; 'lvrwd9@gmail.com' <lvrwd9@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-036 & 037 Preliminary & Final Plat Nila Estates

All,

The Leavenworth County Planning & Zoning Department has received a request for a Preliminary and Final Plat for Nila Estates.

The Planning Staff would appreciate your written input in consideration of the above listed request. Please review the attached information and forward any comments to us by May 2, 2024.

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

v / r

Joshua J. Schweitzer
Development Planner

Schweitzer, Joshua

From: Mark B <stfdchief1760@gmail.com>
Sent: Friday, April 19, 2024 6:59 AM
To: Schweitzer, Joshua
Cc: Noll, Bill; McAfee, Joe; mpleak@olsson.com; Brown, Misty; Van Parys, David; Baumchen, Daniel; Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; linedepartment@freestate.coop; lvrwd9@gmail.com; PZ
Subject: Re: DEV-24-036 & 037 Preliminary & Final Plat Nila 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.

Joshua,

Stranger Township Fire Department has no issues but would suggest that hydrants be installed so that there is one within 500 feet of any structure.

Let me know if you have any questions.

Mark Billquist
Stranger Township Fire Chief

On Thu, Apr 18, 2024 at 4:20 PM Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov> wrote:

All,

The Leavenworth County Planning & Zoning Department has received a request for a Preliminary and Final Plat for Nila Estates.

The Planning Staff would appreciate your written input in consideration of the above listed request. Please review the attached information and forward any comments to us by May 2, 2024.

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

v / r

Schweitzer, Joshua

From: Allison, Amy
Sent: Friday, April 19, 2024 1:49 PM
To: Schweitzer, Joshua
Subject: FW: Nila Estates

From: Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>
Sent: Friday, April 19, 2024 12:26 PM
To: larry hahn <hahnsurvey@gmail.com>
Cc: linedepartment@freestate.coop; Allison, Amy <AAllison@leavenworthcounty.gov>
Subject: Re: Nila 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.

LVRWD9 has no issue with the preliminary plat at this time.

On Fri, Apr 19, 2024 at 11:53 AM larry hahn <hahnsurvey@gmail.com> wrote:

To all -

I have submitted a preliminary and final plat to Leavenworth County Planning and Zoning.

The Planning Staff would appreciate your written input for the proposed plat.

Please review the attached information and forward any comments to Leavenworth County Planning and Zoning to AAlisson@leavenworthcounty.gov

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

Thank You,

Larry Hahn, PS
Hahn Surveying
PO Box 186
Basehor, Ks. 66007
(913) 547-3405

--

Thanks and have a great day,



Karen Armstrong
District Manager
913-845-3571

Schweitzer, Joshua

From: Gary Willits <gary.willits@freestate.coop>
Sent: Monday, April 22, 2024 8:44 AM
To: Schweitzer, Joshua
Subject: RE: DEV-24-036 & 037 Preliminary & Final Plat Nila 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.

Joshua,
This proposed subdivision is in FreeState Electric's certified territory and FreeState Electric does not have any issues with this plat.
Thank you,
Gary Willits

Gary Willits
Staking Engineer



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

From: Line Department <linedepartment@freestate.coop>
Sent: Thursday, April 18, 2024 4:33 PM
To: Gary Willits <gary.willits@freestate.coop>
Subject: FW: DEV-24-036 & 037 Preliminary & Final Plat Nila Estates

Received in the line department email queue...

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Thursday, April 18, 2024 4:20 PM
To: Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'mpleak@olsson.com' <mpleak@olsson.com>; Brown, Misty <MBrown@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; cmagaha@lvsheriff.org; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; 'stfdchief1760@gmail.com' <stfdchief1760@gmail.com>; Line Department <linedepartment@freestate.coop>; 'lvrwd9@gmail.com' <lvrwd9@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-036 & 037 Preliminary & Final Plat Nila Estates

All,

The Leavenworth County Planning & Zoning Department has received a request for a Preliminary and Final Plat for Nila Estates.

**Leavenworth County
Request for Board Action
Case No. DEV-24-039
Final Plat Lecompton Estates
*Consent Agenda***

Date: June 26, 2024
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Request:

Chairman, I move that the proposed Final Plat as outlined in case DEV-24-039 be approved with conditions, that the plat is compliant with the County Zoning & Subdivision Regulations, as set forth in the Staff Report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this board and that the conditions set forth in the Staff Report be made part of this approval.

Analysis: The applicant is proposing to plat one tract of land into 9 lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision.

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-24-039, Final Plat for Lecompton Estates, subject to conditions.

Alternatives:

1. Approve Case No. DEV-24-039, Final Plat for Lecompton Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-24-039, Final Plat for Lecompton Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-039, Final Plat for Lecompton 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

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-24-039 Lecompton Estates

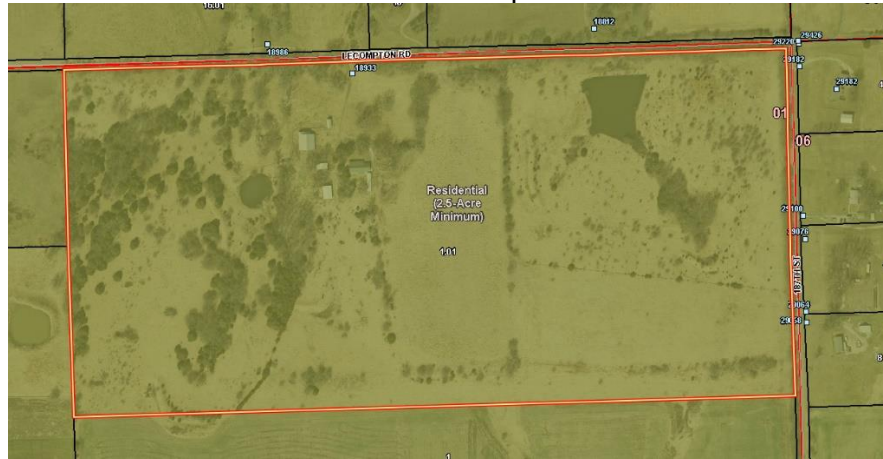
June 12, 2024

REQUEST: *Consent Agenda*

Preliminary Plat Final Plat

STAFF REPRESENTATIVE:
JOHN JACOBSON
DIRECTOR

SUBJECT PROPERTY: 18933 Lecompton Road



APPLICANT/APPLICANT AGENT:
MATT KNOX
ALLENDBRAND & DREW

PROPERTY OWNER:
DAC VENTURES LLC
6430 MIZE RD
SHAWNEE KS 66226

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION: RESIDENTIAL (2.5 ACRE MIN)

LEGAL DESCRIPTION:

A tract of land in the Northeast Quarter of Section 1, Township 9 South, Range 21 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

ACTION OPTIONS:

1. Approve Case No. DEV-24-039, Final Plat for Lecompton Estates with or without conditions; or
2. Deny Case No. DEV-24-039 Final Plat for Lecompton Estates for the following reasons; or
3. Continue the hearing to another date, time, and place.

PROPERTY INFORMATION

PARCEL SIZE: 76.07 ACRES

PARCEL ID NO:
111-01-0-00-00-001.01

BUILDINGS: A SINGLE FAMILY RESIDENCE WITH ACCESSORY STRUCTURES

PROJECT SUMMARY:

Request for final plat approval to subdivide property located at 18933 Lecompton Road as Lots 1 through 9 of Lecompton Estates.

ACCESS/STREET:
LECOMPTON RD - LOCAL,
GRAVEL ± 16'; 187TH ST –
LOCAL, GRAVEL, ± 16'

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: FIRE DISTRICT 1

WATER: RWD 5

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW:
5/29/2024

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING
PROPERTY OWNERS:
N/A

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

STAFF COMMENTS:

The applicant is proposing to divide a 76-acre parcel into a 9-lot subdivision. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1-5 will be range from 5.36 to 6.5 acres in size. These lots will access from 187th Street. Lots 5 through 9 will be approximately 10 acres each and will access from Lecompton Road. Lot 7 will retain the existing house and accessory structures. All entrances have been approved and installed. RWD 5 has indicated that water is available for all lots but due to the size of the proposed lots, a water well can be obtained per the LVCO Sanitary Code. Staff is generally in support.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. The developer must comply with the following memorandums:
 - a. Memo – Shane Goff, RWD 5, dated November 21, 2023
 - b. Memo – Michael Stackhouse, Fire District 1, dated March 6, 2024
 - c. Memo – Chuck Magaha, Emergency Management, dated 4/22/2024

ATTACHMENTS:

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

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

Office Use Only

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

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>DAC Ventures LLC</u>	NAME: <u>Same</u>
MAILING ADDRESS: <u>6430 Mize Rd</u>	MAILING ADDRESS: _____
CITY/ST/ZIP: <u>Shawnee, KS 66226</u>	CITY/ST/ZIP: _____
PHONE: <u>913.226.7774</u>	PHONE: _____
EMAIL: <u>jim@coyleproperties.com</u>	EMAIL: _____

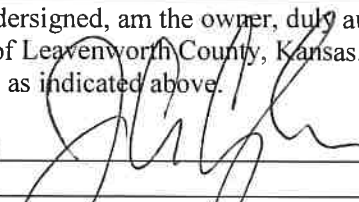
GENERAL INFORMATION

Proposed Subdivision Name: Lecompton Estates
 Address of Property: 18933 Lecompton Rd
 PID: 1110100000001010 Urban Growth Management Area: Rural Growth Area

SUBDIVISION INFORMATION		
Gross Acreage: 76.07	Number of Lots: 9	Minimum Lot Size: 5.36
Maximum Lot Size: 10.94	Proposed Zoning: RR-5	Density: 1 house per 8.45 acres
Open Space Acreage: 0	Water District: RWD 5	Proposed Sewage: Septic
Fire District:	Electric Provider: FreeState Electric	Natural Gas Provider: none
Covenants: <input type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: <i>Local - Collector - Arterial - State - Federal</i>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature:  Date: 4/19/24

ATTACHMENT A

REGISTER OF DEEDS CERTIFICATE
 Filed for Record as Document No. _____ on this
 day of _____, 20____ at
 o'clock _____ M in the Office of the Register of Deeds of Leavenworth
 County, Kansas.

Register of Deeds - TerriLois G. Mashburn

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

Daniel Baumchen, PS-1363
 County Surveyor

- NOTES:
1. Basis of bearings: N90°00'00"E along the North line of the Northeast Quarter of Section 1-9S-21E per survey by John Benton Kramer dated 6/5/2013, recorded at Document No. 20135023.
 2. Subject property lies in "Zone X, Areas determined to be outside the 0.2% annual chance floodplain" as shown on FEMA FIRM Number 20103C0125G, effective 7/16/2015. Floodplain information regarding the plat is based on the best information available at the time the plat was prepared and recorded.
 3. Front building line dimensions are measured to the section line and are at least 105' from the center of the road as field located.
 4. Future utilities crossing the existing natural gas pipeline running through Lots 1 through 4 shall cross perpendicular to the pipeline. Contact Southern Star Central Gas Pipeline prior to any work in the easement.

- RESTRICTIONS:
1. No off plat restrictions.
 2. Setbacks:
 Rear - 40' for residences, 15' for accessory buildings
 Side - 15'
 3. An engineered wastewater disposal may be required due to poor soil conditions.
 4. Erosion control shall be used when designing and constructing driveways and other structures.
 5. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place.
 6. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading, weather permitting.
 7. Lots are subject to the current access management policy resolution.
 8. Structures built within the subdivision shall comply with Resolution 2020-39, or as amended.

TITLE INFORMATION SHOWN HEREON IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1652871, DATED MARCH 13, 2024 AT 8:00 AM

THIS SURVEY IS SUBJECT TO THE FOLLOWING EXCEPTIONS AS ENUMERATED ON THE TITLE COMMITMENT IN SCHEDULE B, PART II:

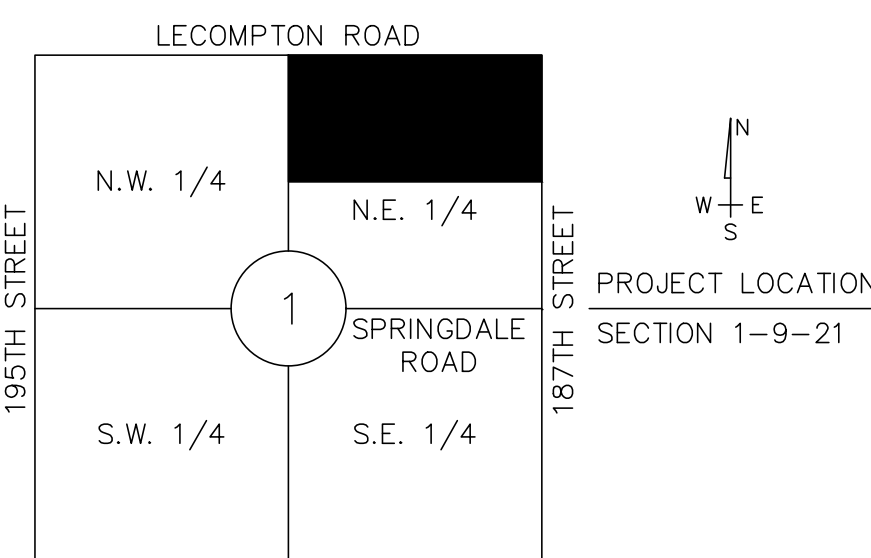
- Items 1 through 7 are not survey issues.
8. Easements, Restrictions, and setback lines as per plat, Document No. 20135023. (No easements, restrictions, or setbacks dedicated by noted survey)
 9. Not a survey issue.
 10. An easement granted to Cities Service Gas Company in the document recorded as Book 375, Page 343 of Official Records. (Blanket easement, easement corridor to be defined along pipeline running through Lots 1 through 4 as shown hereon)
 11. An easement granted to Rural Water District No. 5 Leavenworth County, Kansas in the document recorded as Book 454, Page 246 of Official Records (Document notes that easement will be centered on water line as constructed. No water line exists on subject property, water lines are on north side of Lecompton and east side of 187th)
- Items 12 and 13 are not survey issues.



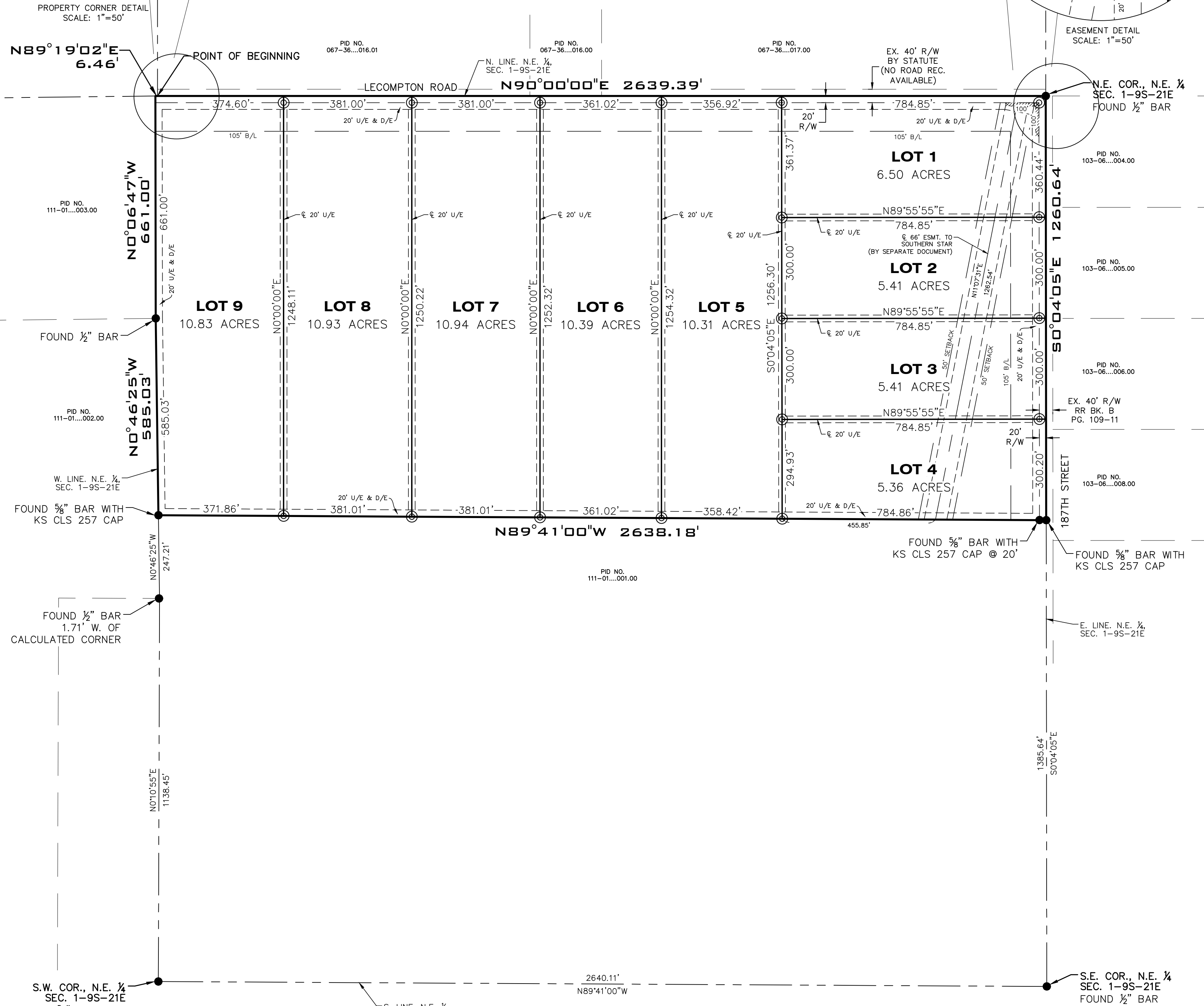
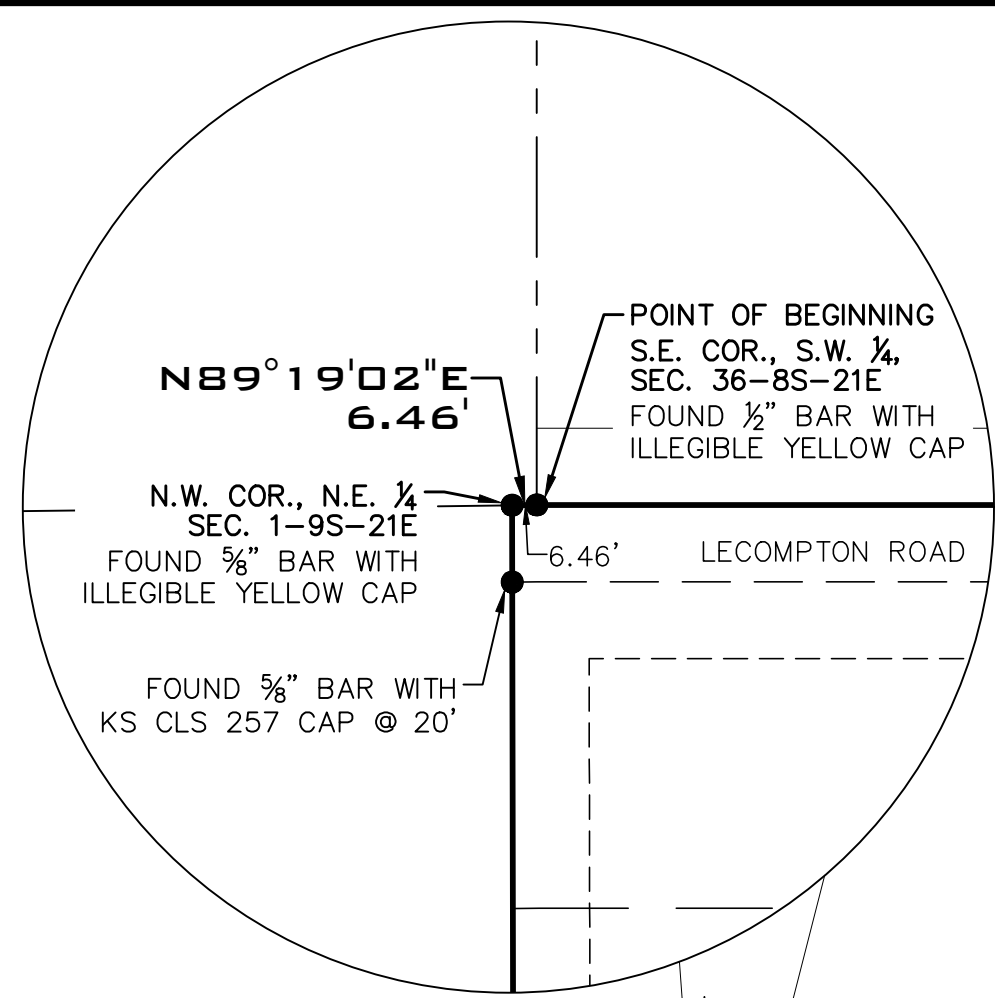
GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.



VICINITY MAP
 SCALE: 1" = 2000'



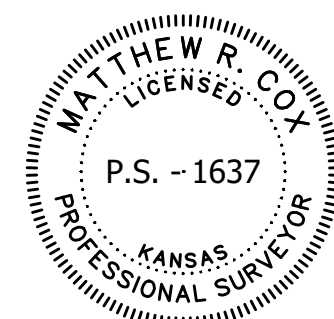
LEGEND

- BAR FOUND AS DESCRIBED ORIGIN UNKNOWN UNLESS NOTED
- ⊙ SET 1/2" x 24" REBAR WITH PLASTIC KS CLS 93 CAP
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- B/L BUILDING LINE
- R/W RIGHT-OF-WAY
- ////// LIMITS OF NO ACCESS

ERROR OF CLOSURE

Perimeter: 7790.70' Area: 3313525.25 Sq. Ft.
 Error Closure: 0.0072 Course: S34°27'16"E
 Error North: -0.00592 East: 0.00406
 Precision 1:1082041.67

THIS IS TO CERTIFY THAT ON THE 18TH DAY OF JANUARY 2024, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.



OWNER/DEVELOPER FOR:
 DAC VENTURES, LLC
 6430 MIZE ROAD
 SHAWNEE, KS 66226
 PHONE: (913) 226-7774
 CONTACT: Jim Coyle
 EMAIL: jim@coyleproperties.com



LECOMPTON ESTATES

CIVIL ENGINEERS
 LAND SURVEYORS - LAND PLANNERS

122 N. WATER STREET
 OLATHE, KANSAS 66061
 PHONE: (913) 764-1076
 FAX: (913) 764-8635

14 W. PEORIA
 PAOLA, KANSAS 66071
 PHONE: (913) 557-1076
 FAX: (913) 557-6904

AD PROJECT #39276

1-9-21

FINAL PLAT

LEGAL DESCRIPTION

(Per deed recorded in Doc. No. 2023R07694)

The North 76.07 acres, more or less. of the Northeast Quarter of Section 1, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter of Section 36, Township 8 South, Range 21 East of the 6th P.M.; thence N90°00'00"E (Assumed Bearing) along the North line of said Northeast Quarter a distance of 2639.39 feet to the Northeast corner of said Northeast Quarter; thence S00°04'05"E along the East line of said Northeast Quarter a distance of 1260.64 feet; thence N89°41'00"W a distance of 2638.18 feet to a point on the West line of said Northeast Quarter; thence N00°46'25"W along said West line a distance of 585.03 feet to the Southeast corner of a tract of land recorded in Book 815, Page 516, in the Leavenworth County Register of Deeds Office; thence continuing along said West line N00°06'47"W a distance of 661.00 feet to the Northwest corner of the Northeast Quarter of Section 1, Township 9 South, Range 21 East of the 6th P.M., also being the Northeast corner of tract of land recorded in said Book and Page; thence N89°19'02"E along the North line of said Northeast Quarter a distance of 6.46 feet to the point of beginning, subject to easements and right of ways of record.

[Subject property contains 76.07 acres, more or less.]

DEDICATION

The undersigned proprietors to the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "LECOMPTON 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" or "U/E."

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

Building Lines or Setback Lines (B/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.

The undersigned proprietors to the above described tract of land hereby affirm that all previous property taxes have been paid.

EXECUTION

IN TESTIMONY WHEREOF, DAC VENTURES, LLC, has caused this instrument to be executed this _____ day of _____, 20____.

DAC VENTURES, LLC

By: _____
 James A. Coyle, Managing Member

STATE OF _____)
) SS:
 COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came James A. Coyle, Managing Member of DAC Ventures, LLC, who is personally known to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same for himself and for the uses and purposes herein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission Expires: _____
 Notary Public

ACKNOWLEDGEMENTS

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.

By: _____
 Mitch Pleak, County Engineer

PLANNING COMMISSION APPROVAL

We, the Planning Commission Leavenworth County, Kansas, do hereby approved the foregoing plat of LECOMPTON ESATES this _____ day of _____, 20____.

By: _____ Attest: _____
 Marcus Majure, Chairman John Jacobson, Secretary

COUNTY COMMISSION APPROVAL

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approved the foregoing plat of LECOMPTON ESATES this _____ day of _____, 20____.

By: _____ Attest: _____
 Jeff Culbertson, Chairman Janet Klasinski, County Clerk



Fire District No.1, County of Leavenworth

111 East Kansas Avenue, Lansing, KS. 66043

Wednesday March 6, 2024

Matt Cox
122 N. Water Street
Olathe, KS. 66061

Dear Mr. Cox
C/O DAC Ventures,

Your proposed plan for a 9-home/property subdivision located at the corner of 187th & Lecompton Rd. in Leavenworth Co., Kansas has been reviewed. There are no noticed deficiencies in accordance with the 2006 editions of the *International Building Code (IBC)*, *International Fire Code (IFC)*, and *International Mechanical Code (IMC)* and the plans provided by Allenbrand-Drews & Associates dated 11/21/2023. Any changes to the provided plans would need to be reviewed by our office.

Michael L. Stackhouse,

Michael L. Stackhouse

Fire Chief
Fire District No.1, County of Leavenworth
111 E. Kansas Avenue
Lansing, Kansas 66043
Office: 913-727-5844

Service Review

TO BE COMPLETED BY WATER SUPPLIER

Water Supplier's Name:

Leavenworth County AWD #5

Applicant's Name:

DAC Ventures, LLC

Date: 11/14/23

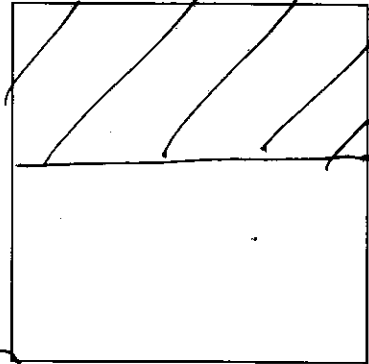
Section 1 Township 9 Range 21

Is this a typical domestic user? Yes No

If not, please estimate gallons used per month:

9 meters

Please indicate location of the meter on this 1/4 Section Block.



NE NW SE SW 1/4 Section

COMMENTS:

TO BE COMPLETED BY ENGINEER

Distance from Existing Pipe Line 100'± Meter Elevation 1,110'-1,055'

Expected Pressure: Maximum 83 psi; Minimum 35 psi

Recommended for Service? Yes No

Pressure Regulator? Recommended Not Necessary

COMMENTS:

9 proposed meters do not cause any pressure concerns and are recommended for addition.

The maximum and minimum pressures are estimated based on conditions as of the date of the Service Review. These pressures may change with future additions and changes to the system.

REVIEWED BY Shane Goff

Date: 11/21/23

P.N. 3230.101

From: [Line Department](#)
To: [Matt Cox](#); [Line Department](#)
Cc: ["Jim Coyle"](#); ["Clayton Coyle"](#)
Subject: SERVICE VERIFICATION - PARCEL - R305844
Date: Thursday, February 29, 2024 3:14:23 PM

Hi Matt,

Our normal process is to email the county directly with our standard service verification. We have had a few other recent subdivision requests, and, for their purposes, the same email has been sufficient. I have provided that verbiage below.

FreeState Electrical Cooperative will provide power to a new home/development being built on/at Lecompton Rd, parcel R305844, for DAC Ventures, LLC. FreeState will provide service for 9 separate lots.

Please let me know if you need anything else.

Best regards,
Shauna Snyder

From: Matt Cox <mcox@allenbrand-drews.com>
Sent: Thursday, February 29, 2024 2:38 PM
To: Line Department <linedepartment@freestate.coop>
Cc: 'Jim Coyle' <jim@coyleproperties.com>; 'Clayton Coyle' <clayton@coyleproperties.com>
Subject: Proposed plat at the SW corner of 187th & Lecompton, Leavenworth County

We are working for the owner of the property at 18933 Lecompton Road. They are proposing to subdivide the property as shown on the attached layout. Leavenworth County Planning Department requires that we reach out to you to verify there are adequate facilities to service the subdivision. Just in case it matters, the developer will not be building the homes. The lots will be sold and the owners/builders for each individual lot will be handling the eventual service connections. Please let us know if there is any additional information you need.

Thanks,

Matt Cox, P.S.
Land Surveyor/Civil Designer
Allenbrand-Drews & Associates
122 N. Water Street
Olathe, Kansas 66061
Office: (913) 764-1076
Mobile: (913) 522-6517

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Lecompton Estates Subdivision
Date: April 22, 2024

Amy, I have reviewed the preliminary plat of the Lecompton Estates Subdivision presented by DAC Ventures LLC. The subdivision meets the requirements for fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed, fire hydrants should be placed along the right-a-way on the corner of 187th and Lecompton then West 1000 feet between Lots 3 and Lots 4 along the right-of-way, this will meet the requirements for this subdivision.

I have no further recommendation for this subdivision.

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

Stormwater Report

for

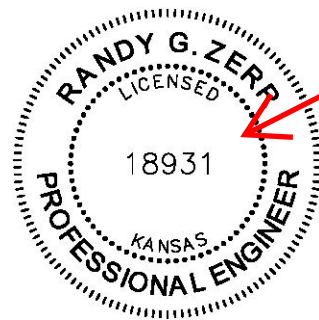
Lecompton Estates

Part of the Northeast Quarter, Sec. 1-9-21

Leavenworth County, Kansas

May 30, 2024

AD# 39276



Still need to sign and seal.



ALLENBRAND - DREWS & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS

**122 N. WATER STREET
OLATHE, KANSAS 66061**

PHONE: (913) 764-1076

FAX: (913) 764-8635

REGISTER OF DEEDS CERTIFICATE
 Filed for Record as Document No. _____ on this
 day of _____, 20____ at
 o'clock _____ M in the Office of the Register of Deeds of Leavenworth
 County, Kansas.

Register of Deeds - TerriLois G. Mashburn

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

Daniel Baumchen, PS-1363
 County Surveyor

- NOTES:
1. Basis of bearings: N90°00'00"E along the North line of the Northeast Quarter of Section 1-9S-21E per survey by John Benton Kramer dated 6/5/2013, recorded at Document No. 20135023.
 2. Subject property lies in "Zone X, Areas determined to be outside the 0.2% annual chance floodplain" as shown on FEMA FIRM Number 20103C0125G, effective 7/16/2015. Floodplain information regarding the plat is based on the best information available at the time the plat was prepared and recorded.
 3. Front building line dimensions are measured to the section line and are at least 105' from the center of the road as field located.
 4. Future utilities crossing the existing natural gas pipeline running through Lots 1 through 4 shall cross perpendicular to the pipeline. Contact Southern Star Central Gas Pipeline prior to any work in the easement.

- RESTRICTIONS:
1. No off plat restrictions.
 2. Setbacks:
 Rear - 40' for residences, 15' for accessory buildings
 Side - 15'
 3. An engineered wastewater disposal may be required due to poor soil conditions.
 4. Erosion control shall be used when designing and constructing driveways and other structures.
 5. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place.
 6. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading, weather permitting.
 7. Lots are subject to the current access management policy resolution.
 8. Structures built within the subdivision shall comply with Resolution 2020-39, or as amended.

TITLE INFORMATION SHOWN HEREON IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1652871, DATED MARCH 13, 2024 AT 8:00 AM

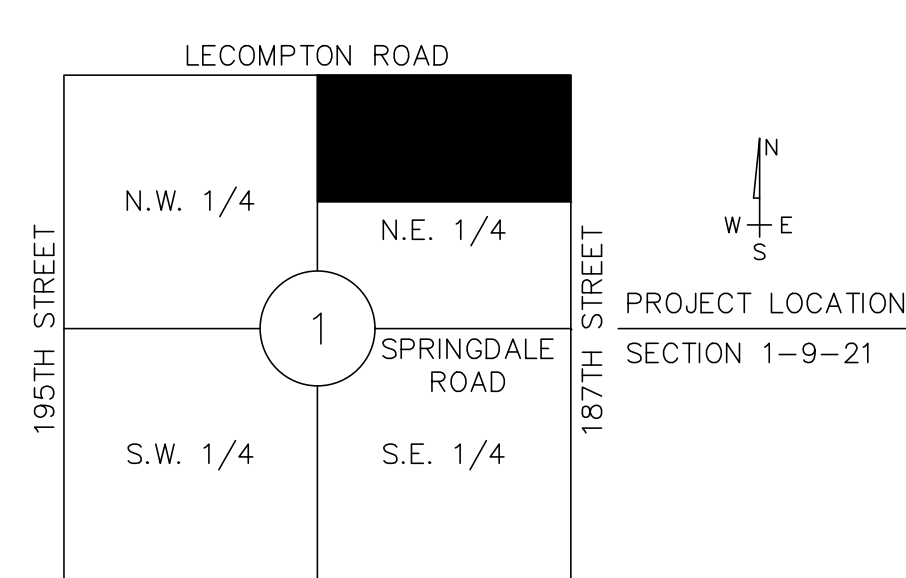
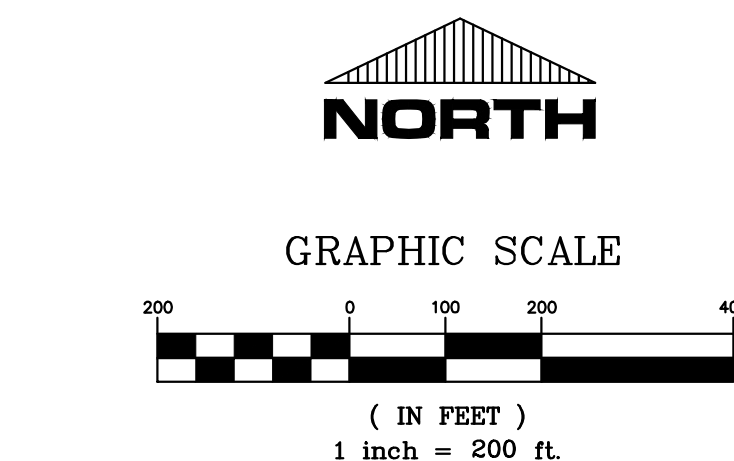
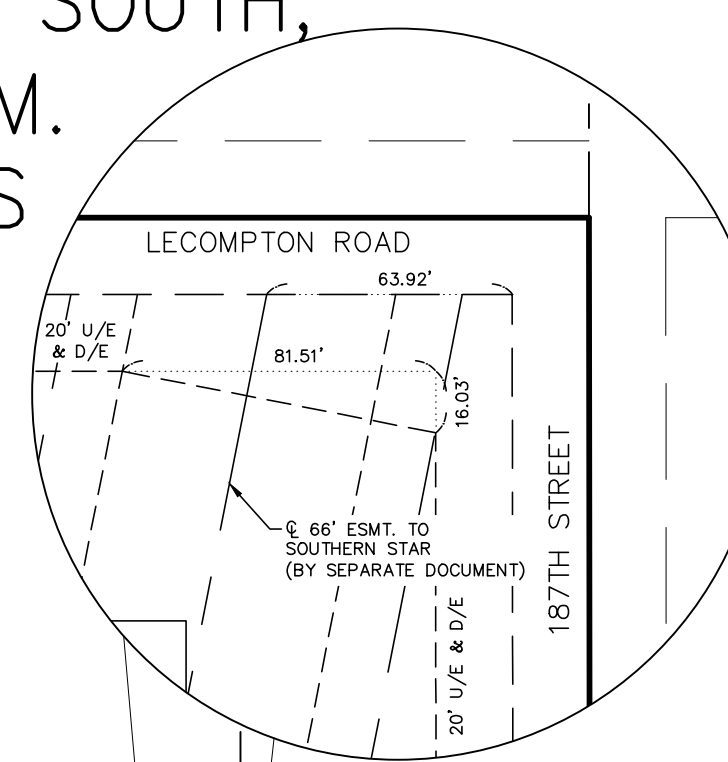
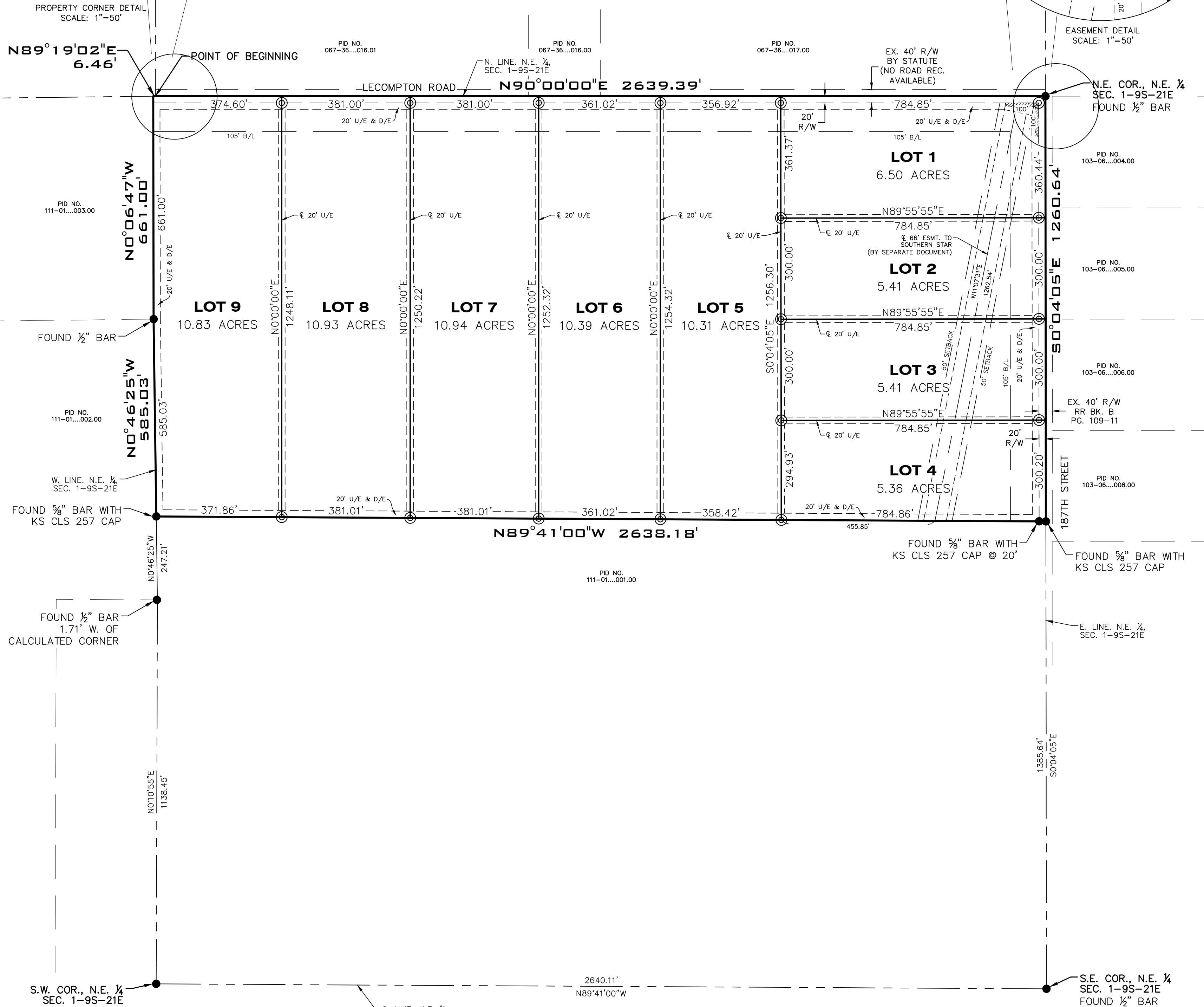
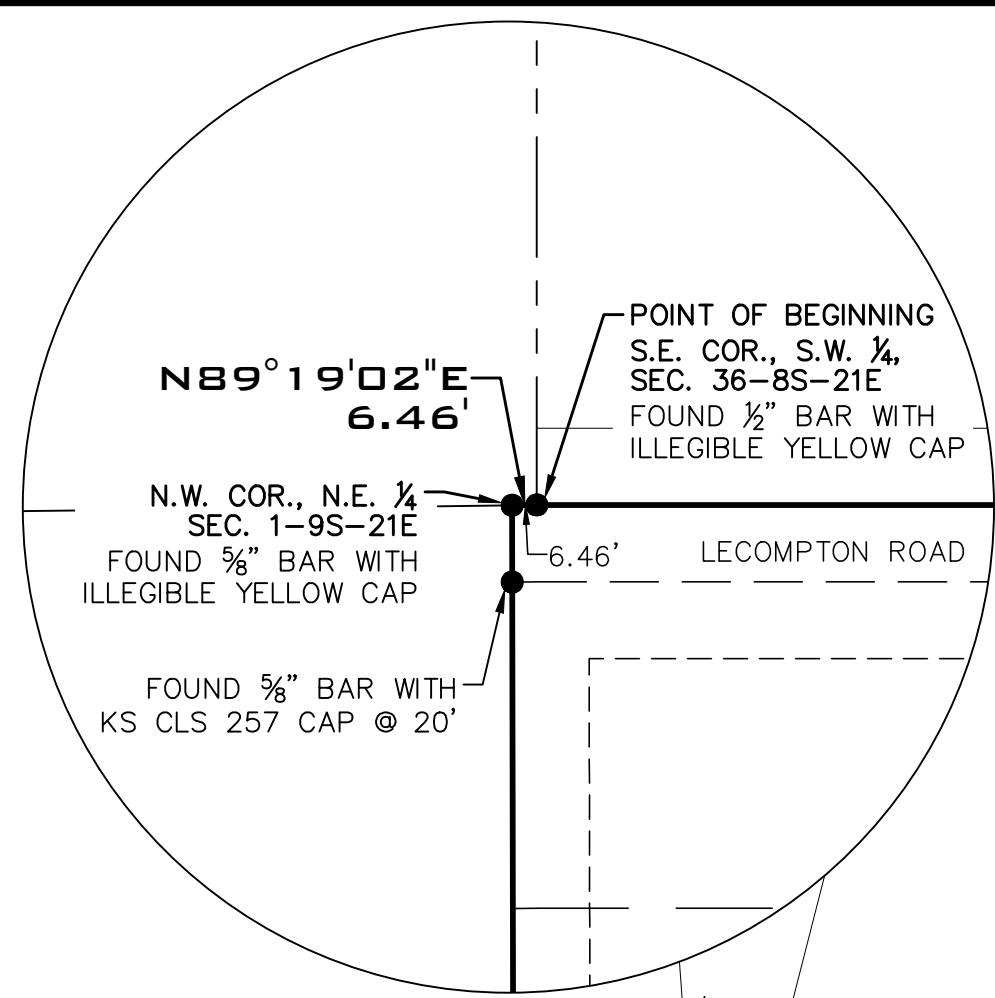
THIS SURVEY IS SUBJECT TO THE FOLLOWING EXCEPTIONS AS ENUMERATED ON THE TITLE COMMITMENT IN SCHEDULE B, PART II:

- Items 1 through 7 are not survey issues.
8. Easements, Restrictions, and setback lines as per plat, Document No. 20135023. (No easements, restrictions, or setbacks dedicated by noted survey)
 9. Not a survey issue.
 10. An easement granted to Cities Service Gas Company in the document recorded as Book 375, Page 343 of Official Records. (Blanket easement, easement corridor to be defined along pipeline running through Lots 1 through 4 as shown hereon)
 11. An easement granted to Rural Water District No. 5 Leavenworth County, Kansas in the document recorded as Book 454, Page 246 of Official Records (Document notes that easement will be centered on water line as constructed. No water line exists on subject property, water lines are on north side of Lecompton and east side of 187th)
- Items 12 and 13 are not survey issues.

FINAL PLAT OF LECOMPTON ESTATES

PT. N.E. 1/4, SECTION 1, TOWNSHIP 9 SOUTH,
 RANGE 21 EAST OF THE 6TH P.M.
 LEAVENWORTH COUNTY, KANSAS

**05-30-2024
 Combined
 Approved**

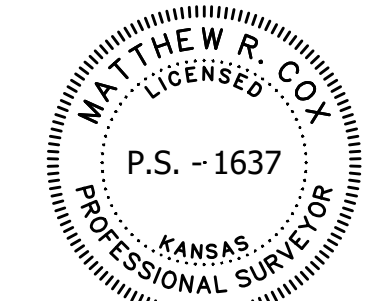


VICINITY MAP
 SCALE: 1" = 2000'

- LEGEND
- BAR FOUND AS DESCRIBED ORIGIN UNKNOWN UNLESS NOTED
 - ⊙ SET 1/2" x 24" REBAR WITH PLASTIC KS CLS 93 CAP
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - B/L BUILDING LINE
 - R/W RIGHT-OF-WAY
 - ////// LIMITS OF NO ACCESS

ERROR OF CLOSURE
 Perimeter: 7790.70' Area: 3313525.25 Sq. Ft.
 Error Closure: 0.0072 Course: S34°27'16"E
 Error North: -0.00592 East: 0.00406
 Precision 1:1082041.67

THIS IS TO CERTIFY THAT ON THE 18TH DAY OF JANUARY 2024, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.



OWNER/DEVELOPER FOR:
 DAC VENTURES, LLC
 6430 MIZE ROAD
 SHAWNEE, KS 66226
 PHONE: (913) 226-7774
 CONTACT: Jim Coyle
 EMAIL: jim@coyleproperties.com



LECOMPTON ESTATES
 CIVIL ENGINEERS
 LAND SURVEYORS - LAND PLANNERS
 122 N. WATER STREET
 OLATHE, KANSAS 66061
 PHONE: (913) 764-1076
 FAX: (913) 764-8635
 14 W. PEORIA
 PAOLA, KANSAS 66071
 PHONE: (913) 557-1076
 FAX: (913) 557-6904

LEGAL DESCRIPTION
 (Per deed recorded in Doc. No. 2023R07694)
 The North 76.07 acres, more or less, of the Northeast Quarter of Section 1, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, more particularly described as follows:
 Beginning at the Southeast corner of the Southwest Quarter of Section 36, Township 8 South, Range 21 East of the 6th P.M.; thence N90°00'00"E (Assumed Bearing) along the North line of said Northeast Quarter a distance of 2639.39 feet to the Northeast corner of said Northeast Quarter; thence S00°04'05"E along the East line of said Northeast Quarter a distance of 1260.64 feet; thence N89°41'00"W a distance of 2638.18 feet to a point on the West line of said Northeast Quarter; thence N00°46'25"W along said West line a distance of 585.03 feet to the Southeast corner of a tract of land recorded in Book 815, Page 516, in the Leavenworth County Register of Deeds Office; thence continuing along said West line N00°06'47"W a distance of 661.00 feet to the Northwest corner of the Northeast Quarter of Section 1, Township 9 South, Range 21 East of the 6th P.M., also being the Northeast corner of tract of land recorded in said Book and Page; thence N89°19'02"E along the North line of said Northeast Quarter a distance of 6.46 feet to the point of beginning, subject to easements and right of ways of record.
 [Subject property contains 76.07 acres, more or less.]

DEDICATION
 The undersigned proprietors to the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "LECOMPTON 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" or "U/E."
 "Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.
 Building Lines or Setback Lines (B/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.
 The undersigned proprietors to the above described tract of land hereby affirm that all previous property taxes have been paid.

EXECUTION
 IN TESTIMONY WHEREOF, DAC VENTURES, LLC, has caused this instrument to be executed this _____ day of _____, 20____.

DAC VENTURES, LLC

By: _____
 James A. Coyle, Managing Member

STATE OF _____)
) SS:
 COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came James A. Coyle, Managing Member of DAC Ventures, LLC, who is personally known to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same for himself and for the uses and purposes herein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission Expires: _____
 Notary Public

ACKNOWLEDGEMENTS
 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.
 By: _____
 Mitch Pleak, County Engineer

PLANNING COMMISSION APPROVAL
 We, the Planning Commission Leavenworth County, Kansas, do hereby approved the foregoing plat of LECOMPTON ESATES this _____ day of _____, 20____.
 By: _____ Attest: _____
 Marcus Majure, Chairman John Jacobson, Secretary

COUNTY COMMISSION APPROVAL
 We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approved the foregoing plat of LECOMPTON ESATES this _____ day of _____, 20____.
 By: _____ Attest: _____
 Jeff Culbertson, Chairman Janet Klasinski, County Clerk

**Leavenworth County
Request for Board Action
Case No. DEV-24-043
Final Plat Horvat Estates
*Regular Agenda***

**Date: June 26, 2024
To: Board of County Commissioners
From: Planning & Zoning Staff**

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Request:

Chairman, I move that the proposed Final Plat as outlined in case DEV-24-043 be approved with conditions, that the plat is compliant with the County Zoning & Subdivision Regulations, as set forth in the Staff Report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this board and that the conditions set forth in the Staff Report be made part of this approval.

Analysis: The applicant is proposing to plat one tract of land into 2 lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision. The subdivision requires an exception from:

1. Article 50, Section 40.3.i. Lot-width to Lot-depth for Lot 1

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations with the approved exception.

Recommendation: The Planning Commission voted 9-0 to recommend approval of Case No.DEV-24-043, Final Plat for Horvat Estates, subject to conditions.

Alternatives:

1. Approve Case No. DEV-24-043, Final Plat for Horvat Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-24-043, Final Plat for Horvat Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-043, Final Plat for Horvat 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

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-24-042/043 Horvat Estates

June 12, 2024

REQUEST: *Regular Agenda*

Preliminary Plat Final Plat

STAFF REPRESENTATIVE:
AMY ALLISON
DEPUTY DIRECTOR

SUBJECT PROPERTY: 20050 171ST STREET
FUTURE LAND USE: RESIDENTIAL (3-UNITS PER ACRE)



APPLICANT/APPLICANT AGENT:
JOE HERRING
HERRING SURVEYING

PROPERTY OWNER:
THERESE HORVAT
20050 171ST ST
BASEHOR KS 66007

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: RR-2.5
FUTURE LAND USE DESIGNATION: RESIDENTIAL (3-UNITS PER ACRE)

SUBDIVISION: N/A

FLOODPLAIN: Zone A

LEGAL DESCRIPTION:

A tract of land in the Northwest Quarter of Section 33, Township 10 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-24-042 & 043, Preliminary & Final Plat for Horvat Estates to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-042 & 043, Preliminary & Final Plat for Horvat Estates, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:
9.7 ACRES
PARCEL ID NO:
158-33-0-00-00-034.00

BUILDINGS:
SINGLE FAMILY RESIDENCE,
ACCESSORY STRUCTURES

PROJECT SUMMARY:

Request for preliminary and final plat approval to subdivide property located at 20050 171ST Street as Lots 1 through 2 of Horvat Estates.

ACCESS/STREET:
171ST STREET - LOCAL, PAVED
± 24';

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM
FIRE: FAIRMOUNT FD
WATER: RWD 1 CONSERV.
ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW:
5/30/2024
NEWSPAPER NOTIFICATION:
N/A
NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

STANDARDS TO BE CONSIDERED:			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	n/a	
43	Cross Access Easements	n/a	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards		X
	An exception will be needed for Lot-Width to Lot-Depth for Lot 1		
50-50	Sensitive Land Development	n/a	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	n/a	

STAFF COMMENTS:

The applicant is proposing to divide a 10.7 acre parcel into 2 lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 1). Lot 1 will be approximately 4.89 acres. Lot 2 will be approximately 5.00 acres. All lots meet the requirements for the RR-2.5 zoning district. Lot 1 does not meet the lot-width to lot-depth ratio and will need an exception. A water line will need to be extended to accommodate the new lot. Staff is generally in support.

EXCEPTIONS:

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

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

Motion: The Planning Commission hereby (approves/denies) an exception from Article 50, Section 40.3.i. Lot-width to Lot-Depth in conformance with the Zoning & Subdivision Regulations for the Horvat Estates subdivision, as submitted by the application, based on a finding that all three criteria for an exception has been met.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. An exception from Article 50, Section 40.3.i. Lot-Width to Lot-Depth has been approved.
6. The developer must comply with the following memorandums:
 - a. Memo – Chuck Magaha, Emergency Management, dated May 30, 2024
 - b. Email - RWD 1 Conservation, dated February 28, 2024

ATTACHMENTS:

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

**FINAL &
PRELIMINARY PLAT APPLICATION**
Leavenworth County Planning and Zoning Department
300 Walnut St., Suite 212
Leavenworth, Kansas
913-684-0465

Office Use Only

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

APPLICANT/AGENT INFORMATION

OWNER INFORMATION

NAME: Herring Surveying Company NAME: Therese Horvat
 MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 20050 171ST ST
 CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Basehor, KS 66007
 PHONE: 913-651-3858 PHONE: N/A
 EMAIL : herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: HORVAT ESTATES
 Address of Property: 20050 171ST ST
 PID: 158-33-0-00-00-034 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

Gross Acreage: <u>9.9 Acres</u>	Number of Lots: <u>2 Lots</u>	Minimum Lot Size: <u>4.9 Acres</u>
Maximum Lot Size: <u>5 Acres</u>	Proposed Zoning: <u>RR 2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>Cons. #1</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Fairmount</u>	Electric Provider: <u>Evergry</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local – Collector - Arterial – State - Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	1.	
	2.	
	3.	
	4.	
	5.	

Is any part of the site designated as Floodplain? Yes No if yes, what is the panel number: 20103C0238G

I, the undersigned, am the owner, **duly authorized agent**, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Joe Herring - digitally signed April 30, 2024

Date: 4/30/24

ATTACHMENT A

AFFIDAVIT

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

We/I Therese M. Horvat and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - 20050 171st St, Basehor, Kansas 66007, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858

2)

Signed and entered this 18th day of February, 2024.

Therese M Horvat; 20050 171st St, Basehor, KS 66007; 816-225-5773
Print Name, Address, Telephone

Therese M. Horvat
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this _____ day of _____ 20__, before me, a notary public in and for said County and State came _____ to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC _____

My Commission Expires: _____

(seal)

HORVAT ESTATES

ARTICLE 56 – EXCEPTIONS

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

In recommending such variance or exception, the Planning Commission shall find the following:

Request Exception from Article 50, Section 40.3.i (Lot-Depth to Lot-Width Ratio)

1. That there are special circumstances or conditions affecting the property.
This is a 2 Lot Development with the Eastern part of the property in a special flood hazard area.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
Yes - due to natural topography as stated above..
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.

No

HORVAT ESTATES

A Minor Subdivision in the Northwest Quarter of Section 33, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
 HORVAT, THERESA M
 20050 171st Street
 BASEHOR, KS 66007
 PID # 158-33-0-00-034

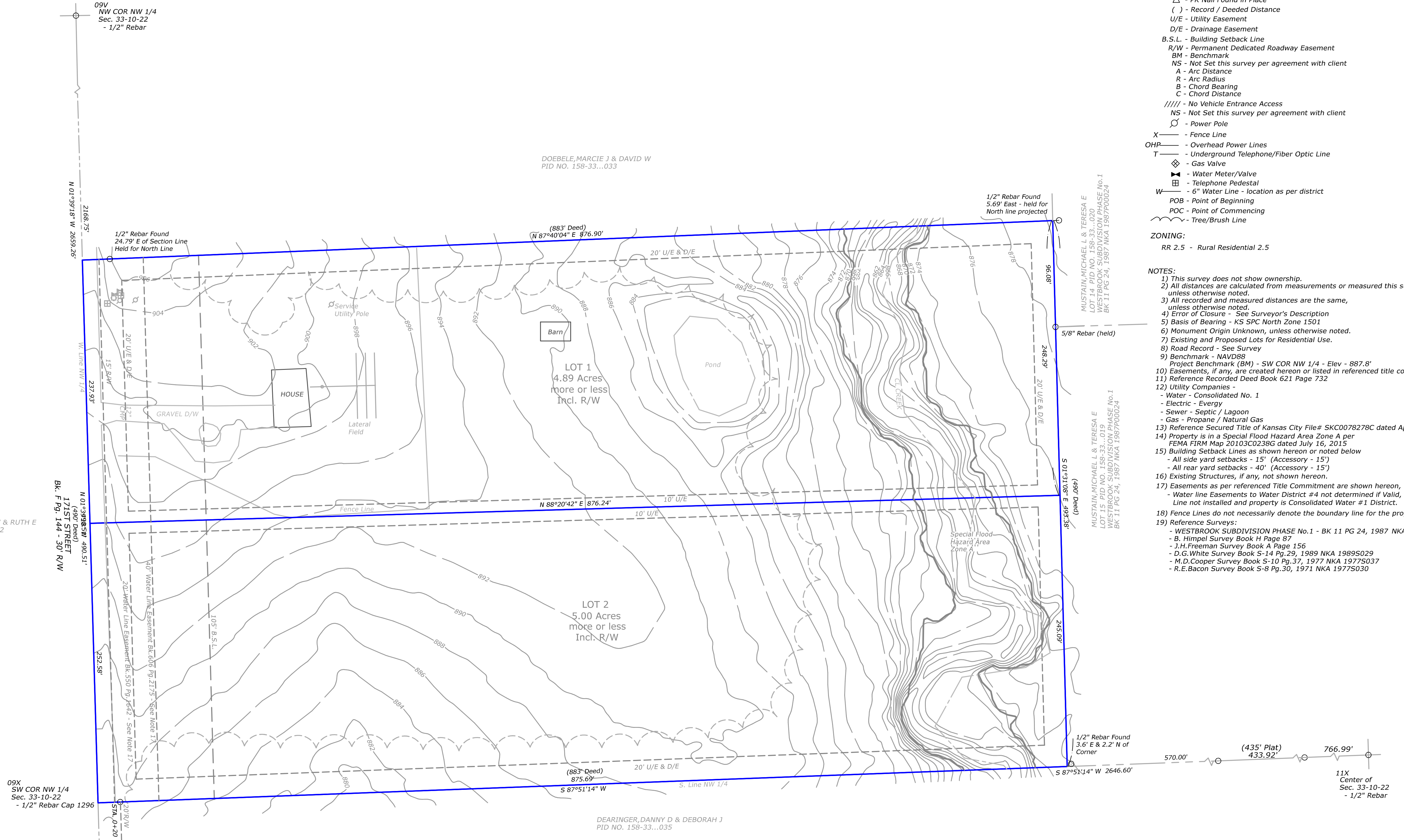
SURVEYOR'S DESCRIPTION:
 A tract of land in the Northwest Quarter of Section 33, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring P5-1296 on April 28, 2024, more fully described as follows: Beginning at the Southwest corner of said Northwest Quarter; thence North 01 degrees 39'18" West for a distance of 490.51 feet along the West line of said Northwest Quarter; thence North 87 degrees 40'04" East for a distance of 876.90 to the West line of WESTBROOK SUBDIVISION PHASE No.1; thence South 01 degrees 31'08" East for a distance of 493.38 feet along said West line to the South line of said Northwest Quarter; thence South 87 degrees 51'14" West for a distance of 875.69 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 9.89 acres, more or less, including road right of way.
 Error of Closure - 1 : 205004

RESTRICTIONS:

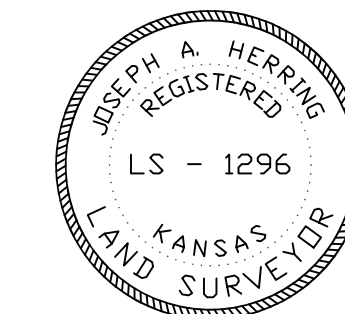
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when 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. Additional access limits as shown hereon.
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) Any building to be constructed in or near the Special Flood Hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
- 7) Lots 1 and 2 are impacted by Special Flood Zones and are depicted hereon graphically.
- 8) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 1
- 9) No off-plat restrictions.

- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - NS - Not Set this survey per agreement with client
 - A - Arc Distance
 - R - Arc Radius
 - B - Chord Bearing
 - C - Chord Distance
 - //// - No Vehicle Entrance Access
 - NS - Not Set this survey per agreement with client
 - - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ◇ - Gas Valve
 - ▲ - Water Meter/Valve
 - ⊞ - Telephone Pedestal
 - W - 6" Water Line - location as per district
 - POB - Point of Beginning
 - POC - Point of Commencing
 - ~ - Tree/Brush Line
- ZONING:**
 RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Surveyor's Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Existing and Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Book 621 Page 732
 - 12) Utility Companies -
 - Water - Consolidated No. 1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Secured Title of Kansas City File# SKC0078278C dated April 22, 2024.
 - 14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0238G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 16) Existing Structures, if any, not shown hereon.
 - 17) Easements as per referenced Title Commitment are shown hereon, if any.
 - Water line Easements to Water District #4 not determined if Valid, not shown. Line not installed and property is Consolidated Water #1 District.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - WESTBROOK SUBDIVISION PHASE No.1 - BK 11 PG 24, 1987 NKA 1987P00024
 - B. Himpel Survey Book H Page 87
 - J.H. Freeman Survey Book A Page 156
 - D.G. White Survey Book S-14 Pg. 29, 1989 NKA 1989S029
 - M.D. Cooper Survey Book S-10 Pg. 37, 1977 NKA 1977S037
 - R.E. Bacon Survey Book S-8 Pg. 30, 1971 NKA 1977S030



SURVEYOR'S NOTE:
 SW corner of the NW 1/4 Reset per previous Reference Report and Survey. Other Reports held a location 9'+- West of this corner, monument not recovered this survey. Subdivision to the West and other survey in the Northwest corner held the monument to the West. Referenced surveys in the SW 1/4, appear to be senior to all other surveys, reference the location of this corner that matches closer to the location held this corner. With the held corner also held the platted West line of WESTBROOK SUBDIVISION PHASE No.1. Differences from deeded and measured distances are noted hereon.



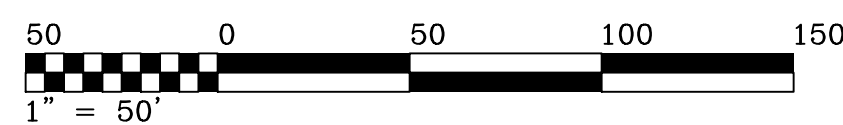
I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of March through May 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
 PS # 1296



Scale 1" = 50'

Job # K-24-1765
 April 28, 2024 Rev. 5-28-24



HORVAT ESTATES

A Minor Subdivision in the Northwest Quarter of Section 33, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
HORVAT, THERESE M
20050 171st Street
BASEHOR, KS 66007
PID # 158-33-0-00-00-034

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: HORVAT 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.

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 HORVAT ESTATES, have set our hands this _____ day of _____, 2024.

Therese Horvat

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2024, before me, a notary public in and for said County and State came Therese Horvat, 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 HORVAT ESTATES this _____ day of _____, 2024.

Secretary: John Jacobson
Chairperson: Marcus Majure

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

County Engineer - Mitch Pleak

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

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

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

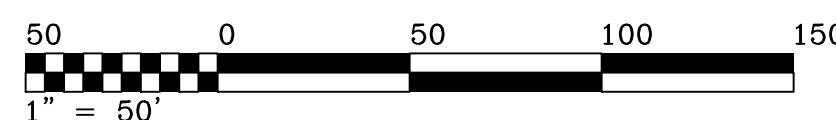
Register of Deeds - TerriLois G. Mashburn



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

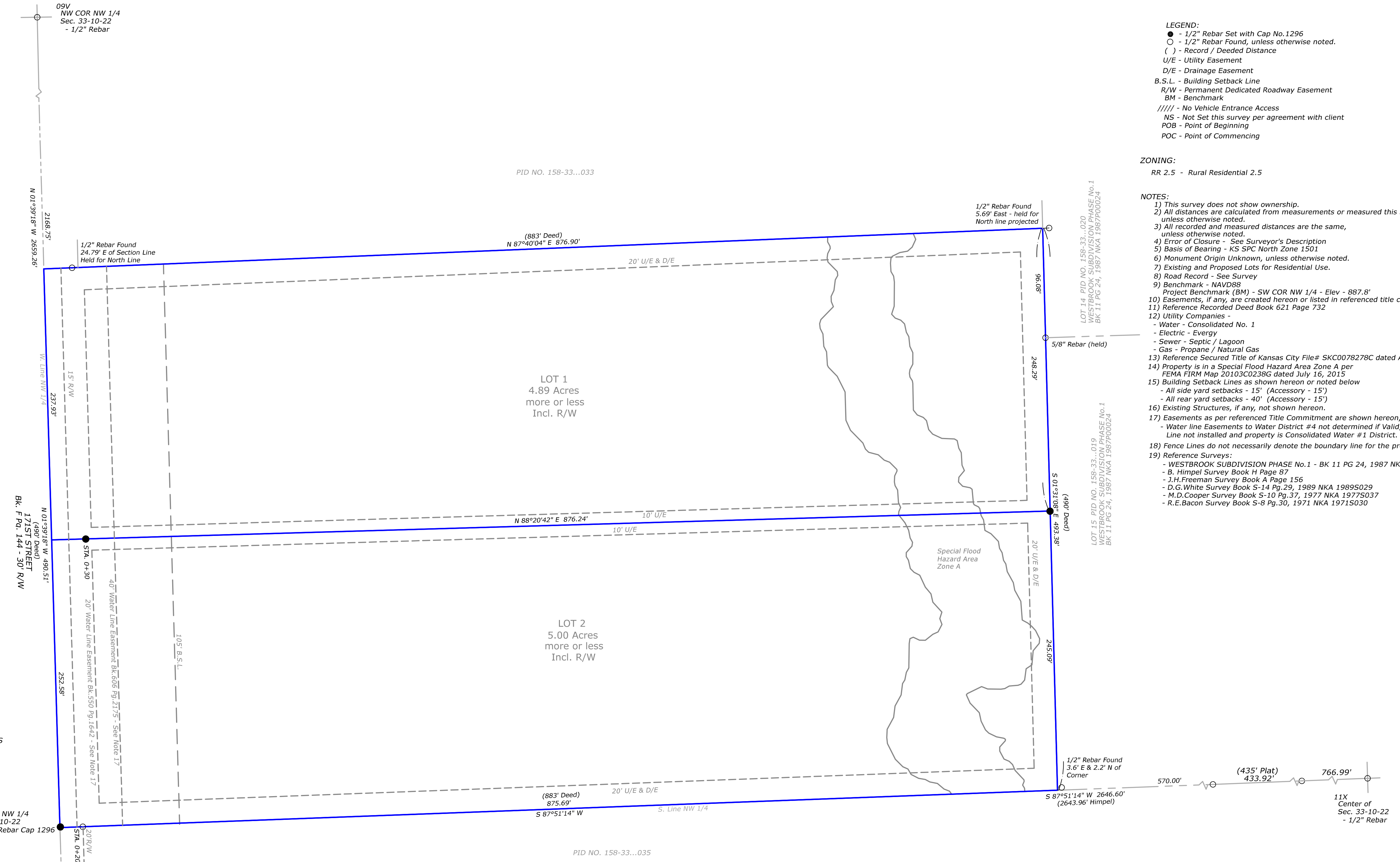
Job # K-24-1765
April 28, 2024 Rev. 5-28-24

Daniel Baunchen, PS#1363
County Surveyor



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RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
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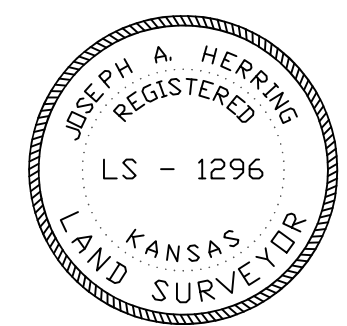


LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement
BM - Benchmark
///// - No Vehicle Entrance Access
NS - Not Set this survey per agreement with client
POB - Point of Beginning
POC - Point of Commencing

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
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3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Surveyor's Description
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Existing and Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - SW COR NW 1/4 - Elev - 987.8'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Book 621 Page 732
12) Utility Companies -
- Water - Consolidated No. 1
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Secured Title of Kansas City File# SKC0078278C dated April 22, 2024.
14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 2010C0238C dated July 16, 2015
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- J.H. Freeman Survey Book A Page 156
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- M.D. Cooper Survey Book S-10 Pg. 37, 1977 NKA 1977S037
- R.E. Bacon Survey Book S-8 Pg. 30, 1971 NKA 1971S030

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

Joseph A. Herring
PS # 1296

Allison, Amy

From: Joe Herring <herringsurveying@outlook.com>
Sent: Wednesday, May 15, 2024 11:06 AM
To: PZ; Schweitzer, Joshua
Subject: Fw: Fw: Horvat 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.

See below

Thank you - Joe Herring

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

From: Mike Lingenfelser <lingenfelserm@fairmountfd.org>
Sent: Wednesday, May 15, 2024 10:19 AM
To: Joe Herring <herringsurveying@outlook.com>
Subject: Re: Fw: Horvat Estates

Joe
Fairmount Township Fire will provide fire protection to this property.
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 Wed, May 15, 2024 at 6:14 AM Joe Herring <herringsurveying@outlook.com> wrote:
Resending this request for service letter - appreciate your time on this matter.

Thank you - Joe Herring

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

From: Joe Herring
Sent: Wednesday, May 1, 2024 1:32 PM
To: lingenfelserm@fairmountfd.org <lingenfelserm@fairmountfd.org>; Joshua Schweitzer

<joshua.schweitzer@gmail.com>

Subject: Horvat Estates

Please review and sent the appropriate statement that you are able to provide fire protection to this division.

Thank you - Joe Herring

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

Allison, Amy

From: Joshua Schweitzer <joshua.schweitzer@gmail.com>
Sent: Wednesday, May 1, 2024 4:28 PM
To: Schweitzer, Joshua
Subject: Fwd: Fw: Evergy 20050 171st Street HORVAT

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

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

From: Joe Herring <herringsurveying@outlook.com>
Date: Wed, May 1, 2024 at 1:29 PM
Subject: Fw: Evergy 20050 171st Street HORVAT
To: Joshua Schweitzer <joshua.schweitzer@gmail.com>

Thank you - Joe Herring

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

From: Joe Herring <herringsurveying@outlook.com>
Sent: Monday, March 11, 2024 7:36 AM
To: Tyler Rebel <Tyler.Rebel@evergy.com>; Therese Horvat <horvat.therese@gmail.com>
Subject: Re: Evergy 20050 171st Street

Therese -

This application will need to be completed but not until the Plat is filed and you have filed for your building and access permit with Leavenworth County.

Thank you - Joe Herring

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

From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Monday, March 11, 2024 7:30 AM
To: Therese Horvat <horvat.therese@gmail.com>; Joe Herring <herringsurveying@outlook.com>
Subject: RE: Evergy 20050 171st Street

Internal Use Only

Therese – Evergy will need your site plan, a completed EPA document(see attachment), and an established 911 address for the new site.

Joe may need to chime in on this, but it sounds like a replat is taking place – if so, we need to see the replat document.

Thank you,

Tyler Rebel
Distribution Designer
Evergy

tyler.rebel@evergy.com

O: 913.758.2727

evergy.com

From: Therese Horvat <horvat.therese@gmail.com>
Sent: Friday, March 8, 2024 2:17 PM
To: Joe Herring <herringsurveying@outlook.com>
Cc: Tyler Rebel <Tyler.Rebel@evergy.com>
Subject: Re: Evergy 20050 171st Street

This Message Is From an Untrusted Sender

[Report Suspicious](#)

You have not previously corresponded with this sender.

Thank you, Joe.

Tyler, Therese Horvat, owner of property at 20050 171st Street, Basehor, KS, planning to build a new house on the south pasture of this location.

What are the next steps in obtaining power for the south property? Thank you.

Therese Horvat



Virus-free. www.avast.com

On Thu, Mar 7, 2024 at 12:00 PM Joe Herring <herringsurveying@outlook.com> wrote:

All,

I have included both in this email so you can start the process of extending power to the new build site.

Thank you - Joe Herring

J.Herring Inc., dba,Herring Surveying Company

315 N. 5th Street, Leavenworth, KS 66048

913-651-3858 - ROCK CHALK!

From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Tuesday, March 5, 2024 1:07 PM
To: Joe Herring <herringsurveying@outlook.com>
Subject: RE: [EXTERNAL]20050 171st Street

Internal Use Only

If they're building an SFR dwelling, an extension due south shouldn't cost them if the overall extension is less than 900 feet, give or take.

Per usual, the customer is responsible for any and all tree clearing that may be necessary.

Tyler Rebel
Distribution Designer
Evergy

tyler.rebel@evergy.com

O: 913.758.2727

evergy.com

From: Joe Herring <herringsurveying@outlook.com>
Sent: Monday, March 4, 2024 2:20 PM
To: Tyler Rebel <Tyler.Rebel@evergy.com>
Subject: [EXTERNAL]20050 171st Street

This Message Is From an External Sender

[Report Suspicious](#)

This message came from outside your organization.

Power Stops at the North line of this property.

Can Evergy service another lot to the South.

If so - what would be the expense to the owner.

Thank you - Joe Herring

J.Herring Inc., dba,Herring Surveying Company

315 N. 5th Street, Leavenworth, KS 66048

913-651-3858 - ROCK CHALK!

Allison, Amy

From: Joe Herring <herringsurveying@outlook.com>
Sent: Wednesday, May 1, 2024 1:29 PM
To: Schweitzer, Joshua
Subject: Fw: Water 20050 171st HOVART

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.

Thank you - Joe Herring

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

From: Joe Herring <herringsurveying@outlook.com>
Sent: Thursday, March 7, 2024 12:52 PM
To: Mike Fulkerson <Mfulkerson@crwd1.com>; Therese Horvat <horvat.therese@gmail.com>
Subject: Fw: Water 20050 171st

All,
I have included both in this email so you can start the process of extending water to the new build site.

Thank you - Joe Herring

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

From: Mike Fulkerson <Mfulkerson@crwd1.com>
Sent: Thursday, February 29, 2024 9:12 AM
To: Joe Herring <herringsurveying@outlook.com>
Subject: RE: 20050 171st

Joe,

Attached is the cost estimate for the water main extension on 171st St. We have waived the engineering requirement for this project.

Let me know if you have any questions.

Thanks,

Mike

From: Joe Herring <herringsurveying@outlook.com>
Sent: Thursday, February 29, 2024 7:26 AM
To: Mike Fulkerson <Mfulkerson@crwd1.com>
Subject: Re: 20050 171st

Had to try!

Thank you - Joe Herring

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

From: Mike Fulkerson <Mfulkerson@crwd1.com>
Sent: Thursday, February 29, 2024 7:23 AM
To: Joe Herring <herringsurveying@outlook.com>
Subject: RE: 20050 171st

You are correct about the boundary with Suburban. Our policies designate that water meters are assigned to a specific parcel and must be set on that parcel. Unfortunately, the water main will need to be extended. I will get an estimate to you this morning.

Mike

From: Joe Herring <herringsurveying@outlook.com>
Sent: Thursday, February 29, 2024 7:00 AM
To: Mike Fulkerson <Mfulkerson@crwd1.com>
Subject: Re: 20050 171st

Was going over this -
since your line stops within the north side of her property with a blow off, Line has zero chance of going south of her property due to Suburban, and only can gain 1 house.

Is there a chance to place a second meter in the same location as the first - then she can just run a service line to her new house in an easement?

Understand that under normal circumstances all would want the line extended so the next property could connect....

Thank you - Joe Herring

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

From: Mike Fulkerson <Mfulkerson@crwd1.com>
Sent: Wednesday, February 28, 2024 3:48 PM
To: Joe Herring <herringsurveying@outlook.com>
Subject: RE: 20050 171st

I will get it to you tomorrow morning. Almost finished.

Mike

From: Joe Herring <herringsurveying@outlook.com>
Sent: Wednesday, February 28, 2024 1:36 PM
To: Mike Fulkerson <Mfulkerson@crwd1.com>
Subject: 20050 171st

Friendly reminder for that 2" Line extension cost.

Thank you - Joe Herring

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

5/28/24 - No further comments.

Horvat Estates
Leavenworth County Kansas

Drainage Report

April 6, 2024

Revised May 15, 2024



HORVAT ESTATES

A Minor Subdivision in the Northwest Quarter of Section 33, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
HORVAT, THERESE M
20050 171st Street
BASEHOR, KS 66007
PID # 158-33-0-00-00-034

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: HORVAT 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.

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 HORVAT ESTATES, have set our hands this _____ day of _____, 2024.

Therese Horvat

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2024, before me, a notary public in and for said County and State came Therese Horvat, 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 HORVAT ESTATES this _____ day of _____, 2024.

Secretary: John Jacobson
Chairperson: Marcus Majure

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

County Engineer - Mitch Pleak

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

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

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

Register of Deeds - TerriLois G. Mashburn

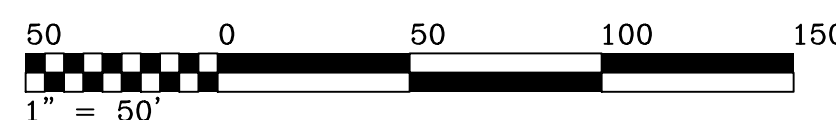
I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baunchen, PS#1363
County Surveyor



Scale 1" = 50'

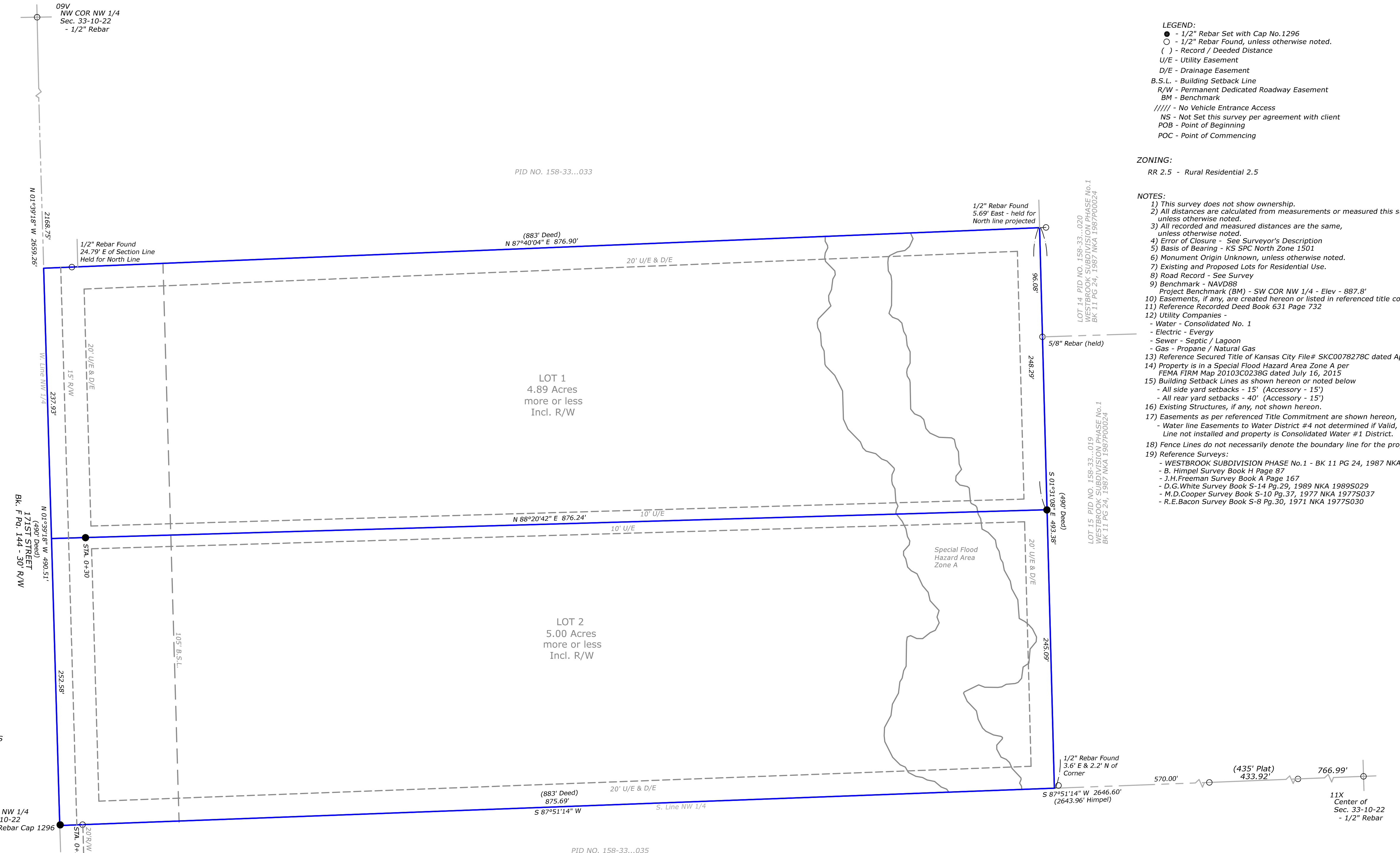
Job # K-24-1765
April 28, 2024 Rev. 5-15-24
J. Herring, Inc. (dba)
SURVEYING
& COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@eastcsh.com



SURVEYOR'S DESCRIPTION:
A tract of land in the Northwest Quarter of Section 33, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on April 28, 2024, more fully described as follows: Beginning at the Southwest corner of said Northwest Quarter; thence North 01 degrees 39'18" West for a distance of 490.51 feet along the West line of said Northwest Quarter; thence North 87 degrees 40'04" East for a distance of 876.90 to the West line of WESTBROOK SUBDIVISION PHASE No.1; thence South 01 degrees 31'08" East for a distance of 493.38 feet along said West line to the South line of said Northwest Quarter; thence South 87 degrees 51'14" West for a distance of 875.69 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 9.89 acres, more or less, including road right of way.
Error of Closure - 1 : 205004

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
Additional access limits as shown hereon.
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) Any building to be constructed in or near the Special Flood Hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
- 7) Lots 1 and 2 are impacted by Special Flood Zones and are depicted hereon graphically.
- 8) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lots 9)
- 9) No off-plat restrictions.

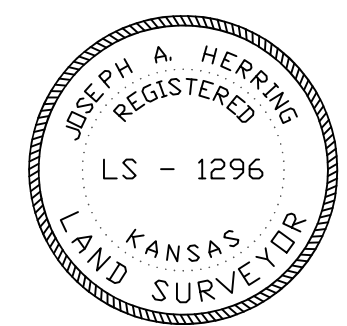


**05-28-2024
Combined Review
- No Further
Comments**

- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - //// - No Vehicle Entrance Access
 - NS - Not Set this survey per agreement with client
 - POB - Point of Beginning
 - POC - Point of Commencing

ZONING:
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Surveyor's Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Existing and Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Project Benchmark (BM) - SW COR NW 1/4 - Elev - 887.8'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed Book 631 Page 732
 - 13) Utility Companies -
- Water - Consolidated No. 1
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
 - 14) Reference Secured Title of Kansas City File# SKC0078278C dated April 22, 2024.
 - 15) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 2010300238C dated July 16, 2015
 - 16) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - 17) Existing Structures, if any, not shown hereon.
 - 18) Easements as per referenced Title Commitment are shown hereon, if any.
- Water line Easements to Water District #4 not determined if Valid, not shown.
- Line not installed and property is Consolidated Water #1 District.
 - 19) Fence Lines do not necessarily denote the boundary line for the property.
 - 20) Reference Surveys:
- WESTBROOK SUBDIVISION PHASE No.1 - BK 11 PG 24, 1987 NKA 1987P00024
- B. Himpel Survey Book # Page 87
- J.H. Freeman Survey Book A Page 167
- D.G. White Survey Book S-14 Pg. 29, 1989 NKA 1989S029
- M.D. Cooper Survey Book S-10 Pg. 37, 1977 NKA 1977S037
- R.E. Bacon Survey Book S-8 Pg. 30, 1971 NKA 1971S030



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

Joseph A. Herring
PS # 1296

HORVAT ESTATES

A Minor Subdivision in the Northwest Quarter of Section 33, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
HORVAT, THERESA M
20050 171st Street
BASEHOR, KS 66007
PID # 158-33-0-00-034

SURVEYOR'S DESCRIPTION:
A tract of land in the Northwest Quarter of Section 33, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring P5-1296 on April 28, 2024, more fully described as follows: Beginning at the Southwest corner of said Northwest Quarter; thence North 01 degrees 39'18" West for a distance of 490.51 feet along the West line of said Northwest Quarter; thence North 87 degrees 40'04" East for a distance of 876.90 to the West line of WESTBROOK SUBDIVISION PHASE No.1; thence South 01 degrees 31'08" East for a distance of 493.38 feet along said West line to the South line of said Northwest Quarter; thence South 87 degrees 51'14" West for a distance of 875.69 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 9.89 acres, more or less, including road right of way.
Error of Closure - 1 : 205004

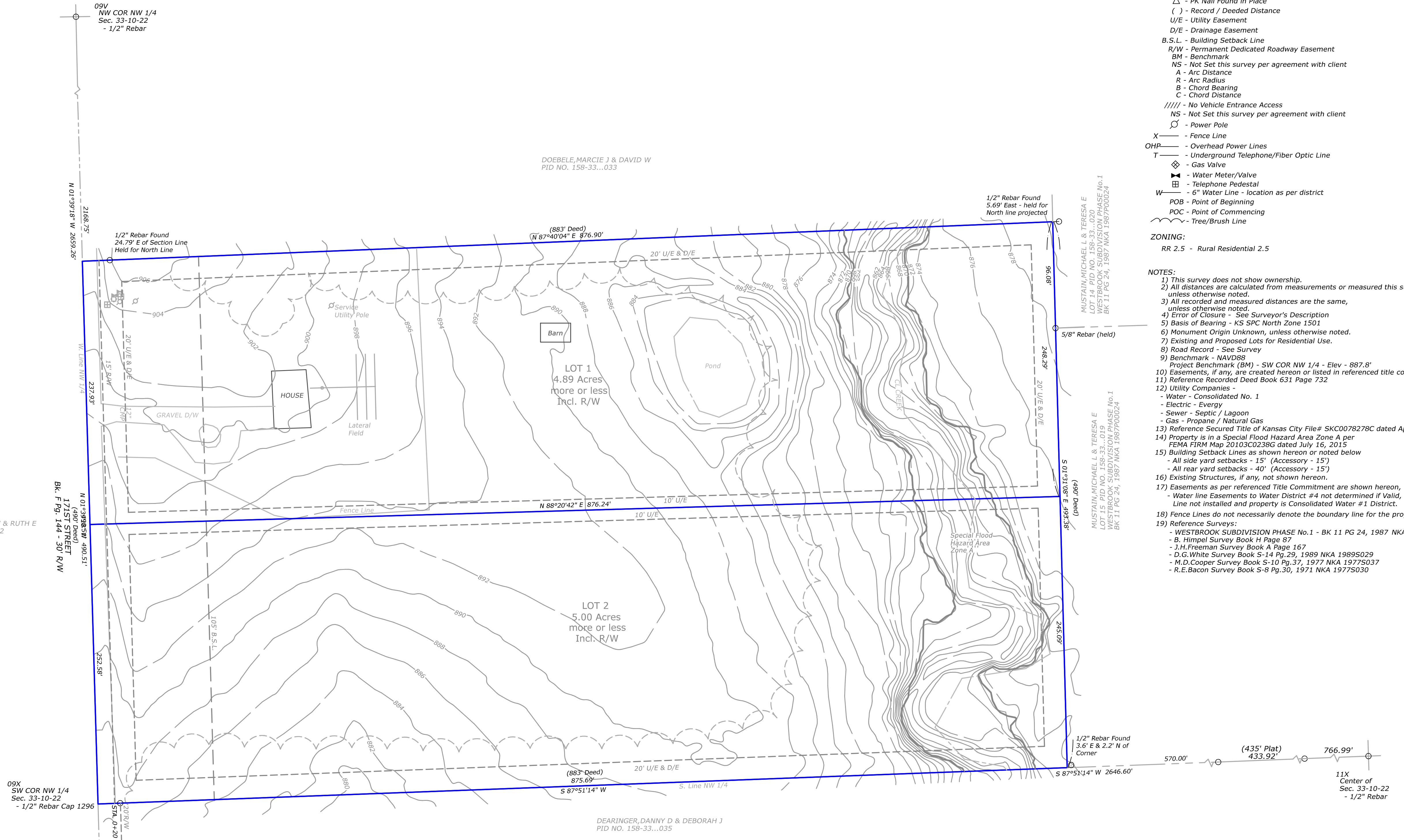
RESTRICTIONS:

- 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. Additional access limits as shown hereon.
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) Any building to be constructed in or near the Special Flood Hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
- 7) Lots 1 and 2 are impacted by Special Flood Zones and are depicted hereon graphically.
- 8) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lots 9)
- 9) No off-plat restrictions.

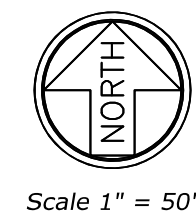
05-28-2024
Combined - No
Further
Comments

- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - NS - Not Set this survey per agreement with client
 - A - Arc Distance
 - R - Arc Radius
 - B - Chord Bearing
 - C - Chord Distance
 - //// - No Vehicle Entrance Access
 - NS - Not Set this survey per agreement with client
 - - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line
 - ◇ - Gas Valve
 - ⊠ - Water Meter/Valve
 - ⊞ - Telephone Pedestal
 - W - 6" Water Line - location as per district
 - POB - Point of Beginning
 - POC - Point of Commencing
 - ~ - Tree/Brush Line
- ZONING:**
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Surveyor's Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
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 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
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 - 12) Utility Companies -
 - Water - Consolidated No. 1
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Secured Title of Kansas City File# SKC0078278C dated April 22, 2024.
 - 14) Property is in a Special Flood Hazard Area Zone A per FEMA FIRM Map 20103C0238G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
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 - B. Himpel Survey Book H Page 87
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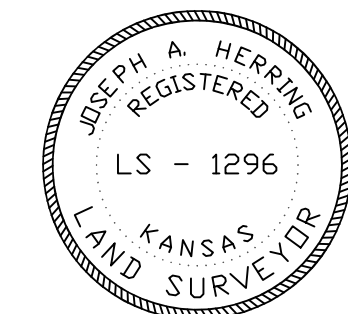
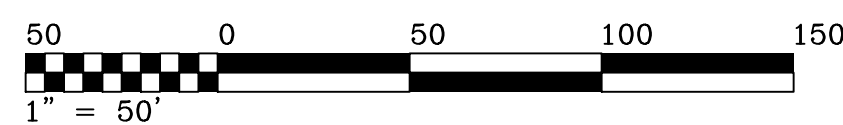


SURVEYOR'S NOTE:
SW corner of the NW 1/4 Reset per previous Reference Report and Survey. Other Reports held a location 9'+- West of this corner, monument not recovered this survey. Subdivision to the West and other survey in the Northwest corner held the monument to the West. Referenced surveys in the SW 1/4, appear to be senior to all other surveys, reference the location of this corner that matches closer to the location held this corner. With the held corner also held the platted West line of WESTBROOK SUBDIVISION PHASE No.1. Differences from deeded and measured distances are noted hereon.



Scale 1" = 50'

Job # K-24-1765
April 28, 2024 Rev. 5-15-24



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

Joseph A. Herring
PS # 1296

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FINAL PLAT

PREPARED FOR:
HORVAT, THERESE M
20050 171st Street
BASEHOR, KS 66007
PID # 158-33-0-00-00-034

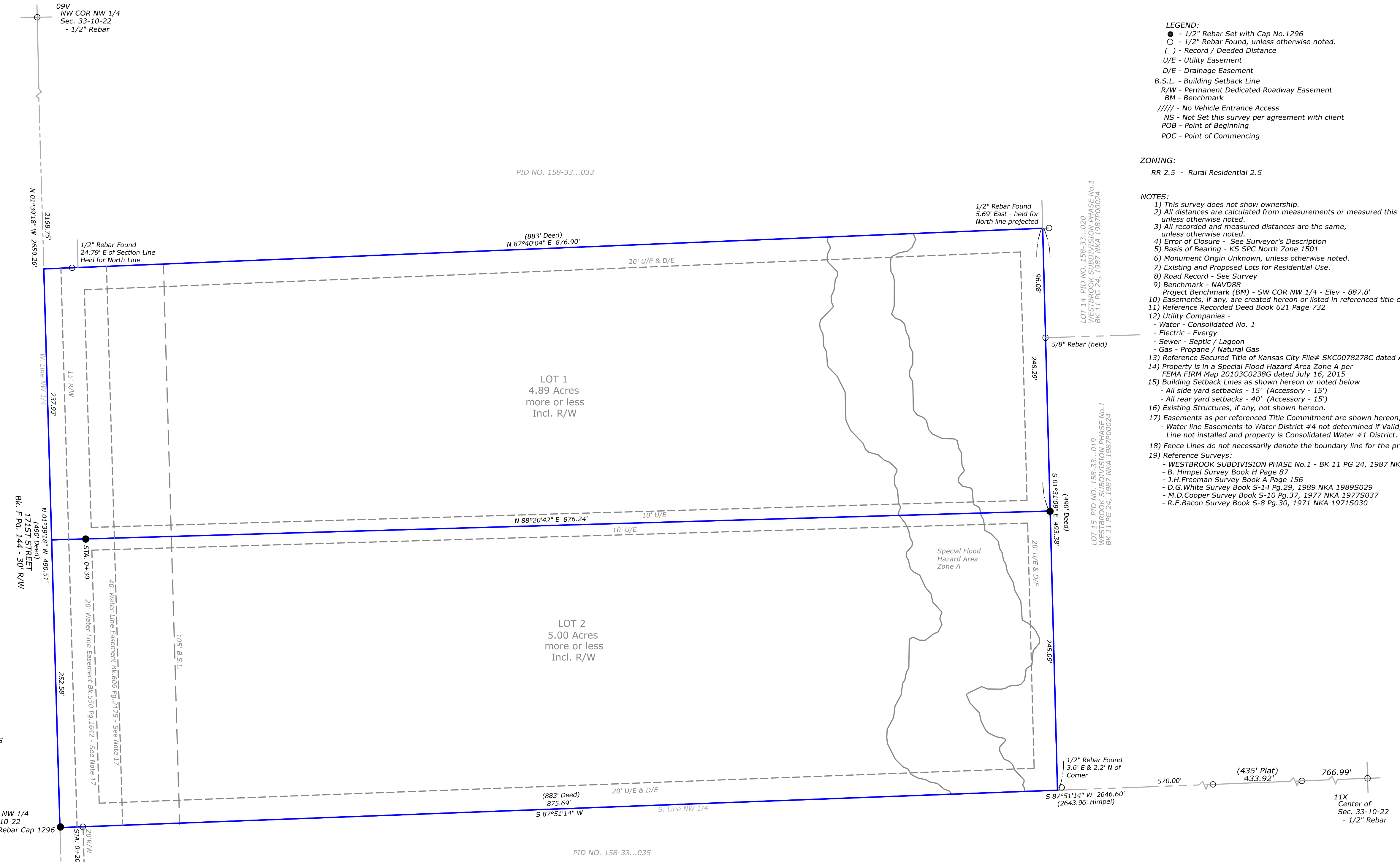
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○ - 1/2" Rebar Found, unless otherwise noted.
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U/E - Utility Easement
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B.S.L. - Building Setback Line
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///// - No Vehicle Entrance Access
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POB - Point of Beginning
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ZONING:
RR 2.5 - Rural Residential 2.5

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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 HORVAT ESTATES, have set our hands this _____ day of _____, 2024.

Therese Horvat

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2024, before me, a notary public in and for said County and State came Therese Horvat, 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 HORVAT ESTATES this _____ day of _____, 2024.

Secretary _____ Chairperson _____
John Jacobson _____ Marcus Majure _____

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

County Engineer - Mitch Pleak

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

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

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

Register of Deeds - TerriLois G. Mashburn

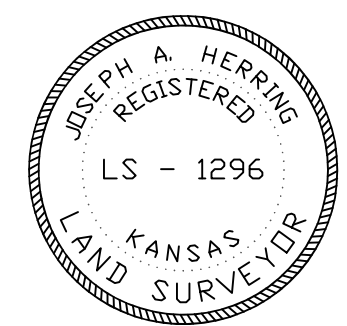
I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Reviewed 2024.05.29 No Comments
Daniel Baumchen, PS#1363
County Surveyor

Scale 1" = 50'

Job # K-24-1765
April 28, 2024 Rev. 5-28-24

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



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

Joseph A. Herring
PS # 1296

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Horvat Estates Subdivision
Date: May 30, 2024

Amy, I have reviewed the preliminary plat of the Horvat Estates Subdivision presented by Therese Horvat. The subdivision meets the requirements for fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed, a fire hydrant is currently located along the property line in the South corner of the applicants' adjacent property. This hydrant will be sufficient for this subdivision.

I have no further recommendation for this subdivision.

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

**Leavenworth County
Request for Board Action
Case No. DEV-24-029
Final Plat Orchard Meadows
*Regular Agenda***

**Date: June 26, 2024
To: Board of County Commissioners
From: Planning & Zoning Staff**

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Request:

Chairman, I move that the proposed Final Plat as outlined in case DEV-24-029 be approved with conditions, that the plat is compliant with the County Zoning & Subdivision Regulations, as set forth in the Staff Report, as adopted by the Planning Commission and as substantiated by the facts, testimony and evidence presented, be accepted by this board and that the conditions set forth in the Staff Report be made part of this approval.

Analysis: The applicant is proposing to divide a 24-acre parcel into 12 lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision. During the Preliminary Plat phase, an exception was granted for:

1. Exception to Article 40 Section 1 A Block Length

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

Recommendation: The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No.DEV-24-029, Final Plat for Orchard Meadows subject to conditions.

Alternatives:

1. Approve Case No. DEV-24-029, Final Plat for Orchard Meadows, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-24-029, Final Plat for Orchard Meadows, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-029, Final Plat for Orchard Meadows, 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

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-24-029 Orchard Meadow

June 12, 2024

REQUEST: *Consent Agenda*

Preliminary Plat Final Plat

STAFF REPRESENTATIVE:
JOSH SCHWEITZER
Development Planner

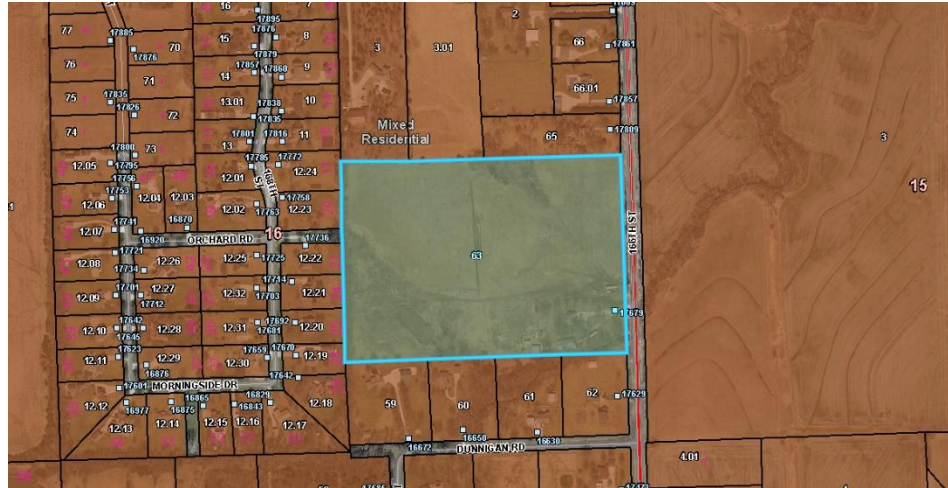
SUBJECT PROPERTY: 00000 166th Street

APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING

PROPERTY OWNER:
PCDI HOMES
17679 166TH STREET
BASEHOR, KS 66007

CONCURRENT APPLICATIONS:
NONE



LAND USE

ZONING: R-1 (43)

FUTURE LAND USE DESIGNATION: MIXED RESIDENTIAL

LEGAL DESCRIPTION:

A tract of land in the Northeast Quarter of Section 16, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-24-029, Final Plat for Orchard Meadow, with or without conditions; or
2. Recommend denial of Case No. DEV-24-029, Final Plat for Orchard Meadow for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE:

24.96 ACRES

PARCEL ID NO:

185-16-0-00-00-063.00

BUILDINGS:

N/A

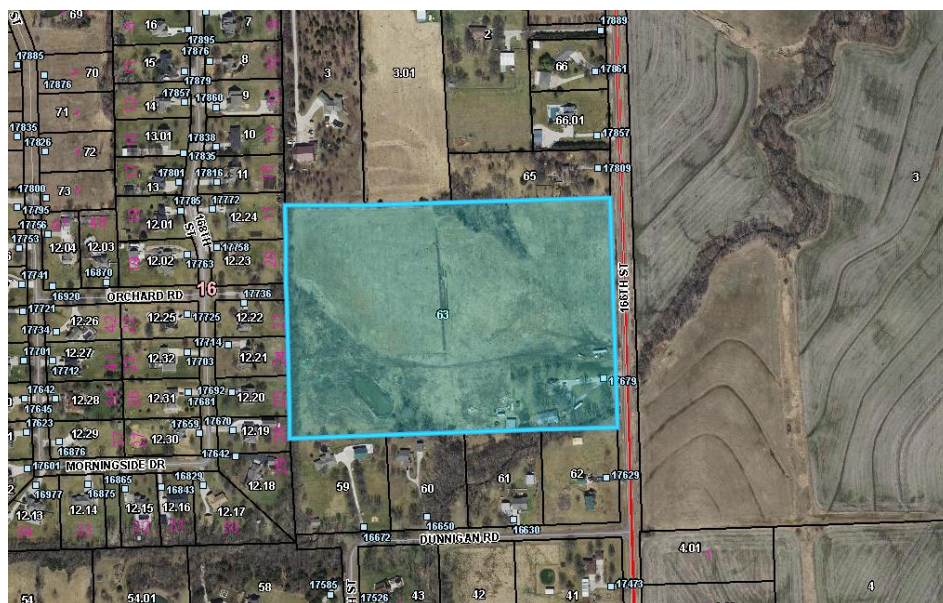
PROJECT SUMMARY:

Request for Final Plat approval to subdivide property located at 00000 166th Street (PID 185-16-0-00-00-063.00) as Lots 1 through 12 of Orchard Meadow.

ACCESS/STREET:

166TH STREET - COUNTY COLLECTOR, PAVED ± 26';

Location Map:



UTILITIES

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: FAIRMOUNT

WATER: SUBURBAN WATER

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW:

6/5/2024

NEWSPAPER NOTIFICATION:

N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:

N/A

STANDARDS TO BE CONSIDERED:			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	N/A	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	N/A	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards	X	
	Exception from Article 50, Section 40.1.a. Block Length has been granted		
50-50	Sensitive Land Development	N/A	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	N/A	

STAFF COMMENTS:

The applicant is proposing to divide a 24-acre parcel into 12 lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 1). The proposed lots will range in size from 1.13 to 2.66 acres. All lots comply with the standards for the R-1 (43) zoning district. An exception for the Block Length requirement was approved during the Preliminary Plat review. The proposed subdivision road is designed to extend to the west and join Orchard Road, creating a through street to 166th Street. All lots must access from Orchard Road. The southeast 2.5 acres were divided via tract split in 2024. Staff is generally in support.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. An exception from Article 50, Section 40.1.a. – Block Length has been approved.
6. The developer must comply with the following memorandums:
 - a. Memo – Chuck Magaha, Emergency Management, dated February 12, 2024
 - b. Memo – Suburban Water, dated January 15, 2024
 - c. Email – Mike Lingenfelser, Fairmount FD, dated January 24, 2024
 - d. Email – Kyle Anderson, Code Enforcement, dated April 5, 2024

ATTACHMENTS:

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

FINAL PLAT APPLICATION

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

Office Use Only

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

APPLICANT/AGENT INFORMATION

OWNER INFORMATION

NAME: Herring Surveying Company NAME: PRECISION CONTRACTING & DEVELOPMENT INC
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 15395 BRIAR RD #STE A
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Basehor, KS 66007
PHONE: 913-651-3858 PHONE: N/A
EMAIL : herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: ORCHARD MEADOW
Address of Property: 00000 166th Street
PID: 185-16-0-00-00-063 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

Gross Acreage: 24.6 Ac	Number of Lots: 12	Minimum Lot Size: 1.13 Ac
Maximum Lot Size: 2.7 Ac	Proposed Zoning: R1-43	Density: N/A
Open Space Acreage: N/A	Water District: Suburban	Proposed Sewage: Septic
Fire District: Fairmount	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <i>Local – Collector – Arterial – State – Federal</i>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

I, the undersigned, am the owner, **duly authorized agent**, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Joe Herring - digitally signed 3/18/2024 Date: 3-18-24

ATTACHMENT A

AFFIDAVIT

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

We/I Gerald St. Peter / Precision Contractor & Developer and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
17679 166th St. Basehor KS 66007, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858

2)

Signed and entered this 17th day of August, 2023

Gerald St. Peter / Precision Contractor & Developer 15395 Briton Rd Suite A
Print Name, Address, Telephone 913-908-3166 Basehor KS 66007

[Handwritten Signature]

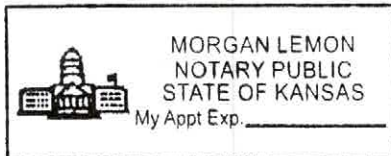
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this 17 day of August 2023 before me, a notary public in and for said County and State came Gerald St. Peter to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC Morgan Lemon

My Commission Expires: 2/23/27 (seal)



The records of the County Treasurer show:

Taxes for 2021 and prior years are paid in full.

Parcel ID [17493](#)

2022 Tax Amount: \$4,541.24.

2022 taxes are FIRST HALF PAID; second half are due and delinquent.

No liability is assumed for errors in the county records. Amounts shown do not include any interest, costs or penalties if applicable.

5. The last deed or other document vesting Title to the Fee Simple estate or interest in the land is:

Title is vested in Robert M. McGee and the Estate of Wilma K. McGee, deceased by virtue of:

Joint Tenancy Warranty Deed dated March 7, 1986, recorded March 17, 1986, in [Book 591, Page 677](#), from Willard Dean Brooks and Jaqueline J. Brooks, husband and wife, to Robert M. McGee and Wilma K. McGee.

Warranty Deed dated March 13, 1986, recorded October 27, 1988, in Book 627, Page 1021, from Willard Dean Brooks and Jaqueline J. Brooks, husband and wife, to Robert M. McGee and Wilma K. McGee.

Probate Case No. [2022-PR-000014](#) entitled In the Matter of the Estate of Wilma Kay McGee, deceased, filed January 31, 2022, wherein Vicky Needham was appointed Executor of the Estate.

NOTE: the last entry of record was a hearing held on March 24, 2023. The Hearing Notes state that a nine month extension was granted in the case.

NOTE: Robert M. McGee is also deceased - October 21, 1990 per Find A Grave.

6. That there are no unreleased mortgages of record affecting the above described real property except:

None

7. There are no judgments, transcripts of judgments from State or United States Courts, foreign judgments filed under the Uniform Enforcement of Foreign Judgments Acts, executions from other Kansas counties, mechanic liens or other liens, attachments, suits pending, or court proceedings or other proceedings, on file or of record in any court of record, affecting the title to said real property, against, by or pertaining to the Grantee under the last deed above set forth, except:

State Tax Warrant # [2017-ST-000137](#) filed by the Kansas Department of Revenue on December 30, 1899, in the amount of \$1,211.58 for Oct 2015 to Mar 2016 Sales Tax against Wilma K. McGee.

State Tax Warrant # [2017-ST-000155](#) filed by the Kansas Department of Revenue on July 27, 2017, in the amount of \$5,426.55 for 2014, 2015 and 2016 Sales Tax against Robert B. McGee and Wilma K. McGee.

State Tax Warrant # [2018-ST-000212](#) filed by the Kansas Department of Revenue on May 18, 2018, in the amount of \$2,327.06 for 2017 Sales Tax against Robert B. McGee and Wilma K. McGee.

State Tax Warrant # [2020-ST-000030](#) filed by the Kansas Department of Revenue on January 22, 2020, in the amount of \$2,598.63 for 2018 Sales Tax against McGee Enterprises LLC, Robert B. McGee and Wilma K. McGee.

Federal Tax Lien against Robert McGee, in the amount of \$50,306.38, recorded November 27, 2017, as Document No. 2017R09686, in the office of the Register of Deeds of Leavenworth County, Kansas, also filed in UCC # [2017U00325](#).

Federal Tax Lien against Robert McGee, in the amount of \$105,527.14, recorded May 9, 2018, as Document No. 2018R03588, in the office of the Register of Deeds of Leavenworth County, Kansas, also filed in UCC # [2018U00107](#).

Kansas Department of Labor Lien against Robert McGee, in the amount of \$10,557.33, recorded May 13, 2019, as Document No. 2019R03298, in the office of the Register of Deeds of Leavenworth County, Kansas, also filed in UCC # [2019U00117](#).

Amounts shown, if any, do not include any interest, costs or penalties.

8. The following are Easements, Restrictions and other instruments of record affecting title to the Land:

General and special taxes for the last half of the year 2022 and subsequent years.

Any portion of the Land lying within public or private roadways.

Right of Way Easement granted to Great Lakes Pipe Line Company, recorded January 26, 1955 in [Book 400, Page 328](#). Covering the NW/4 16-11-22.

Foregoing right of way agreement assigned to Williams Brothers Pipe Line Company, a corporation, its successors and assigns by instrument dated March 15, 1966, recorded March 30, 1966 in [Book 461, Page 171](#) .

Easement to the Board of County Commissioners of Leavenworth County, recorded as Doc. No. [2007R08858](#), for construction and maintenance of a public way, together with a subservient utility easement.

THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.

End of Report

05-16-24
Olsson Review
No Comment

INTERSECTION SIGHT DISTANCE EVALUATION

Project: Orchard Meadow Subdivision

Location: Proposed intersections of Orchard Way & 166th Street

The proposed Orchard Meadow Subdivision will create an intersection with 166th St, which has a posted speed limit of 45 mph. Exhibit 1 indicates the location of the proposed intersection relative to the surrounding area. The low point in 166th St is approx. 450' south of the proposed intersection. 166th St has a grade of -1% at the proposed intersection. The grade changes to +2.7% south of the low point.

For this analysis the stopping sight distance (SSD) and Intersection sight distance (ISD) are being evaluated. The minimum required sight distance to meet SSD and ISD requirements are shown on exhibit 1. The AASHTO SSD and ISD guidelines are indicated in the following tables for reference:

Design Speed (mph)	SSD (ft)			
	Downgrade		Upgrade	
	3%	6%	3%	6%
30	205	215	200	184
35	257	271	237	229
40	315	333	289	278
45	378	400	344	331

Stopping Sight Distance on Grades

Design Speed (mph)	SSD (ft)	Intersection Sight Distance
30	200	335
35	250	390
40	305	445
45	360	500

Left Turn From Stop

Design Speed (mph)	SSD (ft)	Intersection Sight Distance
30	200	290
35	250	335
40	305	385
45	360	430

Right Turn From Stop



ORCHARD MEADOW

A Subdivision in the Northeast Quarter of Section 16, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

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

SURVEYOR'S DESCRIPTION:
A tract of land in the Northeast Quarter of Section 16, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 9, 2024, more fully described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence North 01 degrees 52'40" West for a distance of 672.11 feet along the East line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence South 88 degrees 07'20" West for a distance of 421.74 feet; thence South 01 degrees 52'40" East for a distance of 250.63 feet; thence South 87 degrees 56'08" West for a distance of 897.46 feet; thence North 01 degrees 51'53" West for a distance of 907.50 feet; thence North 87 degrees 56'28" East for a distance of 1319.00 feet to the East line of said Northeast Quarter; thence South 01 degrees 52'40" East for a distance of 648.12 feet along said East line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 24.96 Acres, more or less, including road right of way.
Error of Closure: 1 : 660991

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: ORCHARD MEADOW.

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of ORCHARD MEADOW, have set our hands this _____ day of _____, 2024.

Gerald St. Peter, President
PRECISION CONTRACTING & DEVELOPMENT INC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2024, before me, a notary public in and for said County and State came Gerald St. Peter, President Precision Contracting & Development Inc., to me personally known to be the same persons who executed the 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 ORCHARD MEADOW this _____ day of _____, 2024.

Secretary: John Jacobson
Chairperson: Marcus Majure

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

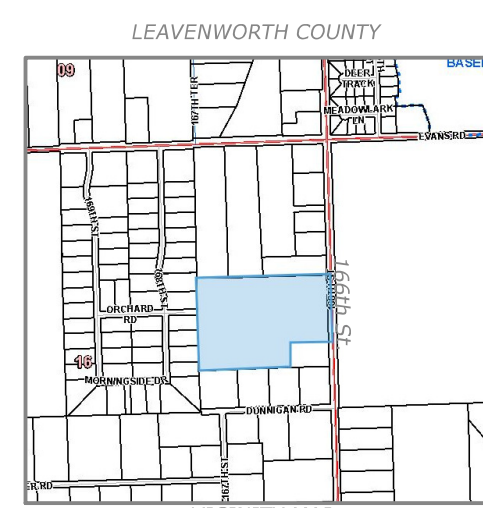
County Engineer - Mitch Pleak

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

Chairperson: Jeff Culberston
County Clerk: Janet Klasinski

PLAT NOTE:
- 1/2" Rebar Cap LS-1296 set at all interior Lot Corners, set at right of way for points along roads.

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



Job # K-23-1727
March 7, 2024 Rev. 4/30/24
J. HERRING SURVEYING & COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@jeanash.com

Scale 1" = 60'

RESTRICTIONS:

- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- An Engineered Waste Disposal System may be required due to poor soil conditions.
- Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- Lots are subject to the current Access Management Policy - All Lots must access from Orchard Road
- All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- An exception to Article 40, Section 1.A. Block length has been granted for this plat.
- Existing Entrance and Barn must be removed prior to any issuance of building permits.
- No off-plat restrictions.

ZONING:

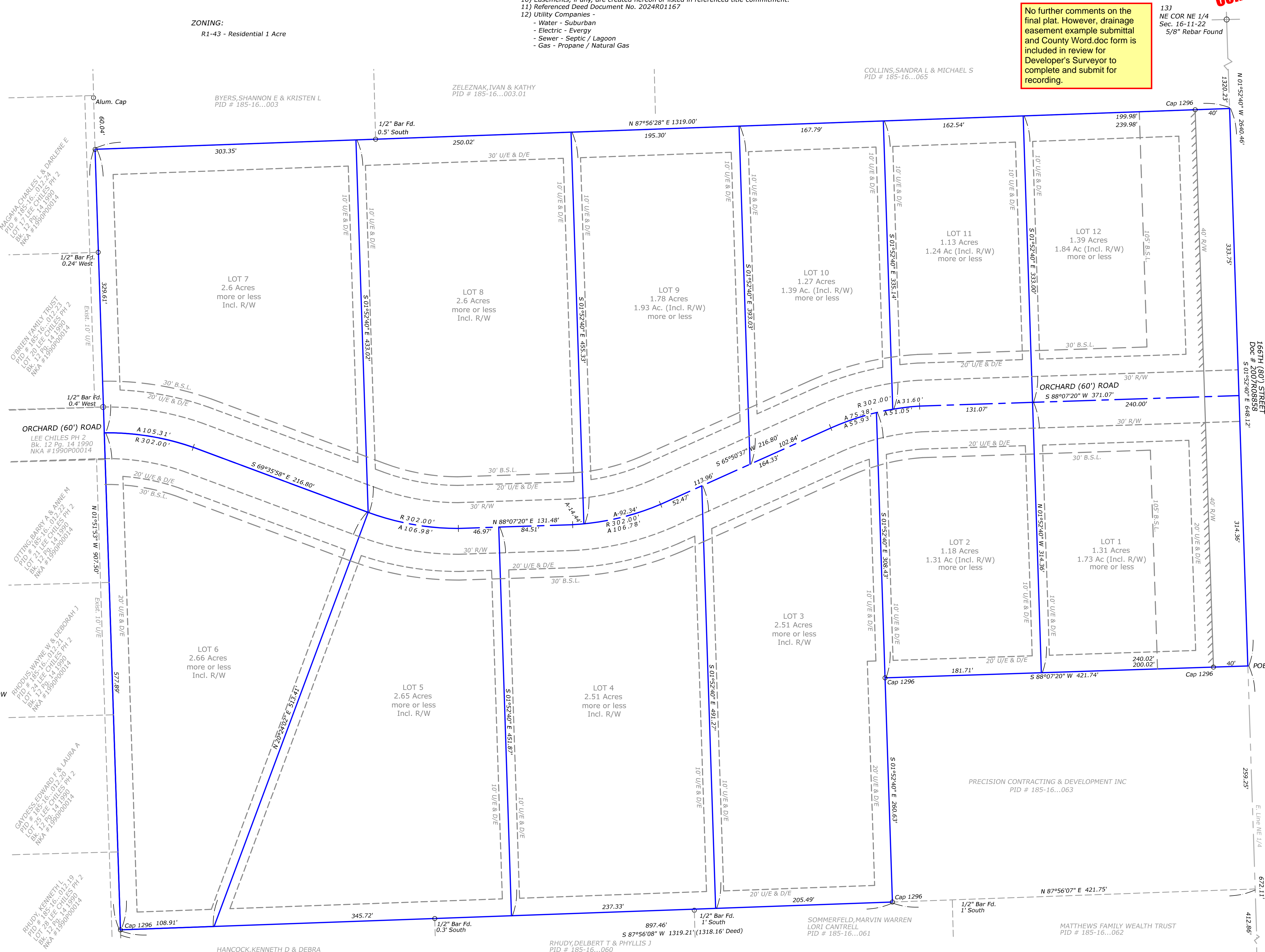
R1-43 - Residential 1 Acre

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 - 1 : 660991, 24.96 Acres, more or less, Incl. R/W
- Basis of Bearing - KS SPC North Zone 1501
- Monument Origin Unknown, unless otherwise noted.
- Proposed Lots for Residential Use.
- Road Record - See Survey
- Benchmark - NAVD83
- Project Benchmark (BM) - SE COR NE 1/4 Section 16 - Elev - 955'
- Easements, if any, are created hereon or listed in referenced title commitment.
- Referenced Deed Document No. 2024R01167
- Utility Companies -
 - Water - Suburban
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas

- Reference Security First Title Commitment File Number 3072613 April 23, 2024
- Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0327G dated July 16, 2015
- Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 10' (Accessory - 15')
 - All rear yard setbacks - 30' (Accessory - 15')
- Easements as per referenced Title Commitment are shown hereon, if any.
- Fence Lines do not necessarily denote the boundary line for the property.
- Reference Surveys:
 - LEE CHILES 2 - Bk. 12 Pg. 14 - 1990 NKA #1990P00014
 - JAH-J.A.Herring - Doc # 2024S003 & previous unrecorded survey

No further comments on the final plat. However, drainage easement example submittal and County Word.doc form is included in review for Developer's Surveyor to complete and submit for recording.

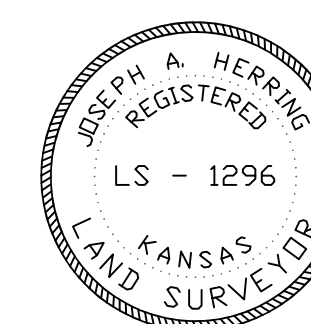


REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2024 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

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

Daniel Baumchen, PS#1363
County Surveyor



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2023 through March 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

05-07-24
Olsson and
PW Review
No Further
Comment

MIRBY, DANIEL, CHARLES, TR &
MIRBY, BLANCHE TERESA, TR &
PID # 185-15-...030

1657H (80) STREET
Doc # 2007R08859
S 01°52'40" E 648.12'

POB

POC
13L
SE COR NE 1/4
Sec. 16-11-22
1/2" Rebar Cap LS-758

Schweitzer, Joshua

From: Allison, Amy
Sent: Friday, April 5, 2024 9:10 AM
To: Schweitzer, Joshua
Subject: FW: RE: DEV-24-029 Final Plat – Orchard Meadow

From: Anderson, Kyle <KAnderson@leavenworthcounty.gov>
Sent: Friday, April 5, 2024 8:54 AM
To: Allison, Amy <AAllison@leavenworthcounty.gov>
Subject: RE: RE: DEV-24-029 Final Plat – Orchard Meadow

We have not received any complaints on this property and are not aware of any septic systems currently installed. Lots 1,2,9,10,11, & 12 are under 2.5 acres so they will require an engineered septic system.

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

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, April 4, 2024 9:24 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-24-029 Final Plat – Orchard Meadow

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Final Plat for Orchard Meadow at 17679 166th Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, April 17, 2024.

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

Thank you,
Amy Allison, AICP

MEMO

To: Amy Allison
From: Chuck Magaha
Subject: Orchard Meadows Subdivision
Date: May 29, 2024

Amy, I have reviewed the preliminary plat of the Orchard Meadows Subdivision presented by Precession Contracting and Development. The subdivision meets the requirements for a fire hydrants and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed, fire hydrants should be placed along the right-a-way every 500 feet along proposed Orchard Road, between Lot 6 and Lot 7, East to Lot 3 and lot 9 East to the corner of 166th and Orchard Road. This will meet the requirements for this subdivision.

I have no further recommendation for this subdivision.

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

Note from original Preliminary Plat



January/11/2024

To Whom It May Concern:

This letter is to Inform you that Evergy will provide electrical power to the property named Orchard Meadow for PCDI Homes.



Kyle Burkhardt

Evergy

TD Designer II

☎ 785-508-2408

Kyle.Burkhardt@evergy.com



Allison, Amy

From: Mike Lingenfelter <lingenfelserm@fairmountfd.org>
Sent: Friday, January 26, 2024 3:10 PM
To: Johnson, Melissa
Subject: Fwd: Orchard Meadows Preliminary Plat DEV-24-003, for 185-16-0-00-00-063.00

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

Melissa
Here is what I sent on the 24th.
Mike

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

From: Mike Lingenfelter <lingenfelserm@fairmountfd.org>
Date: Wed, Jan 24, 2024 at 9:52 AM
Subject: Re: Orchard Meadows Preliminary Plat DEV-24-003, for 185-16-0-00-00-063.00
To: Johnson, Melissa <MJohnson@leavenworthcounty.gov>

Melissa
Installation of fire hydrants per code.
Mike Lingenfelter, 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 Wed, Jan 24, 2024 at 9:34 AM Johnson, Melissa <MJohnson@leavenworthcounty.gov> wrote:

Chief Lingenfelter,

We have received a preliminary plat from Herring Surveying regarding the above listed parcel. Please review the documents about this and let us know if you have any comments pertaining to this preliminary plat.

If you have any questions, please let me know.

Thank you,

Melissa Johnson



January 15th, 2024

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

RE: Orchard Meadows

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

Sincerely,

Travis J Miles
President