

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

Leavenworth County
Board of County Commissioners

Regular Meeting Agenda
300 Walnut Street, Suite 225
Leavenworth, KS 66048
August 18, 2021
9:00 a.m.

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

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

a) Approval of the minutes of August 11, 2021

- b) Approval of the schedule for the week August 23, 2021
- c) Approval of the check register
- d) Approve and sign the OCB's
- e) Approve Case Number DEV-21-059&060 Preliminary and Final Plat for Brockert Hill
- f) Approve Case Number DEV-21-079 & 080 Preliminary and Final Plat for Bretz Farms
- g) Approve Case Number DEV-21-081 & 082 Preliminary and Final Plat for Carbaugh Estates
- h) Appoint Brad Owens to the Planning Commission for the 1st District

VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve a 5-year lease agreement with Foley Equipment for 3 Caterpillar motor graders for the year 2022.

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

- a) Quarterly reports
 - Buildings and Grounds
 - Public Works

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, August 16, 2021

Tuesday, August 17, 2021

12:00 p.m. LCPA meeting

Wednesday, August 18, 2021

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

Thursday, August 19, 2021

Friday, August 20, 2021

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

*****August 11, 2021 *****

The Board of County Commissioners met in a regular session on Wednesday, August 11, 2021. Commissioner Mike Smith, Commissioner Kaaz, Commissioner Culbertson, Commissioner Doug Smith and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Connie Harmon, Council on Aging Director; Bill Noll, Infrastructure and Construction Services; Bob Weber, Leavenworth County Appraiser; Janet Klasinski, County Clerk; John Richmeier, Leavenworth Times

Residents: AW Himpel, John Matthews, Dennis Taylor, Joe Herring

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

A motion was made by Commissioner Kaaz and seconded by Commissioner Culbertson that the Board adjourn as the Board of County Commissioners to convene as the Board of Canvassers.

Motion passed, 5-0.

Janet Klasinski updated the Board on the results from the August 3, 2021 election and the manual audit. She recommended 10 qualified provisional votes be counted before the certification.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Culbertson to adjourn as the Board of Canvassers for the August 3rd primary election and return to regular session.

Motion passed, 5-0.

Mark Loughry reported one proposal was submitted for the Comprehensive Traffic Analysis.

It was the consensus of the Board to meet with the other contractors to see if accommodations could be made within the guidelines of KDOT and MARC.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Culbertson to adjourn as the Board of County Commissioners and return to the Board of County Canvassers to certify the August 3rd election 2021.

Motion passed, 5-0.

Ms. Klasinski indicated the 10 provisional votes did not make a difference in either race.

A motion was made by Commissioner Kaaz and seconded by Commissioner Stieben to certify the 2021 Primary Election for the USD#469 Board of Education and the city of Leavenworth Commission.

Motion passed, 5-0.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Culbertson to adjourn as the Board of Canvassers and return to regular session as the Board of County Commissioners.

Motion passed, 5-0.

Commissioner Stieben inquired if a letter should be written to the redistricting committee in support of Leavenworth County having its own senatorial district.

It was the consensus of the Board to have staff draft a letter.

Commissioner Doug Smith mentioned an email that was received regarding the trailer park in Tonganoxie accommodating RV's for the workers that will be constructing the Hill's dog food Plant.

Mr. Loughry indicated the process is in play to make the changes required which should be ready in 45 days.

A motion was made by Commissioner Culbertson and seconded by Commissioner Kaaz to accept the consent agenda for Wednesday, August 11, 2021 as presented.

Motion passed, 5-0.

Mr. Noll presented an agreement with KDOT for the High-Risk Rural Roads project on Tonganoxie Road.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Mike Smith to approve the agreement with KDOT for the High-Risk Rural Roads for the Tonganoxie Road safety improvement project.

Motion passed, 5-0.

Bob Weber requested approval of Board Order 2021-3, granting tax abatement for two properties destroyed by fire.

A motion was made by Commissioner Culbertson and seconded by Commissioner Kaaz to approve the disaster tax relief abatement for the two homes destroyed by fire tax I.D. 1-00210 and 1-0064 with Board Order 2021-3.

Motion passed, 5-0.

Connie Harmon requested approval to enter into a contract with Terry Booker for catering and nutritional services for the Meals on Wheels program.

A motion was made by Commissioner Kaaz and seconded by Commissioner Culbertson to approve a contract between Council on Aging and Terry Booker for the nutrition services and catering for fiscal year 2022-2024.

Motion passed, 5-0.

Mr. Weber presented the quarterly report for the County Appraiser's office.

Ms. Harmon presented the quarterly report for the Council on Aging.

Commissioner Stieben attended the International Student's Day at the Riverfront Community Center yesterday. He and Commissioner Mike Smith met with a rep from Atmos Energy.

Commissioner Culbertson will attend the Easton Township meeting Thursday evening. He will also be meeting with the Mayor of Basehor and Lansing to tour each city.

Commissioner Kaaz participated in the Leavenworth City Commission last night and will participate in the LCDC meeting tomorrow. She will also be attending the redistricting meeting Friday morning and participated in a Workforce Development zoom meeting.

Commissioner Mike Smith attended the Lansing City Council meeting and spoke at the International Student's Day yesterday.

Commissioner Doug Smith will attend the Basehor City Council meeting tonight and reported a ribbon-cutting ceremony will be held on Thursday for the new elementary school in Basehor.

*A motion was made by Commissioner Kaaz and seconded by Commissioner Stieben to adjourn.
Motion passed, 5-0.*

The Board adjourned at 10:02 a.m.

Draft

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, August 23, 2021

Tuesday, August 24, 2021

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

12:00 p.m. MARC meeting via Zoom

Wednesday, August 25, 2021

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

Thursday, August 26, 2021

Friday, August 27, 2021

12:00 p.m. Leavenworth/Lansing Chamber of Commerce meeting
• Leavenworth Local Hotel, 600 Shawnee, Leavenworth, KS

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
20588	ADVANTAGE	ADVANTAGE PRINTING	321473	93547 AP	08/13/2021	1-001-5-05-287	ACCT 381 NOTICE PF PRIVACY PRI	175.00	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS JULY	41.29	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS JULY	41.29	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS JULY	41.29	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS JULY	41.29	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS JULY	41.29	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS JULY	47.48	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	6230254 ANNEX MATS JULY	34.87	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	6230254 ANNEX MATS JULY	34.87	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	6230254 ANNEX MATS JULY	34.87	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	6230254 ANNEX MATS JULY	34.87	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	6230254 ANNEX MATS JULY	34.87	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	6230254 ANNEX MATS JULY	40.10	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	792542303 COURTHOUSE MATS JULY	54.89	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	792542303 COURTHOUSE MATS JULY	54.89	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	792542303 COURTHOUSE MATS JULY	54.89	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	792542303 COURTHOUSE MATS JULY	54.89	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-292	792542303 COURTHOUSE MATS JULY	23.38	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-293	792588651 CH UNIFORMS	50.99	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-293	792588651 CH UNIFORMS	50.99	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-293	792588651 CH UNIFORMS	50.99	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-293	792588651 CH UNIFORMS	50.99	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-31-293	792588651 CH UNIFORMS	68.90	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-32-209	792542302 JC MATS JULY	87.08	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-32-209	792542302 JC MATS JULY	80.02	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-32-209	792542302 JC MATS JULY	80.02	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-32-209	792542302 JC MATS JULY	80.02	
10985	ARAMARK CO	ARAMARK CO	321375	93466 AP	08/10/2021	1-001-5-32-209	792542302 JC MATS JULY	106.60	
							*** VENDOR 10985 TOTAL		1,341.76
30315	BLACK,VICKI	VICKI BLACK	321377	93468 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	125.00	
104	BOILER	OFFICE OF THE STATE FIRE MARSH	321378	93469 AP	08/10/2021	1-001-5-31-240	INSP CAST IRON IN MECH ROOM KS	30.00	
609	BOLING CLAUDIA	CLAUDIA BOLING	321379	93470 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	150.00	
609	BOLING CLAUDIA	CLAUDIA BOLING	321379	93470 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	11.20	
							*** VENDOR 609 TOTAL		161.20
30360	BORMOLINI, BARBARA	BARBARA BORMOLINI	321380	93471 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	125.00	
30199	BRADLEY RACHEL	RACHEL BRADLEY	321381	93472 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	125.00	
1065	BTX	BTX KS, INC	321382	93473 AP	08/10/2021	1-001-5-07-219	INMATE X-RAYS	78.00	
2127	BURKETT WANDA JO	WANDA JO BURKETT	321383	93474 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	150.00	
30345	BUTLER KELLY	KELLY BUTLER	321384	93475 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	125.00	
866	CALVARY BAPTIST CHUR	CALVARY BAPTIST CHURCH	321386	93477 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION POLLING PLACE	50.00	
866	CALVARY BAPTIST CHUR	CALVARY BAPTIST CHURCH	321386	93477 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION POLLING PLACE	50.00	
							*** VENDOR 866 TOTAL		100.00
25101	CANON U S	CANON U S A INC	321475	93549 AP	08/13/2021	1-001-5-19-204	1865950 COPIER CLICKS CLERKS F	257.01	
24545	CDW GOVERN	CDW GOVERNMENT INC	321387	93478 AP	08/10/2021	1-001-5-18-254	3773122 SOFTWARE MAINTENANCE	1,187.76	
2395	CMH PROFESSIONAL GRO	CMH PROFESSIONAL GROUP	321476	93550 AP	08/13/2021	1-001-5-14-321	SEXUAL ASSAULT EVIDENCE KIT CO	725.00	
22543	COMPLETE FAMILY CARE	COMPLETE FAMILY CARE	321477	93551 AP	08/13/2021	1-001-5-05-201	EMS MEDICAL DIRECTOR	1,250.00	
156	CONVERGEONE	CONVERGEONE INC	321388	93479 AP	08/10/2021	1-001-5-18-254	AOSLVCO0001 SMARTNET MAINTENAN	5,432.40	
751	DAWSON KARIN E	KARIN E DAWSON	321389	93480 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	125.00	
11721	DEAF EXPRESSION, INC	DEAF EXPRESSION, INC	321479	93553 AP	08/13/2021	1-001-5-19-221	LEAV02 INTERPRETER 8/3/21 (BOO	183.20	
3433	DEDEKE SHARON	SHARON DEDEKE	321390	93481 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	125.00	
19950	DENNEY JAN	JANICE M DENNEY	321391	93482 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	150.00	
22610	DEVLIN KATIE	KATIE DEVLIN	321480	93554 AP	08/13/2021	1-001-5-11-203	REIM KANSAS ATTORNEY ACTIVE RE	200.00	
21300	DIST CT EMPL REIMB	JOANNIE FRAKES	321481	93555 AP	08/13/2021	1-001-5-19-213	REIM MILEAGE - ATCHISON	28.00	
3405	EDMONDS CHARLENE	CHARLENE EDMONDS	321392	93483 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	150.00	

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
3405	EDMONDS CHARLENE	CHARLENE EDMONDS	321392	93483 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	14.00	
							*** VENDOR		
							3405 TOTAL		164.00
209	ELECTION	ELECTION SYSTEMS & SOFTWARE	321393	93484 AP	08/10/2021	1-001-5-49-240	35541 UNITY BOD SOFTWARE LIC T	1,000.00	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	32.71	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	33.38	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	33.72	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	33.05	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	32.77	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	34.05	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	32.72	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	32.83	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	34.11	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	33.96	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	33.37	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	32.99	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	33.97	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	32.63	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	30.99	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	35.57	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	33.03	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	32.96	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	32.37	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	33.88	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	32.68	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	32.74	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	34.34	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	34.94	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	34.38	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	34.20	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	34.80	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	35.23	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	34.28	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	34.18	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	34.72	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	32.15	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-07-223	ELECTRIC SERVICE TO SIRENS	32.20	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-001-5-33-392	ELEC SVC 711 MARSHALL	12,336.96	
							*** VENDOR		
							86 TOTAL		13,442.86
1791	FIRST BAPT	FIRST BAPTIST CHURCH	321395	93486 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION POLLING PLACE	150.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	321483	93557 AP	08/13/2021	1-001-5-11-213	16713845 EXPERT WITNESS -TOXIC	5,200.00	
465	GATES, TYLER	TYLER GATES	321396	93487 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION, AUGUST 3, 20	50.00	
465	GATES, TYLER	TYLER GATES	321396	93487 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION, AUGUST 3, 20	50.00	
							*** VENDOR		
							465 TOTAL		100.00
243	GEOTAB	GEOTAB USA INC	321397	93488 AP	08/10/2021	1-001-5-11-253	LEAV01:INV 281868 JULY 2021	16.33	
243	GEOTAB	GEOTAB USA INC	321397	93488 AP	08/10/2021	1-001-5-41-271	LEAV01:INV 281868 JULY 2021	81.65	
							*** VENDOR		
							243 TOTAL		97.98
12013	GIES JANE	JANE GIES	321398	93489 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	150.00	
12013	GIES JANE	JANE GIES	321398	93489 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	7.28	
							*** VENDOR		
							12013 TOTAL		157.28
12020	GNAGE, BRENDA J	BRENDA J GNAGE	321399	93490 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	125.00	
1419	GRENIER THERESA A	THERESA A GRENIER	321400	93491 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	150.00	
1419	GRENIER THERESA A	THERESA A GRENIER	321400	93491 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	100.00	

START DATE: 08/07/2021 END DATE: 08/13/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
1419	GRENIER THERESA A	THERESA A GRENIER	321400	93491 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	15.12		
							*** VENDOR		1419 TOTAL	265.12
30163	GRISHAM CINDY	CINDY GRISHAM	321401	93492 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	125.00		
30201	GUNNING CORRINE	CORRINE GUNNING	321402	93493 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	125.00		
430	HENRY CYNT	CYNTHIA HENRY	321404	93495 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	150.00		
430	HENRY CYNT	CYNTHIA HENRY	321404	93495 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	100.00		
							*** VENDOR		430 TOTAL	250.00
468	HR DIRECT	TAYLOR CORPORATION	321484	93558 AP	08/13/2021	1-001-5-07-303	A02881507 POSTER GUARD RENEWAL	87.59		
468	HR DIRECT	TAYLOR CORPORATION	321484	93558 AP	08/13/2021	1-001-5-07-303	A02881507 POSTER GUARD RENEWAL	7.60-		
							*** VENDOR		468 TOTAL	79.99
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	321486	93560 AP	08/13/2021	1-001-5-11-208	RSVP8 COUNTY ATTORNEY SHREDDIN	26.00		
1525	JAY'S UNIF	JAY'S UNIFORM	321487	93561 AP	08/13/2021	1-001-5-05-350	EMS HEMMING	10.00		
30128	JOHNSON REBECCA S	REBECCA S JOHNSON	321405	93496 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	125.00		
99	JUROR									

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START DATE: 08/07/2021 END DATE: 08/13/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
99	JUROR									
							*** VENDOR	99 TOTAL		2,255.56
30321	KAISER CARLA	CARLA KAISER	321406	93497 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202		125.00	
6636	KANSAS GAS	KANSAS GAS SERVICE	321553	93627 AP	08/13/2021	1-001-5-05-215	510614745 2015657 27 GAS TRANS		70.77	
26400	KANSAS GAS	KANSAS GAS SERVICE	321554	93628 AP	08/13/2021	1-001-5-14-220	510614745 1628631 73 GAS TRANS		529.08	
26400	KANSAS GAS	KANSAS GAS SERVICE	321554	93628 AP	08/13/2021	1-001-5-32-392	510614745 1628631 73 GAS TRANS		752.08	
26400	KANSAS GAS	KANSAS GAS SERVICE	321554	93628 AP	08/13/2021	1-001-5-33-392	510614745 1562996 18 GAS TRANS		72.54	
26400	KANSAS GAS	KANSAS GAS SERVICE	321554	93628 AP	08/13/2021	1-001-5-33-392	510614745 1562996 18 GAS TRANS		69.02	
							*** VENDOR	26400 TOTAL		1,422.72
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	321407	93498 AP	08/10/2021	1-001-5-31-290	SERVICE LOCATES		8.40	
3439	KOCH THOMAS	THOMAS KOCH	321411	93502 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202		125.00	
3439	KOCH THOMAS	THOMAS KOCH	321411	93502 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202		100.00	
							*** VENDOR	3439 TOTAL		225.00
168	LCHS	LEAVENWORTH CO HUMANE SOCIETY	321413	93504 AP	08/10/2021	1-001-5-07-266	JUNE/JULY SERVICES - PER CONTR		1,250.00	
168	LCHS	LEAVENWORTH CO HUMANE SOCIETY	321413	93504 AP	08/10/2021	1-001-5-07-266	JUNE/JULY SERVICES - PER CONTR		1,250.00	
							*** VENDOR	168 TOTAL		2,500.00
1466	LEAV BAPTIST	LEAVENWORTH BAPTIST CHURCH	321414	93505 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION POLLING PLACE		100.00	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	321556	93630 AP	08/13/2021	1-001-5-19-301	DIST CT CLERK OFFICE SUPPLIES		837.32	
1492	LEE CLINTON	CLINTON W LEE	321415	93506 AP	08/10/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY		3,000.00	
17677	LEXISNEXIS RISK DATA	LEXISNEXIS RISK DATA MGMT (ACC	321416	93507 AP	08/10/2021	1-001-5-09-233	1314401-20210731 JULY SEARCHES		1.00	
17677	LEXISNEXIS RISK DATA	LEXISNEXIS RISK DATA MGMT (ACC	321416	93507 AP	08/10/2021	1-001-5-09-233	1314401-20210731 JULY SEARCHES		12.00	
17677	LEXISNEXIS RISK DATA	LEXISNEXIS RISK DATA MGMT (ACC	321416	93507 AP	08/10/2021	1-001-5-09-233	1314401-20210731 JULY SEARCHES		69.50	
							*** VENDOR	17677 TOTAL		82.50
400	LOHMAN CAROL	CAROL LOHMAN	321417	93508 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202		125.00	
30351	LOHMAN WILLIAM	WILLIAM LOHMAN	321418	93509 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202		125.00	
17244	MARLOW WHI	MARLOW WHITE UNIFORM CO	321419	93510 AP	08/10/2021	1-001-5-07-350	SHERIFF-UNIFORM ALTERATIONS		25.00	
30306	MCLEOD,VERA L	VERA L MCLEOD	321420	93511 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202		125.00	

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
2129	MEYER MICHAEL D	MICHAEL D MEYER	321421	93512 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	125.00	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	321557	93631 AP	08/13/2021	1-001-5-07-208	LC00_K SHERIFF COPIERS	136.88	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	321557	93631 AP	08/13/2021	1-001-5-07-208	LC00_K SHERIFF COPIERS	285.43	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	321557	93631 AP	08/13/2021	1-001-5-07-208	LC00_K SHERIFF COPIERS	105.19	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	321557	93631 AP	08/13/2021	1-001-5-07-208	LC00_K SHERIFF COPIERS	55.93	
							*** VENDOR	2059 TOTAL	583.43
56	MIRROR	THE TONGANOXIE MIRROR	321558	93632 AP	08/13/2021	1-001-5-07-209	SHERIFF- 1 YEAR SUBSCRIPTION	42.00	
56	MIRROR	THE TONGANOXIE MIRROR	321422	93513 AP	08/10/2021	1-001-5-49-341	ACCT 10002291 LENAPE DRAINAGE	93.84	
							*** VENDOR	56 TOTAL	135.84
2666	MISC REIMBURSEMENTS	NANCY THEIS	321559	93633 AP	08/13/2021	1-001-5-11-301	REIM FOR SUPPLIES	32.94	
3410	MORAN TIMOTHY	TIMOTHY MORAN	321423	93514 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	125.00	
397	NICHOLSON	RAE NICHOLSON LAW, LLC	321424	93515 AP	08/10/2021	1-001-5-09-231	ATTORNEY VOUCHERS	2,536.00	
3421	NUSSMAN GLORIA	GLORIA NUSSMAN	321425	93516 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	11.20	
196	OLSSON	OLSSON, INC	321560	93634 AP	08/13/2021	1-001-5-06-206	PROFESSIONAL SVCS 019-28310	1,575.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	321426	93517 AP	08/10/2021	1-001-5-09-231	ATTORNEY VOUCHERS - CINC/JUV	3,000.00	
8801	OSBORN JOSEPH	OSBORN LAW OFFICE	321426	93517 AP	08/10/2021	1-001-5-09-231	ATTORNEY VOUCHERS - CINC/JUV	1,642.50	
							*** VENDOR	8801 TOTAL	4,642.50
3	OTHER COUNTY OFFICE	DAVIESS-DEKALB REGIONAL JAIL D	321427	93518 AP	08/10/2021	1-001-5-07-218	TRANSPORTATION CHARGES	45.00	
969	OVERHEAD D	OVERHEAD DOOR CO	321428	93519 AP	08/10/2021	1-001-5-07-359	NORTON DOOR CLOSER FOR JAIL	974.00	
427	PEMBLE	JORDAN PEMBLE	321430	93521 AP	08/10/2021	1-001-5-09-231	ATTORNEY VOUCHERS - CINC	3,577.50	
12024	PIPER KAREN	KAREN PIPER	321431	93522 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	125.00	
30203	PROKOP ELAINE A	ELAINE A PROKOP	321432	93523 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	125.00	
7098	QUILL CORP	QUILL CORP	321433	93524 AP	08/10/2021	1-001-5-28-301	5643954 HR OFFICE SUPPLIES	210.32	
7098	QUILL CORP	QUILL CORP	321433	93524 AP	08/10/2021	1-001-5-28-301	5643954 HR OFFICE SUPPLIES	134.24	
							*** VENDOR	7098 TOTAL	344.56
27574	ROBINSON G	LAW OFFICE OF GREGORY C ROBINS	321436	93527 AP	08/10/2021	1-001-5-09-231	ATTORNEY VOUCHERS	135.00	
12010	RUSH KATHY	KATHY RUSH	321437	93528 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	150.00	
12010	RUSH KATHY	KATHY RUSH	321437	93528 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	1.68	
							*** VENDOR	12010 TOTAL	151.68
2615	SACRED HEART	SACRED HEART-ST. CASIMIR PARIS	321439	93530 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION POLLING PLACE	100.00	
30200	SHEAKS, PATRICIA	PATRICIA SHEAKS	321440	93531 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	125.00	
2537	SOLARWINDS	SOLARWINDS	321441	93532 AP	08/10/2021	1-001-5-18-254	SW21855514 ANNUAL MAINTENANCE	116.00	
11608	ST FRANCIS	ST FRANCIS DE SALES CATHOLIC	321442	93533 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION POLLING PLACE	100.00	
49	ST LUKES	ST LUKES HOSPITAL	321443	93534 AP	08/10/2021	1-001-5-14-321	40010381835 SEXUAL ASSAULT KIT	725.00	
6575	STERICYCLE	STERICYCLE, INC	321444	93535 AP	08/10/2021	1-001-5-07-359	CUST 2237623 MEDICAL WASTE REM	183.54	
261	TELEFLEX	TELEFLEX FUNDING LLC	321565	93639 AP	08/13/2021	1-001-5-05-381	1239536 EMS I/O NEEDLES	562.50	
22603	THOMPSON REIMB	TODD THOMPSON	321458	93545 AP	08/11/2021	1-001-5-11-211	REIM MILEAGE, TOLLS - BILL SIG	57.12	
22603	THOMPSON REIMB	TODD THOMPSON	321458	93545 AP	08/11/2021	1-001-5-11-211	REIM MILEAGE, TOLLS - BILL SIG	7.00	
							*** VENDOR	22603 TOTAL	64.12
829	THOMSON REUTERS	THOMSON REUTERS - WEST	321566	93640 AP	08/13/2021	1-001-5-11-210	1000590171 WEST INFORMATION CH	752.24	
592	TILLOTSON CAROLYN	CAROLYN TILLOTSON	321445	93536 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	125.00	
521	TRINITY LU	TRINITY LUTHERAN CHURCH	321446	93537 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION POLLING PLACE	100.00	
41	UNDERGROUN	UNDERGROUND VAULTS & STORAGE	321567	93641 AP	08/13/2021	1-001-5-19-214	100492 FILE RETRIEVAL, PALLET	275.73	
9673	WARD MARY	MARY WARD	321448	93539 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	33.93	
2	WATER DEPT	WATER DEPT	321568	93642 AP	08/13/2021	1-001-5-05-215	HEALTH DEPT/WIC/EMS ADMIN WATE	52.51	
2	WATER DEPT	WATER DEPT	321449	93540 AP	08/10/2021	1-001-5-14-220	WATER SERVICE COURTHOUSE	1,321.93	
2	WATER DEPT	WATER DEPT	321449	93540 AP	08/10/2021	1-001-5-32-392	WATER SVC JUSTICE CENTER	4,156.73	
2	WATER DEPT	WATER DEPT	321449	93540 AP	08/10/2021	1-001-5-33-392	WATER SVC 711 MARSHALL (2 METE	132.95	
2	WATER DEPT	WATER DEPT	321449	93540 AP	08/10/2021	1-001-5-33-392	WATER SVC 711 MARSHALL (2 METE	1,185.87	
							*** VENDOR	2 TOTAL	6,849.99
30202	WATSON, TERESA	TERESA WATSON	321450	93541 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	125.00	
140	WILLIAMS, MEGAN REIM	MEGAN WILLIAMS	321570	93644 AP	08/13/2021	1-001-5-11-205	REIM MILEAGE TO TOPEKA FOR BIL	50.40	

TYPES OF CHECKS SELECTED: * ALL TYPES

				P.O.NUMBER	CHECK#					
30359	WILLNAUER KODY	KODY WILLNAUER	321451	93542 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	150.00		
30305	WILSON MARY SUE	MARY SUE WILSON	321452	93543 AP	08/10/2021	1-001-5-49-340	PRIMARY ELECTION AUGUST 3, 202	125.00		
100	WITNESS LIST									
								*** VENDOR	100 TOTAL	815.16
30154	ZOELLNER, JANICE R	JANICE R ZOELLNER	321453	93544 AP	08/10/2021	1-001-5-49-344	PRIMARY ELECTION AUGUST 3, 202	125.00		
								TOTAL FUND 001		71,418.09

22543	COMPLETE FAMILY CARE	COMPLETE FAMILY CARE	321477	93551 AP	08/13/2021	1-108-5-00-280	HEALTH DEPT AUGUST 2021	1,200.00		
22543	COMPLETE FAMILY CARE	COMPLETE FAMILY CARE	321477	93551 AP	08/13/2021	1-108-5-00-280	HEALTH DEPT AUGUST 2021	300.00		
								*** VENDOR	22543 TOTAL	1,500.00
12204	PROPIO LANGUAGE	PROPIO LANGUAGE SERVICES LLC	321561	93635 AP	08/13/2021	1-108-5-00-606	3129 JULY TELEPHONE INTERPRETI	25.00		
2	WATER DEPT	WATER DEPT	321568	93642 AP	08/13/2021	1-108-5-00-219	HEALTH DEPT/WIC/EMS ADMIN WATE	39.39		
2	WATER DEPT	WATER DEPT	321568	93642 AP	08/13/2021	1-108-5-00-606	HEALTH DEPT/WIC/EMS ADMIN WATE	13.13		
								*** VENDOR	2 TOTAL	52.52
								TOTAL FUND 108		1,577.52

24545	CDW GOVERN	CDW GOVERNMENT INC	321387	93478 AP	08/10/2021	1-115-5-00-409	3773122 MS OFFICE SOFTWARE/LAP	278.39		
24545	CDW GOVERN	CDW GOVERNMENT INC	321387	93478 AP	08/10/2021	1-115-5-00-409	3773122 MS OFFICE SOFTWARE/LAP	1,273.92		
								*** VENDOR	24545 TOTAL	1,552.31
243	GEOTAB	GEOTAB USA INC	321397	93488 AP	08/10/2021	1-115-5-00-410	LEAV01:INV 281868 JULY 2021	17.38		
243	GEOTAB	GEOTAB USA INC	321397	93488 AP	08/10/2021	1-115-5-00-415	LEAV01:INV 281868 JULY 2021	16.33		
243	GEOTAB	GEOTAB USA INC	321397	93488 AP	08/10/2021	1-115-5-00-418	LEAV01:INV 281868 JULY 2021	32.66		
243	GEOTAB	GEOTAB USA INC	321397	93488 AP	08/10/2021	1-115-5-00-423	LEAV01:INV 281868 JULY 2021	65.32		
243	GEOTAB	GEOTAB USA INC	321397	93488 AP	08/10/2021	1-115-5-00-434	LEAV01:INV 281868 JULY 2021	195.96		
								*** VENDOR	243 TOTAL	327.65
								TOTAL FUND 115		1,879.96

1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	321478	93552 AP	08/13/2021	1-126-5-00-225	WATER/COOLER RENTAL 1220762	21.00		
243	GEOTAB	GEOTAB USA INC	321397	93488 AP	08/10/2021	1-126-5-00-221	LEAV01:INV 281868 JULY 2021	8.17		
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	321485	93559 AP	08/13/2021	1-126-5-00-226	SMART SCREEN UA TEST CUPS	316.00		
7098	QUILL CORP	QUILL CORP	321562	93636 AP	08/13/2021	1-126-5-00-321	5645204 OFFICE SUPPLIES - COMM	229.66		
113	SUMNERONE INC	SUMNERONE INC	321563	93637 AP	08/13/2021	1-126-5-00-225	50COL COMM CORR COPIES	24.12		
207	SUNFLOWER HEALING	KATHRYN KAY LUNA	321564	93638 AP	08/13/2021	1-126-5-00-705	BIP SESSIONS	75.00		
363	WESTSIDE STAMP	WESTSIDE STAMP & AWARDS INC	321569	93643 AP	08/13/2021	1-126-5-00-321	4977 EMBOSSER	30.00		
								TOTAL FUND 126		703.95

2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	321557	93631 AP	08/13/2021	1-130-5-00-2	LC00_K CCH COPIER	91.01		
								TOTAL FUND 130		91.01

86	EVERGY	EVERGY KANSAS CENTRAL INC	321394	93485 AP	08/10/2021	1-133-5-00-251	8-2 ELEC SVC NORTH END SALT DO	25.95		
8466	KDHE PERMITS	KDHE BUEARU OF WATER	321408	93499 AP	08/10/2021	1-133-5-00-209	8-9 WASTEWATER PERMIT-TONGIE Q	60.00		
461	LEAV CO CO	LEAV CO COOP	321555	93629 AP	08/13/2021	1-133-5-00-304	8-10 FUEL, FLUIDS/LUBES 47,987	39,272.24		
461	LEAV CO CO	LEAV CO COOP	321555	93629 AP	08/13/2021	1-133-5-00-310	8-10 FUEL, FLUIDS/LUBES 47,987	4,199.80		
								*** VENDOR	461 TOTAL	43,472.04
196	OLSSON	OLSSON, INC	321560	93634 AP	08/13/2021	1-133-5-00-213	8-8 019-28310 PROF SVCS THRU 7	7,232.93		
								TOTAL FUND 133		50,790.92

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O. NUMBER	CHECK#								
1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	321478	93552 AP	08/13/2021	1-136-5-00-203	WATER/COOLER RENTAL 1220762		10.50		
1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	321478	93552 AP	08/13/2021	1-136-5-00-203	1274542 WATER SVC /COOLER RENT		21.00		
1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	321478	93552 AP	08/13/2021	1-136-5-00-223	WATER/COOLER RENTAL 1220762		10.50		
1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	321478	93552 AP	08/13/2021	1-136-5-00-223	1274542 WATER SVC /COOLER RENT		21.00		
								*** VENDOR	1220 TOTAL		63.00
243	GEOTAB	GEOTAB USA INC	321397	93488 AP	08/10/2021	1-136-5-00-221	LEAV01:INV 281868 JULY 2021		8.16		
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	321485	93559 AP	08/13/2021	1-136-5-00-203	SMART SCREEN UA TEST CUPS		158.00		
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	321485	93559 AP	08/13/2021	1-136-5-00-223	SMART SCREEN UA TEST CUPS		158.00		
								*** VENDOR	2505 TOTAL		316.00
7098	QUILL CORP	QUILL CORP	321562	93636 AP	08/13/2021	1-136-5-00-301	5645204 OFFICE SUPPLIES - COMM		64.86		
7098	QUILL CORP	QUILL CORP	321562	93636 AP	08/13/2021	1-136-5-00-321	5645204 OFFICE SUPPLIES - COMM		64.86		
								*** VENDOR	7098 TOTAL		129.72
113	SUMNERONE INC	SUMNERONE INC	321563	93637 AP	08/13/2021	1-136-5-00-203	50COL COMM CORR COPIES		12.05		
113	SUMNERONE INC	SUMNERONE INC	321563	93637 AP	08/13/2021	1-136-5-00-223	50COL COMM CORR COPIES		12.06		
								*** VENDOR	113 TOTAL		24.11
363	WESTSIDE STAMP	WESTSIDE STAMP & AWARDS INC	321569	93643 AP	08/13/2021	1-136-5-00-301	4977 EMBOSSER		15.00		
363	WESTSIDE STAMP	WESTSIDE STAMP & AWARDS INC	321569	93643 AP	08/13/2021	1-136-5-00-321	4977 EMBOSSER		15.00		
								*** VENDOR	363 TOTAL		30.00
								TOTAL FUND 136			570.99
461	LEAV CO CO	LEAV CO COOP	321555	93629 AP	08/13/2021	1-137-5-00-304	8-2 FUEL 47,987.34 (DYED DIESE		4,515.30		
								TOTAL FUND 137			4,515.30
113	SUMNERONE INC	SUMNERONE INC	321563	93637 AP	08/13/2021	1-138-5-00-203	50ULC08 COPIES		4.46		
								TOTAL FUND 138			4.46
243	GEOTAB	GEOTAB USA INC	321397	93488 AP	08/10/2021	1-153-5-00-401	LEAV01:INV 281868 JULY 2021		179.63		
243	GEOTAB	GEOTAB USA INC	321397	93488 AP	08/10/2021	1-153-5-00-401	LEAV01:INV 281868 JULY 2021		277.61		
								*** VENDOR	243 TOTAL		457.24
								TOTAL FUND 153			457.24
243	GEOTAB	GEOTAB USA INC	321397	93488 AP	08/10/2021	1-155-5-00-401	LEAV01:INV 281868 JULY 2021		16.33		
								TOTAL FUND 155			16.33
2627	BALER SERVICE CO, IN	BALER SERVICE CO, INC	321376	93467 AP	08/10/2021	1-160-5-00-213	LEA002 CAPACITOR,OVERLOAD,CONT		1,600.05		
9271	LANSING CI	CITY OF LANSING	321412	93503 AP	08/10/2021	1-160-5-00-210	TRANSFER STATION SEWER BILL		41.70		
461	LEAV CO CO	LEAV CO COOP	321555	93629 AP	08/13/2021	1-160-5-00-304	SOLID WASTE TRANSFER STATION -		1,474.68		
17209	REDDI SERV	REDDI SERVICES	321434	93525 AP	08/10/2021	1-160-5-00-263	AUGUST SEPTIC - TRANSFER STATI		295.00		
6917	RWD 1	RURAL WATER DIST #1	321438	93529 AP	08/10/2021	1-160-5-00-210	WATER METER CHARGE - TRANSFER		25.97		
								TOTAL FUND 160			3,437.40
196	OLSSON	OLSSON, INC	321573	1583 AP	08/12/2021	1-171-5-05-201	8-1 019-28310 PROF SVCS TO 7.2		2,152.50		
								TOTAL FUND 171			2,152.50
464	BUTLER TRACIE	TRACIE S BUTLER	321385	93476 AP	08/10/2021	1-189-5-00-2	8-2 FENCHING (235TH ST IMPR)		12,670.00		
1814	REGISTER OF DEEDS	LEAV CO REGISTER OF DEEDS	321435	93526 AP	08/10/2021	1-189-5-00-2	8-3 RECORDING FEES		55.00		
1814	REGISTER OF DEEDS	LEAV CO REGISTER OF DEEDS	321435	93526 AP	08/10/2021	1-189-5-00-2	8-3 RECORDING FEES		89.00		
1814	REGISTER OF DEEDS	LEAV CO REGISTER OF DEEDS	321435	93526 AP	08/10/2021	1-189-5-00-2	8-3 RECORDING FEES		72.00		
1814	REGISTER OF DEEDS	LEAV CO REGISTER OF DEEDS	321435	93526 AP	08/10/2021	1-189-5-00-2	8-3 RECORDING FEES		55.00		
1814	REGISTER OF DEEDS	LEAV CO REGISTER OF DEEDS	321435	93526 AP	08/10/2021	1-189-5-00-2	8-3 RECORDING FEES		55.00		
1814	REGISTER OF DEEDS	LEAV CO REGISTER OF DEEDS	321435	93526 AP	08/10/2021	1-189-5-00-2	8-3 RECORDING FEES		55.00		

WARRANT REGISTER - BY FUND / VENDOR

START DATE: 08/07/2021 END DATE: 08/13/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
1814	REGISTER OF DEEDS	LEAV CO REGISTER OF DEEDS	321435	93526 AP	08/10/2021	1-189-5-00-2	8-3 RECORDING FEES		55.00	
							*** VENDOR	1814 TOTAL		436.00
							TOTAL FUND 189			13,106.00
26400	KANSAS GAS	KANSAS GAS SERVICE	321554	93628 AP	08/13/2021	1-195-5-00-290	510614745 1628631 73 GAS TRANS		72.54	
466	PARITRAVE	PARITRAVE INNOVATIONS INC	321429	93520 AP	08/10/2021	1-195-5-00-4	JDC CONVERSION PROJECT TO 7.31		53,505.00	
11982	UNIFIED GO	UNIFIED GOVERNMENT OF WYANDOTT	321447	93538 AP	08/10/2021	1-195-5-00-208	HOUSED JUVENILES 37 DAYS		5,550.00	
							TOTAL FUND 195			59,127.54
18885	HAYNES EQU	HAYNES EQUIPMENT CO	321403	93494 AP	08/10/2021	1-210-5-00-2	PUMP FAILURE 163RD ST		1,454.73	
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	321407	93498 AP	08/10/2021	1-210-5-00-2	SERVICE LOCATES		3.60	
							TOTAL FUND 210			1,458.33
86	EVERGY	EVERGY KANSAS CENTRAL INC	321482	93556 AP	08/13/2021	1-212-5-00-2	ELEC SVC SEWER DIST 2		152.42	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321482	93556 AP	08/13/2021	1-212-5-00-2	ELEC SVC SEWER DIST 2		39.28	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321482	93556 AP	08/13/2021	1-212-5-00-2	ELEC SVC SEWER DIST 2		28.94	
86	EVERGY	EVERGY KANSAS CENTRAL INC	321482	93556 AP	08/13/2021	1-212-5-00-2	ELEC SVC SEWER DIST 2		79.04	
							*** VENDOR	86 TOTAL		299.68
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	321407	93498 AP	08/10/2021	1-212-5-00-2	SERVICE LOCATES		4.80	
							TOTAL FUND 212			304.48
8466	KDHE PERMITS	KDHE-BUREAU OF WATER	321409	93500 AP	08/10/2021	1-214-5-00-4	C20 1785-01 DEPT SERVICE PAYME		35,105.81	
							TOTAL FUND 214			35,105.81
86	EVERGY	EVERGY KANSAS CENTRAL INC	321482	93556 AP	08/13/2021	1-218-5-00-2	ELEC SVC SEWER DIST 5		70.03	
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	321407	93498 AP	08/10/2021	1-218-5-00-2	SERVICE LOCATES		1.20	
							TOTAL FUND 218			71.23
8466	KDHE PERMITS	KDHE BUREAU OF WATER	321410	93501 AP	08/10/2021	1-219-5-00-4	C20 1429-01 DEBT SERVICE SEMI-		11,959.11	
							TOTAL FUND 219			11,959.11
2570	BOND ESCROW REFUND	KATHY RAPP	321474	93548 AP	08/13/2021	1-503-5-00-2	REF ENTRANCE PERMIT CHIEFTAIN		100.00	
							TOTAL FUND 503			100.00
							TOTAL ALL CHECKS			258,848.17

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

001	GENERAL	71,418.09
108	COUNTY HEALTH	1,577.52
115	EQUIPMENT RESERVE	1,879.96
126	COMM CORR ADULT	703.95
130	CCH PERMITS	91.01
133	ROAD & BRIDGE	50,790.92
136	COMM CORR JUVENILE	570.99
137	LOCAL SERVICE ROAD & BRIDGE	4,515.30
138	JUV INTAKE & ASSESSMENT	4.46
153	PUBLIC WORKS,EQUIP.RESERVE FUND	457.24
155	LSR CAPITAL EQUIP RESERVE	16.33
160	SOLID WASTE MANAGEMENT	3,437.40
171	S TAX CAP RD PROJ: 2015 SERIES	2,152.50
189	TONGANOXIE TWP TRAFFIC IMPACT	13,106.00
195	JUVENILE DETENTION	59,127.54
210	SEWER DISTRICT 1: HIGH CREST	1,458.33
212	SEWER DISTRICT 2: TIMBERLAKES	304.48
214	SEWER DISTRICT 3: GLENWOOD	35,105.81
218	SEWER DIST #5	71.23
219	SEWER DIST #7: CEDAR LAKE SUB (FAIRMOUN	11,959.11
503	ROAD & BRIDGE BOND ESCROW	100.00
	TOTAL ALL FUNDS	258,848.17

Consent Agenda 08-18-2021

Checks dated 8/7-8/13

****Consent Agenda****

**Leavenworth County
Request for Board Action
Case No. DEV-21-059/060
Preliminary & Final Plat Brockert Hill**

Date: August 18, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

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

Action Requested: The applicants are requesting a Preliminary and Final Plat for a two lot subdivision. Proposed Lot 1 is approximately 4.8 acres and Lot 2 is approximately 6.2 acres.

Analysis: The plat, as submitted, is a two-lot subdivision located on 207th Street, which is a County Arterial roadway. Lot 1 is proposed at 4.8 acres, while Lot 2 is approximately 6.2 acres in size. Lot 2 also has an existing barn on the property. The lots are in conformance with the Comprehensive Plan. The applicant has addressed all comments and concerns raised by Planning and Zoning and Public Works. Staff recommends approval of the subdivision.

Recommendation: The Planning Commission voted 6-0 to recommend approval of Case No. DEV-21-059 & 060, Preliminary and Final Plat for Brockert Hill subject to conditions.

Alternatives:

1. Approve Case No. DEV-21-059 & 060, Preliminary and Final Plat for Brockert Hill, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-059 & 060, Preliminary and Final Plat for Brockert Hill, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-059 & 060, Preliminary and Final Plat for Brockert Hill, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

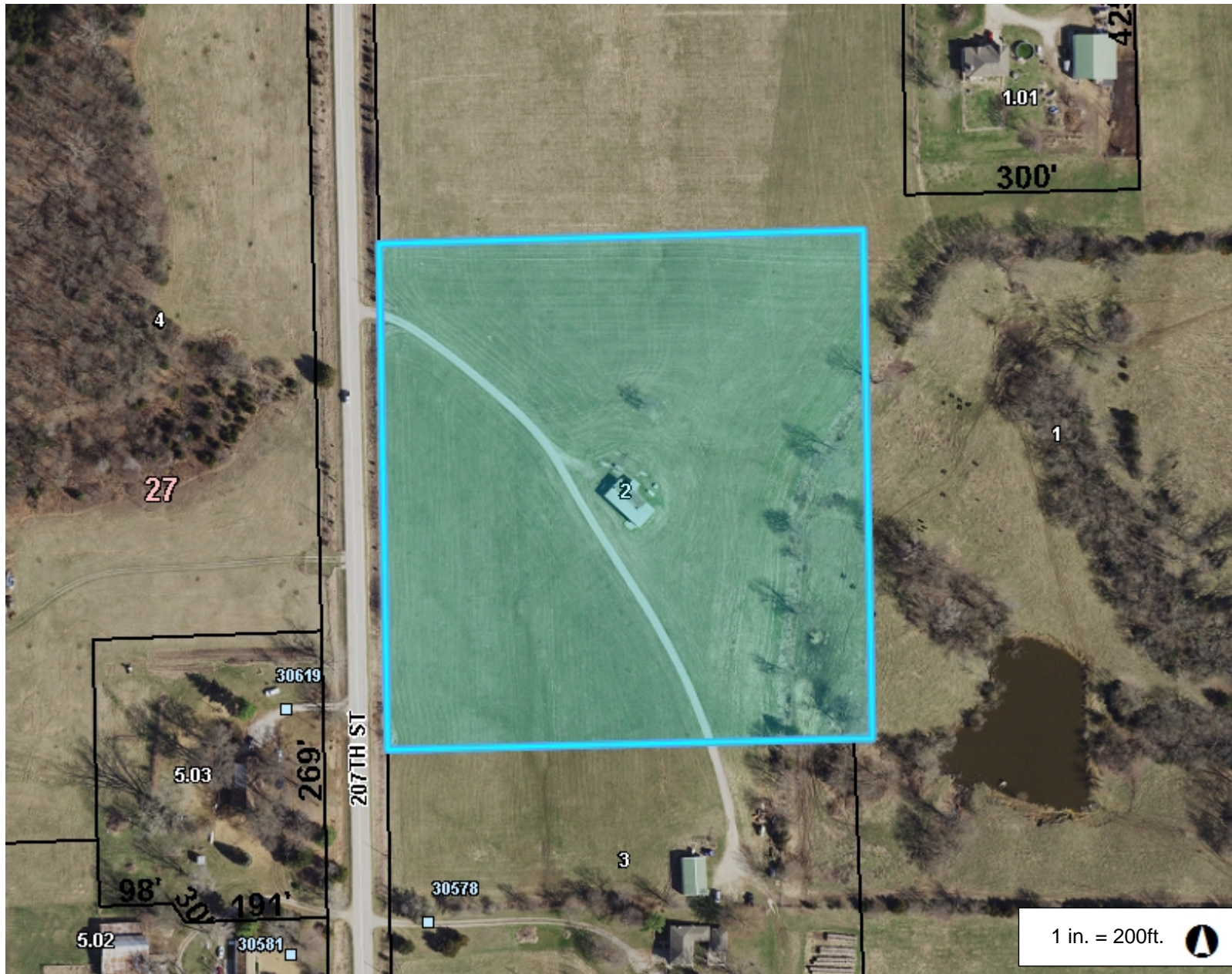
Budgetary Impact:

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

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

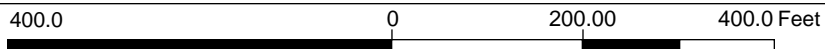
DEV-21-059 & 060 Brockert Hill



Legend

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

Notes



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

*****Consent Agenda*****
Case No. DEV-21-059/060
Brockert Hill
Preliminary and Final Plat

Staff Report – Planning Commission

August 18, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Lonnie and Dorothy Phillips
30578 207th Street
Easton, KS 66020

Agent: Larry Hahn
Hahn Surveying
P.O. Box 41
Lansing, KS 66043

Legal Description: A tract of land in the Northeast Quarter of Section 27, Township 8 South, Range 221 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 10 acres

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

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

Parcel ID No.: 068-27-0-00-00-002.00

Planner: Joshua Gentzler

REPORT:

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 6-0 (1 abstain, 2 vacancies) to recommend approval of Case No. DEV-21-059 & 060, Preliminary and Final Plat for Brockert Hill with the following conditions:

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

Request

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

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from three (3) acres to 138 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0125G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Kickapoo
Water: Rural Water District 5
Electric: Freestate

Access/Streets

The property is accessed by 207th Street. This road is a County Arterial with a paved surface ± 24' wide.

Agency Comments

See attached comments – Email – Lauren Anderson – Public Works, June 25, 2021
See attached comments – Email – Lauren Anderson – County Surveyor, June 4, 2021
See attached comments – Email – Tim Goetz – Rural Water District 5, April 28, 2021
See attached comments – Email – Amanda Tarwater – Freestate Electric, April 27, 2021

Findings

1. The proposed subdivision is consistent with the zoning district of RR 2.5; Rural Residential Zoning 2.5-acre minimum size parcels and meets the lot-depth to lot-width ratio of 3.5:1, have the minimum frontage of 200', and minimum lot size of 2.5 acres.
2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.
3. At time of development, fire hydrants shall be required if necessary infrastructure is available.
4. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

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

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

ACTION OPTIONS:

1. Approve Case No. DEV-21-059 & 060, Preliminary and Final Plat for Brockert Hill, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-059 & 060, Preliminary and Final Plat for Brockert Hill, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-059 & 060, Preliminary and Final Plat for Brockert Hill, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Aerial Map
Memorandums
Preliminary and Final Plat

BROCKERT HILL

A SUBDIVISION IN THE NORTHEAST QUARTER
SECTION 27-T8S-R21E OF THE 6TH P.M.,
LEAVENWORTH COUNTY, KANSAS

FINAL PLAT



LOCATION MAP
NO SCALE

DEED DESCRIPTION - BOOK 692, PAGE 1661

A PORTION OF THE NORTHWEST 1/4 NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AND BOUNDED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 00°39'53" WEST FOR 518.80 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°20'07" EAST 692 FEET TO A POINT (SAID POINT BEING MARKED BY A 2 INCH BRASS CAP IN A CONCRETE MARKER); THENCE SOUTH 00°39'53" WEST 692 FEET TO A POINT (SAID POINT BEING MARKED BY A 2 INCH BRASS CAP IN A CONCRETE MARKER); THENCE NORTH 89°20'07" WEST 692 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH 00°39'53" EAST 692 ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING, AFORESAID NORTHWEST AND SOUTHWEST POINT LOCATED IN THE SAID EXISTING ROAD BEING MARKED RESPECTIVELY BY A 2 INCH BRASS IN A CONCRETE MONUMENT LOCATED 36 FEET EAST THEREOF ON THE RESPECTIVE NORTH AND SOUTH BOUNDARY LINES AS ABOVE DESCRIBED.

SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27-T8S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE, S 01°06'41"E, 518.80 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE THE POINT OF BEGINNING OF THIS TRACT; THENCE, N 88°53'19"E, 692.00 FEET; THENCE, S 01°06'41"E, 692.00 FEET; THENCE, S 88°53'19"W, 692.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 27; THENCE, N 01°06'41"W, 692.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINS 11.00 ACRES, MORE OR LESS, INCLUDING ROAD R/W.

IN TESTIMONY WHEREOF

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS "BROCKERT HILL".

LONNIE D. PHILLIPS, SR.

DOROTHY MARIE PHILLIPS

STATE OF KANSAS / COUNTY OF LEAVENWORTH

ON THIS _____ DAY OF _____, 2021, BEFORE ME APPEARED LONNIE D. PHILLIPS, SR. AND DOROTHY MARIE PHILLIPS, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL

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

CHAIRPERSON / STEVE ROSENTHAL

SECRETARY / KRISTAL A. VOTH, CFM

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

COUNTY ENGINEER / MITCH PLEAK, PE

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

CHAIRPERSON / MICHAEL SMITH

COUNTY CLERK / JANET KLASINSKI (ATTEST)

COUNTY REVIEWER CERTIFICATION

I HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN REVIEWED BY ME AND IS BEING FILED FOR SURVEY INFORMATION ONLY.

STEVE G. TUFFE, KC PC NO. 4650
LEAVENWORTH COUNTY REVIEWER

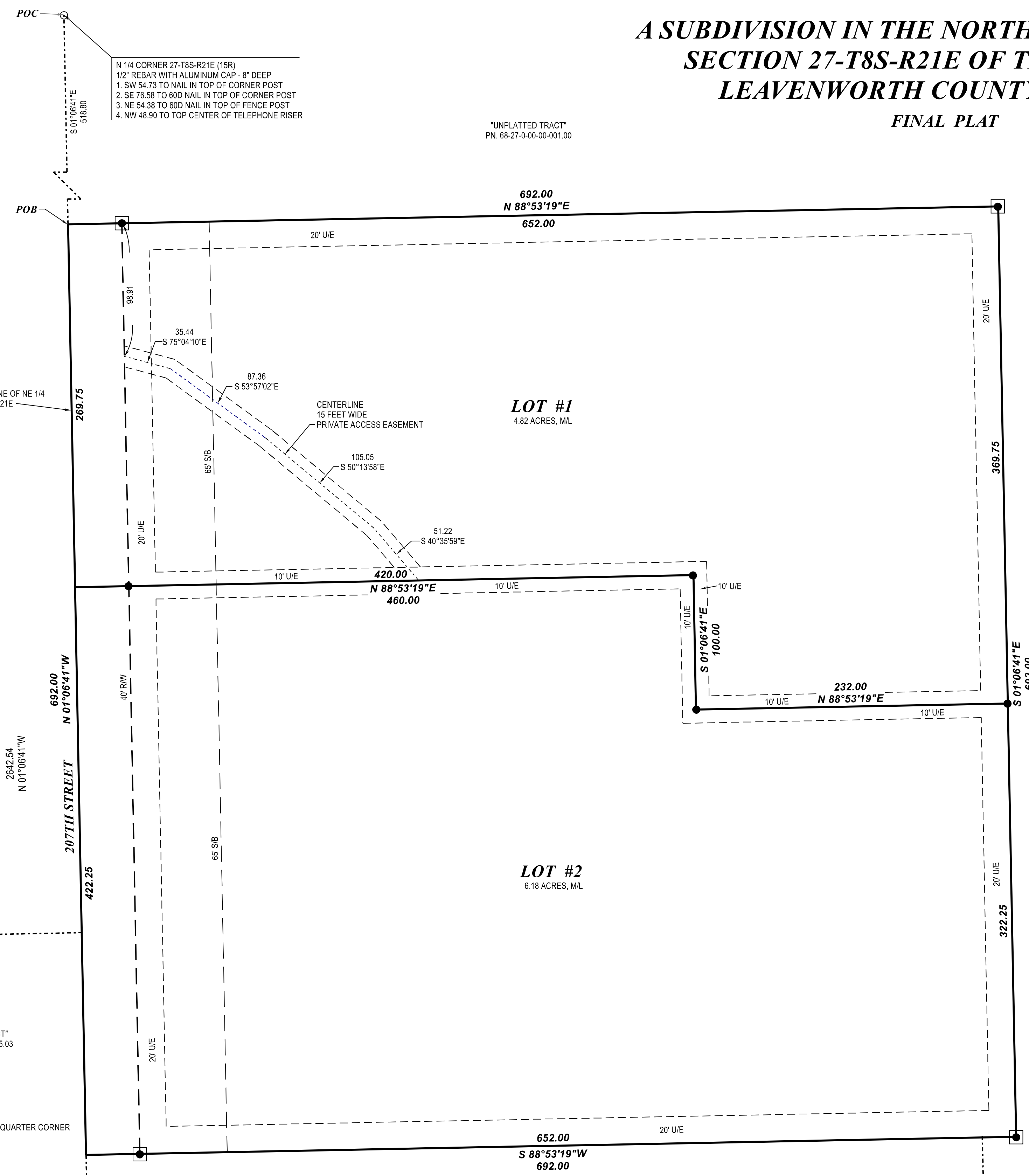
STATE OF KANSAS / COUNTY OF LEAVENWORTH

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

REGISTER OF DEEDS / TERRILOIS G. MASHBURN

"UNPLATTED TRACT"
PN. 68-27-0-00-001.00

"UNPLATTED TRACT"
PN. 68-27-0-00-003.00



POC
N 1/4 CORNER 27-T8S-R21E (15R)
1/2" REBAR WITH ALUMINUM CAP - 8" DEEP
1. SW 54.73 TO NAIL IN TOP OF CORNER POST
2. SE 76.58 TO 60D NAIL IN TOP OF CORNER POST
3. NE 54.38 TO 60D NAIL IN TOP OF FENCE POST
4. NW 48.90 TO TOP CENTER OF TELEPHONE RISER

"UNPLATTED TRACT"
PN. 68-27-00-004.00

"UNPLATTED TRACT"
PN. 68-27-0-00-005.03

BENCHMARK
1/2" REBAR WITH ALUMINUM CAP AT THE NORTH QUARTER CORNER
27-T8S-R21E, EL. = 1129.80 (NAVD 88)

ZONING
RR - 2.50

CENTER 27-T8S-R21E (15T)
1/2" REBAR - 4" DEEP
1. SW 45.50 TO PK NAIL IN CORNER POST
2. NW 41.44 TO SE FACE OF IRON POST
3. E 6.00 +- TO CENTER OF PAVEMENT
4. E 39.80 TO 60D NAIL IN TOP OF CORNER POST

RESTRICTIONS

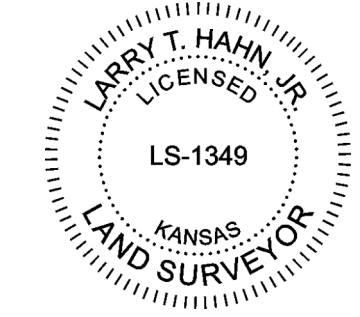
- 40' REAR SETBACK FOR RESIDENCES
- 15' REAR SETBACK FOR ACCESSORY BUILDINGS
- 15' SIDE SETBACK
- AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
- EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTION DRIVEWAYS.
- A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE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

NOTES

- LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
- EXISTING USE OR AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RESIDENTIAL / AGRICULTURAL
- THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FEMA MAP #20103C0125G, DATED 07/16/2015
- O & E REPORT BY ALLIANCE TITLE AGENCY, LLC - 4/9/2021

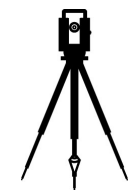
LEGEND

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



LARRY T. HAHN, LS #1349

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



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

From: [Gentzler, Joshua](#)
Sent: Monday, May 17, 2021 4:42 PM
To: [Larry Hahn \(hahnsurvey@gmail.com\)](mailto:hahnsurvey@gmail.com)
Subject: DEV-21-059/060 Brockert Hill Comments

Larry,

Public Works has the following questions/comments about the Brockert Hill plat:

The property being split has a driveway that not only extends to the barn on the property but extends further south to the adjacent property for access to a barn on 30578 207th. They have granted a private access easement through lot 1 to lot 2 for maintained access to the existing barn.

- Is the intention to remove the rest of the existing drive that extends further south? Or will they be maintaining this drive to extend through all 3 properties? If the drive is to continue to service the southern unplatted property (30578 207th) then it now services 3 properties which a private drive cannot do.
- If they intend to remove the existing access, I want to make sure that it is understood that they do not have the required spacing along 207th (arterial) to acquire a second entrance to the barn behind 30578 and will have to access off their existing driveway.

Planning and Zoning has no additional comments.

Please revise and send an updated plat and response to these comments by, **Monday, May 24th**.

Thank you,

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

Summary of Comments on 2021.04.23 DEV-21-060 Final.pdf

Page: 1

- | | | | | |
|---|--|------------------|------------------|-----------------------------|
| ≡ | Number: 1 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:12:47 AM |
| | Show described dimension | | | |
| ≡ | Number: 2 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:12:58 AM |
| | Show described dimension | | | |
| ≡ | Number: 3 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:07:21 AM |
| | Monument Corner | | | |
| ≡ | Number: 4 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:06:42 AM |
| | Add R/W Dimension | | | |
| ≡ | Number: 5 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:14:44 AM |
| | Clarify Basis of Bearing Statement. What line was held? | | | |
| ≡ | Number: 6 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:06:03 AM |
| | Add distance & Bearing to R/W Line | | | |
| ≡ | Number: 7 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:12:04 AM |
| | Does this easement need to be dedicated hereon, or will it be dedicated separately? | | | |
| ≡ | Number: 8 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:06:31 AM |
| | Add R/W Dimension | | | |
| ≡ | Number: 9 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:07:31 AM |
| | Monument Corner | | | |
| ≡ | Number: 10 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:13:12 AM |
| | Show described dimension | | | |
| ≡ | Number: 11 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:28:15 AM |
| | Show Road Record or Recording Info | | | |
| ≡ | Number: 12 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:13:29 AM |
| | Show described dimension | | | |
| ≡ | Number: 13 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:05:53 AM |
| | Add distance & Bearing to R/W Line | | | |
| ≡ | Number: 14 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:10:48 AM |
| | Revise to Read:
I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only. | | | |
| ≡ | Number: 15 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:11:26 AM |
| | Revise to Read:
Michael J. Bogina KS PS-1655
Leavenworth County Survey Reviewer | | | |
| ≡ | Number: 16 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:06:51 AM |
| | Add R/W Dimension | | | |
| ≡ | Number: 17 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:07:42 AM |
| | Monument Corner | | | |
| ≡ | Number: 18 | Author: mjbogina | Subject: Callout | Date: 5/13/2021 11:13:20 AM |
| | Show described dimension | | | |

From: [Anderson, Lauren](#)
Sent: Friday, June 4, 2021 8:35 AM
To: [Gentzler, Joshua](#)
Subject: FW: DEV-21-059/060 Brockert Hill Revision
Attachments: Brockert Hill Comments 2021.06.04.pdf

Joshua,

Survey review is complete. Engineering has not conducted any review, as discussed yesterday. I have not provided these comments to Larry Hahn, please do so when you send the other comments out.

Lauren

From: Michael Bogina <mjbogina@olsson.com>
Sent: Friday, June 4, 2021 8:32 AM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: RE: DEV-21-059/060 Brockert Hill Revision

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.

Review complete. No comments.

From: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Sent: Friday, June 4, 2021 8:12 AM
To: Michael Bogina <mjbogina@olsson.com>
Subject: FW: DEV-21-059/060 Brockert Hill Revision

Mike,

Please see the attached Brockert Hill revision.

Lauren

From: Gentzler, Joshua
Sent: Thursday, June 3, 2021 3:30 PM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Mitch Pleak <MPleak@olsson.com>
Subject: DEV-21-059/060 Brockert Hill Revision

Here's the revision to the Brockert Hill Final Plat.

Joshua Gentzler
[Planning & Zoning](#)

From: larry hahn <hahnsurvey@gmail.com>
Sent: Friday, May 28, 2021 12:20 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: Re: DEV-21-059/060 Brockert Hill Comments

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

Joshua -
Attached is the revised Brockert Hill.

Larry Hahn, LS
Hahn Surveying
PO Box 41
Lansing, Ks. 66043
(913) 547-3405

On Fri, May 28, 2021 at 8:18 AM Gentzler, Joshua <JGentzler@leavenworthcounty.gov> wrote:

Larry, I've not seen a revised plat for Brockert Hill. Have you sent over an updated plat to Bill?

Thanks,

Joshua Gentzler

[Planning & Zoning](#)

From: Gentzler, Joshua

Sent: Monday, May 17, 2021 4:42 PM

To: Larry Hahn (hahnsurvey@gmail.com) <hahnsurvey@gmail.com>

Subject: DEV-21-059/060 Brockert Hill Comments

Larry,

Public Works has the following questions/comments about the Brockert Hill plat:

The property being split has a driveway that not only extends to the barn on the property but extends further south to the adjacent property for access to a barn on 30578 207th. They have granted a private access easement through lot 1 to lot 2 for maintained access to the existing barn.

- Is the intention to remove the rest of the existing drive that extends further south? Or will they be maintaining this drive to extend through all 3 properties? If the drive is to continue to service the southern unplatted property (30578 207th) then it now services 3 properties which a private drive cannot do.

- If they intend to remove the existing access, I want to make sure that it is understood that they do not have the required spacing along 207th (arterial) to acquire a second entrance to the barn behind 30578 and will have to access off their existing driveway.

Planning and Zoning has no additional comments.

Please revise and send an updated plat and response to these comments by, **Monday, May 24th**.

Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

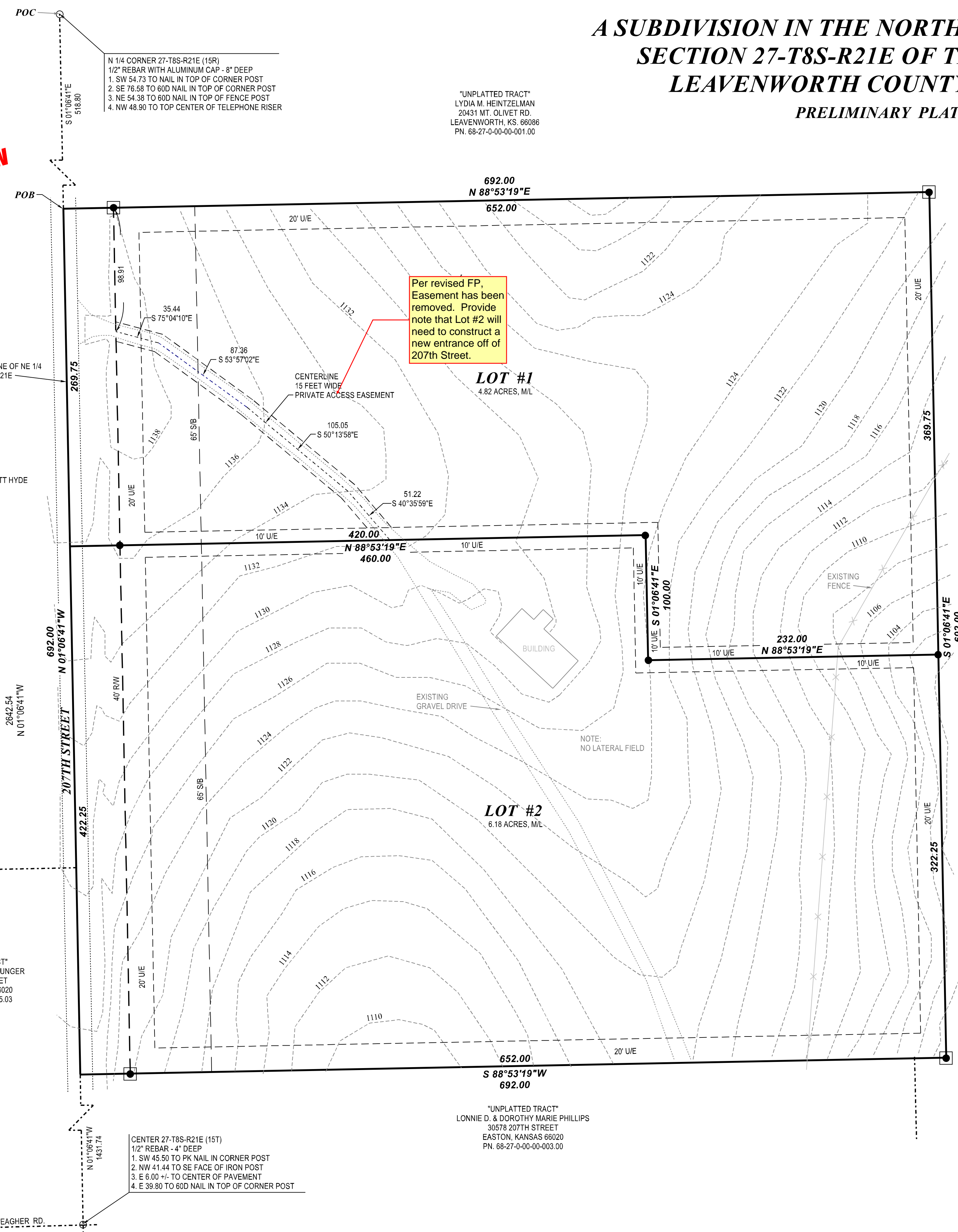
913.684.0464

BROCKERT HILL

A SUBDIVISION IN THE NORTHEAST QUARTER
SECTION 27-T8S-R21E OF THE 6TH P.M.,
LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT

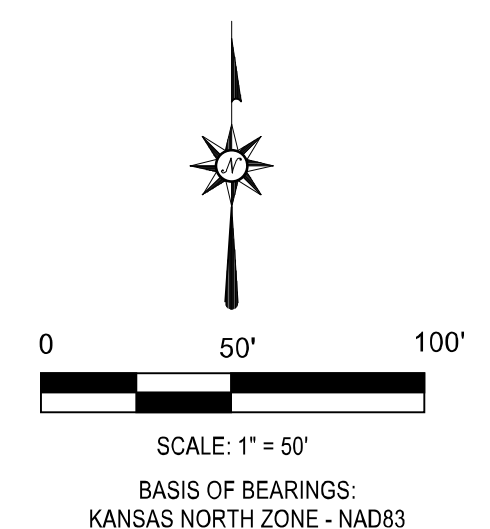
06-08-2021
OLSSON REVIEW



OWNER / DEVELOPER
LONNIE D. & DOROTHY MARIE PHILLIPS
30578 207TH STREET
EASTON, KANSAS 66020
(913) 240-6621

DEED DESCRIPTION - BOOK 692, PAGE 1661
A PORTION OF THE NORTHWEST 1/4 NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AND BOUNDED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE, SOUTH 00°39'53" WEST FOR 518.80 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°20'07" EAST 692 FEET TO A POINT (SAID POINT BEING MARKED BY A 2 INCH BRASS CAP IN A CONCRETE MARKER); THENCE SOUTH 00°39'53" WEST 692 FEET TO A POINT (SAID POINT BEING MARKED BY A 2 INCH BRASS CAP IN CONCRETE MARKER); THENCE NORTH 89°20'07" WEST 692 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH 00°39'53" EAST 692 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING; AFORESAID NORTHWEST AND SOUTHWEST POINT LOCATED IN THE SAID EXISTING ROAD BEING MARKED RESPECTIVELY BY A 2 INCH BRASS IN A CONCRETE MONUMENT LOCATED 36 FEET EAST THEREOF ON THE RESPECTIVE NORTH AND SOUTH BOUNDARY LINES AS ABOVE DESCRIBED.

SURVEYS DESCRIPTION
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27-T8S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE, S 01°06'41"E, 518.80 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS TRACT;
THENCE, N 88°53'19"E, 692.00 FEET;
THENCE, S 01°06'41"E, 692.00 FEET;
THENCE, S 88°53'19"W, 692.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 27;
THENCE, N 01°06'41"W, 692.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
CONTAINS 11.00 ACRES, MORE OR LESS, INCLUDING ROAD R/W.



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

NOTES
1. FENCE LINES DO NOT DENOTE PROPERTY LINES.
2. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
3. EXISTING USE OR AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RESIDENTIAL / AGRICULTURAL
4. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FEMA MAP #20103C0125G, DATED 07/16/2015
5. O & E REPORT BY ALLIANCE TITLE AGENCY, LLC - 4/9/2021

BENCHMARK
1/2" REBAR WITH ALUMINUM CAP AT THE NORTH QUARTER CORNER
27-T8S-R21E. EL = 1129.80 (NAVD 88)

ROAD INFORMATION
207TH STREET IS A 20' WIDE COUNTY ARTERIAL WITH PAVED SURFACE

PUBLIC IMPROVEMENT
NONE

DRAINAGE CALCULATIONS
ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

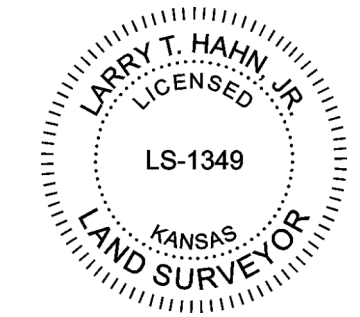
UTILITIES
ELECTRIC / FREESTATE
WATER / R.W.D. #5
GAS / PRIVATE PROPANE
SEWAGE / PRIVATE ON SITE SYSTEM
TELEPHONE / AT&T

ZONING
RR - 2.50

Per Subdivision Regulations, provide the zoning classification and existing use and the proposed use of the area being platted. Revise statement to "RR-2.5 - Current and Proposed" or like on future PPs.

LEGEND

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



LARRY T. HAHN, LS #1349

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

Provide Location Map

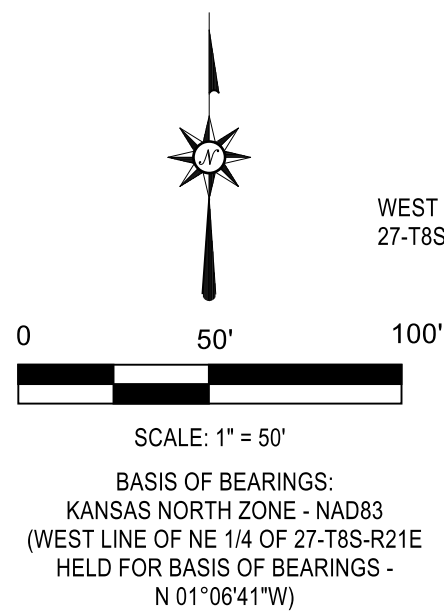
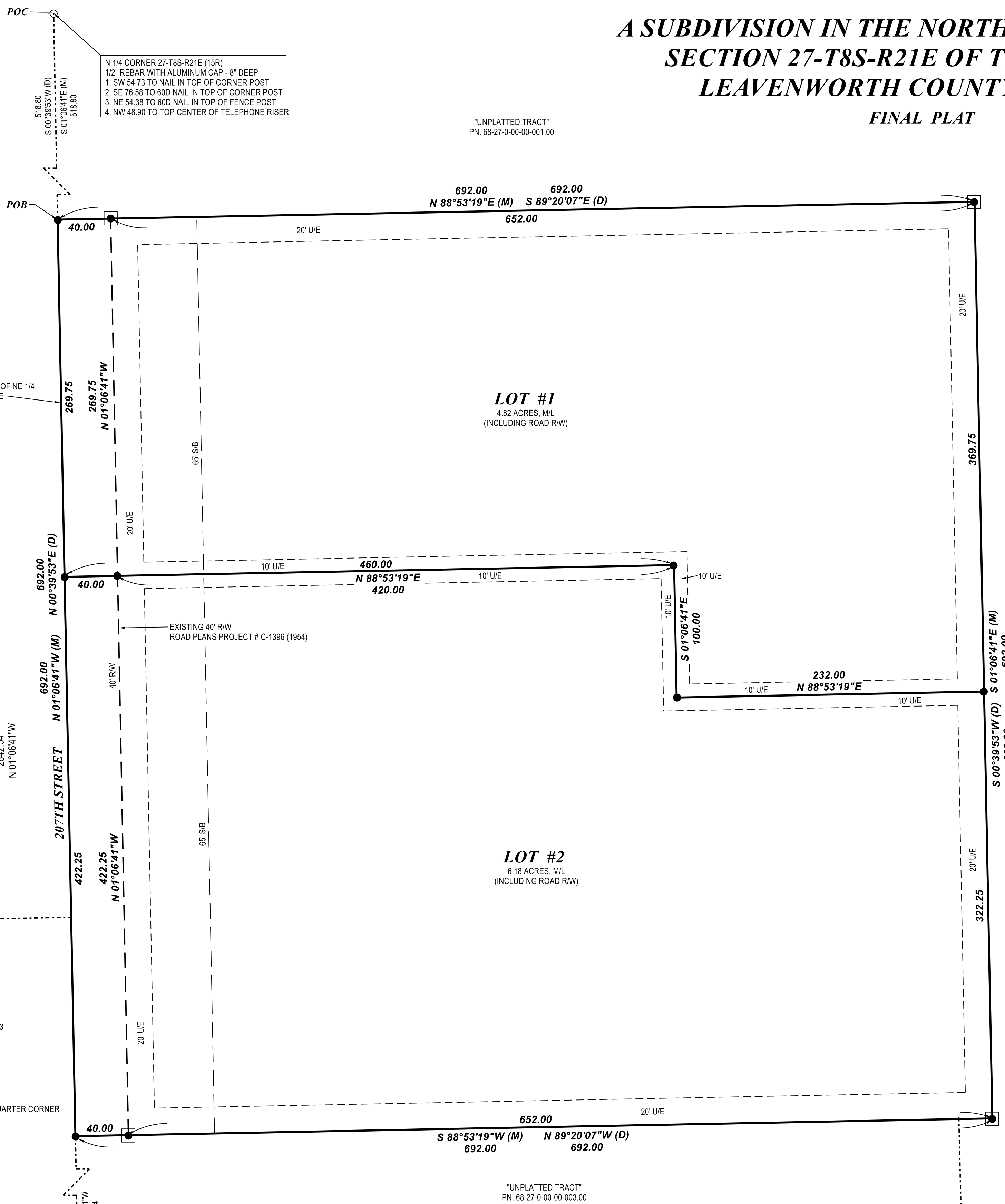
HAHN SURVEYING
PO BOX 41
LANSING, KANSAS 66043
(913) 547-3405
hahnsurvey@gmail.com

BROCKERT HILL

A SUBDIVISION IN THE NORTHEAST QUARTER SECTION 27-T8S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS

FINAL PLAT

06-08-2021
OLSSON REVIEW



Revise Property #:

DEED DESCRIPTION - BOOK 692, PAGE 1661

A PORTION OF THE NORTHWEST 1/4 NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 00°39'53" WEST FOR 518.80 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°20'07" EAST 692 FEET TO A POINT (SAID POINT BEING MARKED BY A 2 INCH BRASS CAP IN A CONCRETE MARKER); THENCE SOUTH 00°39'53" WEST 692 FEET TO A POINT (SAID POINT BEING MARKED BY A 2 INCH BRASS CAP IN A CONCRETE MARKER); THENCE NORTH 89°20'07" WEST 692 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH 00°39'53" EAST 692 ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING, AFORESAID NORTHWEST AND SOUTHWEST POINT LOCATED IN THE SAID EXISTING ROAD BEING MARKED RESPECTIVELY BY A 2 INCH BRASS IN A CONCRETE MONUMENT LOCATED 36 FEET EAST THEREOF ON THE RESPECTIVE NORTH AND SOUTH BOUNDARY LINES AS ABOVE DESCRIBED.

SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27-T8S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE, S 01°06'41"E, 518.80 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE THE POINT OF BEGINNING OF THIS TRACT;
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THENCE, N 01°06'41"W, 692.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
CONTAINS 11.00 ACRES, MORE OR LESS, INCLUDING ROAD R/W.

IN TESTIMONY WHEREOF

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS "BROCKERT HILL".

LONNIE D. PHILLIPS, SR.

DOROTHY MARIE PHILLIPS

STATE OF KANSAS / COUNTY OF LEAVENWORTH

ON THIS _____ DAY OF _____, 2021, BEFORE ME APPEARED LONNIE D. PHILLIPS, SR. AND DOROTHY MARIE PHILLIPS, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL

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

CHAIRPERSON / STEVE ROSENTHAL

SECRETARY / KRystal A. VOTH, CFM

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

COUNTY ENGINEER / MITCH PLEAK, PE

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

CHAIRPERSON / MICHAEL SMITH

COUNTY CLERK / JANET KLASINSKI (ATTEST)

COUNTY REVIEWER CERTIFICATION

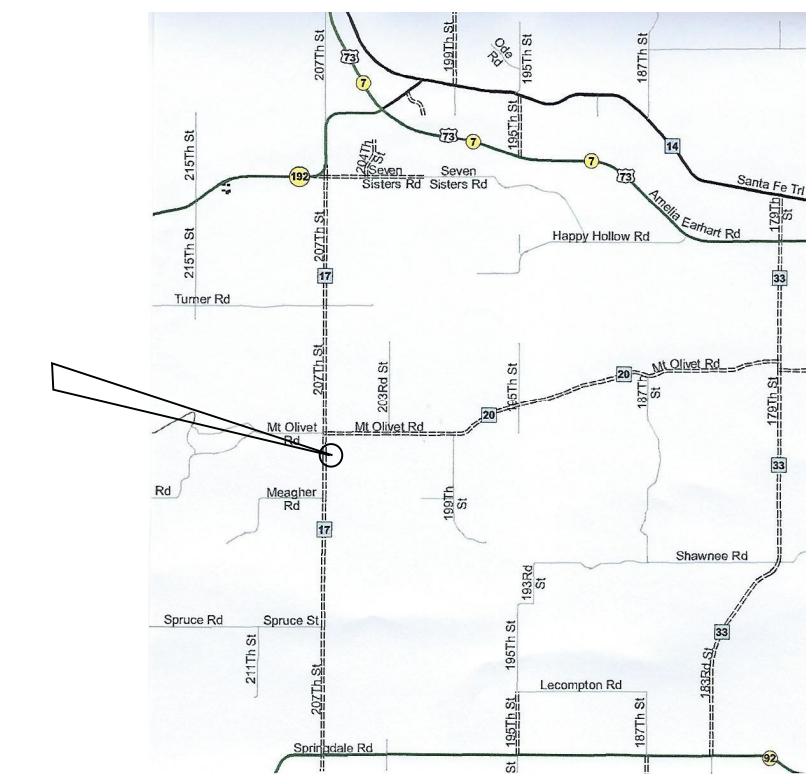
I HEREBY CERTIFY THIS PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

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

STATE OF KANSAS / COUNTY OF LEAVENWORTH

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

REGISTER OF DEEDS / TERRILOIS G. MASHBURN



LOCATION MAP
NO SCALE

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
- 1/2" x 24" REBAR SET WITH #1349 CAP IN CONCRETE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- U/E UTILITY EASEMENT - DEDICATED THIS PLAT
- S/B BUILDING SETBACK
- R/W ROAD RIGHT OF WAY
- (M) MEASURED
- (D) DEEDED

BENCHMARK

1/2" REBAR WITH ALUMINUM CAP AT THE NORTH QUARTER CORNER 27-T8S-R21E, EL. = 1129.80 (NAVD 88)

ZONING

RR - 2.50

- CENTER 27-T8S-R21E (15T)
1/2" REBAR - 4" DEEP
1. SW 45.50 TO PK NAIL IN CORNER POST
2. NW 41.44 TO SE FACE OF IRON POST
3. E 6.00 +- TO CENTER OF PAVEMENT
4. E 39.80 TO 60D NAIL IN TOP OF CORNER POST

RESTRICTIONS

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

NOTES

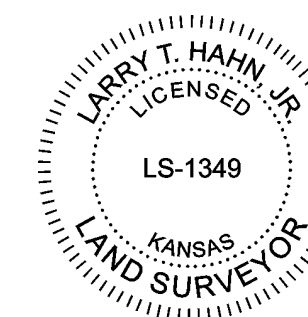
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2. EXISTING USE OR AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RESIDENTIAL / AGRICULTURAL
3. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FEMA MAP #20103C0125G, DATED 07/16/2015
4. O & E REPORT BY ALLIANCE TITLE AGENCY, LLC - 4/9/2021

EASEMENT DEDICATION

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

STREET DEDICATION

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



LARRY T. HAHN, LS #1349

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



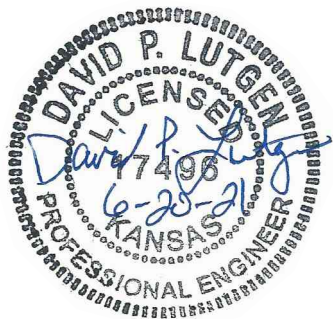
HAHN SURVEYING
PO BOX 41
LANSING, KANSAS 66043
(913) 547-3405
hahnsurvey@gmail.com

Brockert Hill
Leavenworth County Kansas

Drainage Report

Prepared April 23, 2021

Revised June 20, 2021



Parcel Information - The 11-acre (+/-) parcel is located north of K-92 on the east side 207th Street in Leavenworth County KS. The parcel is zoned RR 2.5. There is a barn on the property. The ground appears to be used as pasture.

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

Existing	c value	Acres in each Drainage Area		
		DA #1	DA #2	DA #3
Pasture	0.36/0.42	2.1	4.1	4.57
Grass	0.30	0.00	0.00	0.00
Impervious	0.90	0.00	0.00	0.05
Gravel Road	0.50	0.00	0.00	0.18
Composite c		0.36	0.42	0.37

$$\text{composite c} = \frac{(\text{Pasture Acres} * \text{c value} + \text{Grass Acres} * \text{c value} + \text{Impervious} * \text{c value} + \text{Gravel Acres} * \text{c values})}{\text{Total Acres}}$$

Developed Conditions – The proposed development will create 2 residential building lots. The developed storm water runoff calculations include 10,000 sq ft of impervious area for each lot. This impervious area will account for the driveway, house footprint, and outbuilding. It was assumed that one acre around each home would be maintained as a grass lawn while the remainder of the lot will be maintained as pasture. A composite c value for each drainage area was calculated as shown below.

Developed	c value	Acres in each Drainage Area		
		DA #1	DA #2	DA #3
Pasture	0.36/0.42	0.87	2.97	4.67
Grass	0.30	1.00	1.00	0.00
Impervious	0.90	0.23	0.13	0.05
Gravel Road	0.50	0.00	0.00	0.10
Composite c		0.39	0.41	0.37

Notes – Assume that the existing driveway crossing lots 1 and 2 will be removed.

Impervious area for DA #2 was decreased from the standard 10,000 sq ft due to the majority of Driveway being in DA #3.

$$\text{composite } c = \frac{(\text{Pasture Acres} * c \text{ value} + \text{Grass Acres} * c \text{ value} + \text{Impervious} * c \text{ value} + \text{Gravel Acres} * C \text{ value})}{\text{Total Acres}}$$

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

DA #1

	Q10 (cfs)	Q100 (cfs)
Existing	4.2	7.5
Developed	4.7	8.2
Change	10%	10%

DA #2

	Q10 (cfs)	Q100 (cfs)
Existing	10.3	18.2
Developed	9.9	17.5
Change	-4%	-4%

DA #3

	Q10 (cfs)	Q100 (cfs)
Existing	9.9	17.6
Developed	9.9	17.6
Change	0%	0%

The increase in storm water runoff in DA #1 results in a 0.02-ft rise at the property line in a 10-yr storm and a 0.01-ft rise in a 100-yr storm, see exhibits #4 – #7. This assumes a 4-ft flat bottom ditch with 4:1 side slopes.

Conclusion – The development of this property results in a minimal increase in runoff from drainage area #1 and no change in drainage area #2 or drainage area #3.

BROCKERT HILL

A SUBDIVISION IN THE NORTHEAST QUARTER
SECTION 27-T8S-R21E OF THE 6TH P.M.,
LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT



LOCATION MAP
NO SCALE

DEED DESCRIPTION - BOOK 692, PAGE 1661

A PORTION OF THE NORTHWEST 1/4 NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AND BOUNDED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE, SOUTH 00°39'53" WEST FOR 518.80 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°20'07" EAST 692 FEET TO A POINT (SAID POINT BEING MARKED BY A 2 INCH BRASS CAP IN A CONCRETE MARKER); THENCE SOUTH 00°39'53" WEST 692 FEET TO A POINT (SAID POINT BEING MARKED BY A 2 INCH BRASS CAP IN CONCRETE MARKER); THENCE NORTH 89°20'07" WEST 692 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH 00°39'53" EAST 692 ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING, AFORESAID NORTHWEST AND SOUTHWEST POINT LOCATED IN THE SAID EXISTING ROAD BEING MARKED RESPECTIVELY BY A 2 INCH BRASS IN A CONCRETE MONUMENT LOCATED 36 FEET EAST THEREOF ON THE RESPECTIVE NORTH AND SOUTH BOUNDARY LINES AS ABOVE DESCRIBED.

SURVEYS DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27-T8S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE, S 01°06'41"E, 518.80 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS TRACT;
THENCE, N 88°53'19"E, 692.00 FEET;
THENCE, S 01°06'41"E, 692.00 FEET;
THENCE, S 88°53'19"W, 692.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 27;
THENCE, N 01°06'41"W, 692.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
CONTAINS 11.00 ACRES, MORE OR LESS, INCLUDING ROAD R/W.

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 CONSTRUCTION DRIVEWAYS.
- A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
- RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
- LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.

NOTES

- FENCE LINES DO NOT DENOTE PROPERTY LINES.
- LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
- EXISTING USE OR AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RESIDENTIAL / AGRICULTURAL
- THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
FEMA MAP #20103C0125G, DATED 07/16/2015
- O & E REPORT BY ALLIANCE TITLE AGENCY, LLC - 4/9/2021

BENCHMARK

1/2" REBAR WITH ALUMINUM CAP AT THE NORTH QUARTER CORNER
27-T8S-R21E. EL = 1129.80 (NAVD 88)

ROAD INFORMATION

207TH STREET IS A 20' WIDE COUNTY ARTERIAL WITH PAVED SURFACE

PUBLIC IMPROVEMENT

NONE

DRAINAGE CALCULATIONS

ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

UTILITIES

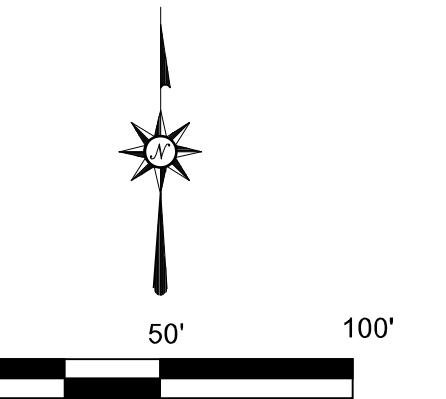
ELECTRIC / FREESTATE
WATER / R.W.D. #5
GAS / PRIVATE PROPANE
SEWAGE / PRIVATE ON SITE SYSTEM
TELEPHONE / AT&T

ZONING

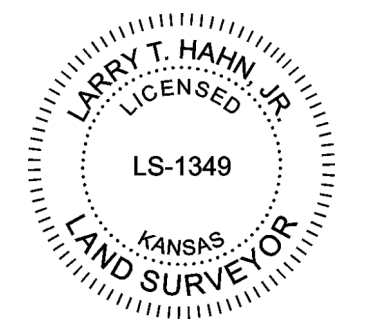
RR - 2.50

LEGEND

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



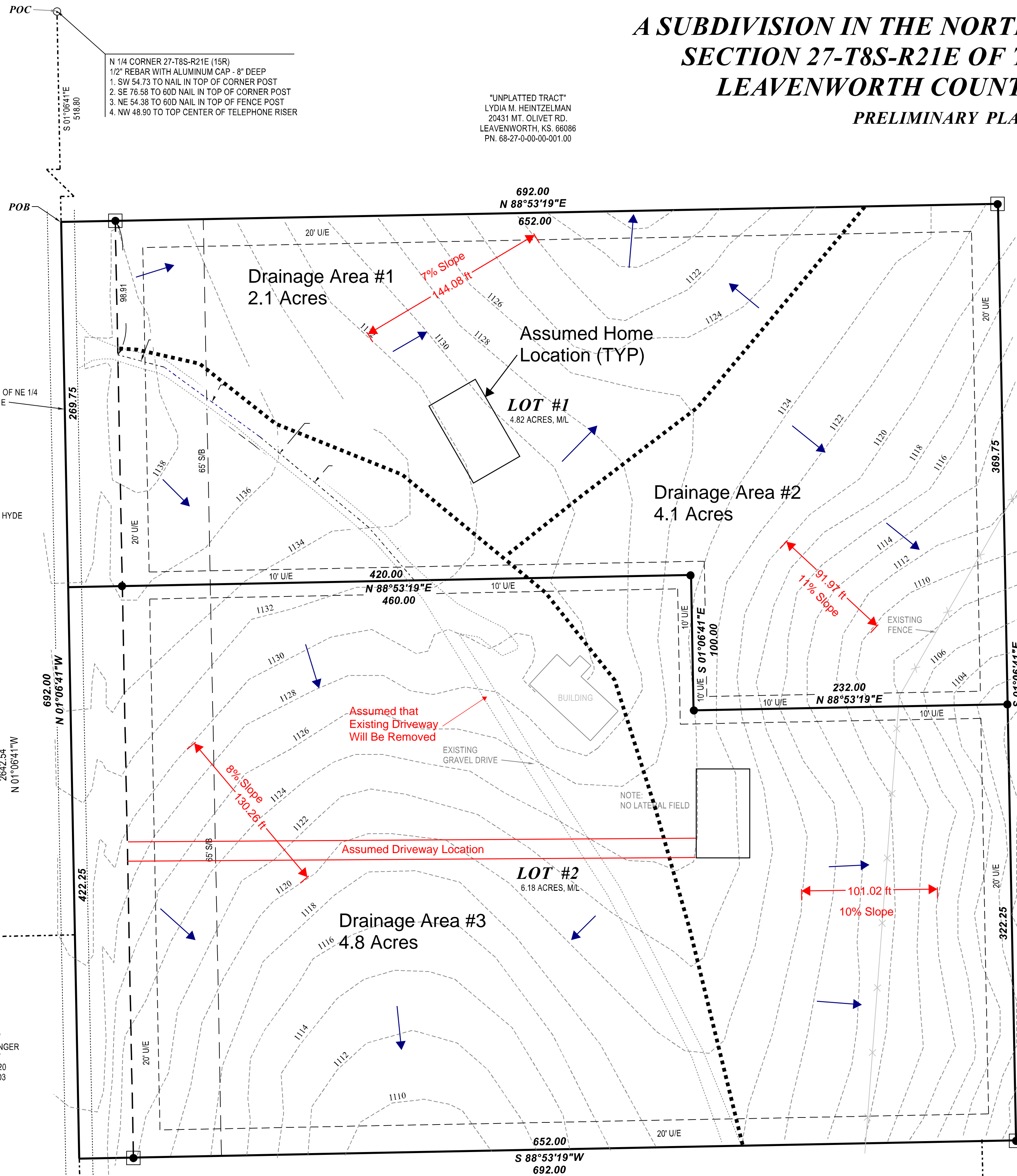
SCALE: 1" = 50'
BASIS OF BEARINGS:
KANSAS NORTH ZONE - NAD83



LARRY T. HAHN, LS #1349

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

EXHIBIT #1



N 1/4 CORNER 27-T8S-R21E (15R)
1/2" REBAR WITH ALUMINUM CAP - 8" DEEP
1. SW 54.73 TO NAIL IN TOP OF CORNER POST
2. SE 76.58 TO 60D NAIL IN TOP OF CORNER POST
3. NE 54.38 TO 60D NAIL IN TOP OF FENCE POST
4. NW 48.90 TO TOP CENTER OF TELEPHONE RISER

"UNPLATTED TRACT"
LYDIA M. HEINTZELMAN
20431 MT. OLIVET RD.
LEAVENWORTH, KS. 66086
PN. 68-27-0-00-00-001.00

"UNPLATTED TRACT"
THOMAS S. HYDE & ANTHONY SCOTT HYDE
108 N. 17TH STREET
LEAVENWORTH, KS. 66048
PN. 68-27-00-00-004.00

"UNPLATTED TRACT"
LYDIA M. HEINTZELMAN
20431 MT. OLIVET RD.
LEAVENWORTH, KS. 66086
PN. 68-27-0-00-00-001.00

"UNPLATTED TRACT"
GUY C. SHANNON E. YOUNGER
30619 207TH STREET
EASTON, KANSAS 66020
PN. 68-27-0-00-00-005.03

CENTER 27-T8S-R21E (15T)
1/2" REBAR - 4" DEEP
1. SW 45.50 TO PK NAIL IN CORNER POST
2. NW 41.44 TO SE FACE OF IRON POST
3. E 6.00 +/- TO CENTER OF PAVEMENT
4. E 39.80 TO 60D NAIL IN TOP OF CORNER POST

"UNPLATTED TRACT"
LONNIE D. & DOROTHY MARIE PHILLIPS
30578 207TH STREET
EASTON, KANSAS 66020
PN. 68-27-0-00-00-003.00

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



TABLE 1 Values of Runoff Coefficient C

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

AGRICULTURAL AREAS:

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

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

EXHIBIT #2

Table 3-1 Runoff Coefficients for Rational Formula

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

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

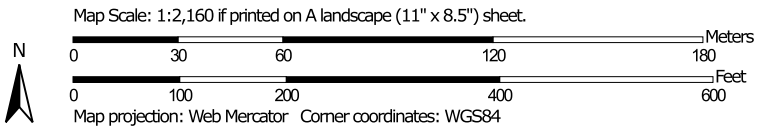
From Michigan State Administrative Rules R 280.9.

Referenced from MDOT Drainage Manual, www.michigan.gov



Soil Map may not be valid at this scale.

Map Unit Symbol	Map Unit Name
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded
7542	Sharpsburg silty clay loam, 4 to 8 percent slopes, eroded
7907	Armster clay loam, 8 to 12 percent slopes, eroded



Channel Report

Exist 10-yr DA #1

Channel 1

TRAPEZOIDAL

Bottom Width = 4.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 1118.00 ft
 Channel Slope = 7.000 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 4.20 cfs

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(ft)	(sqft)	(ft/s)	(ft)		(ft)	(ft)	(ft)	(lb/sqft)	(ft)
4.20	0.21	1.02	4.13	5.73	0.030	0.30	1118.21	1118.48	0.92	5.68

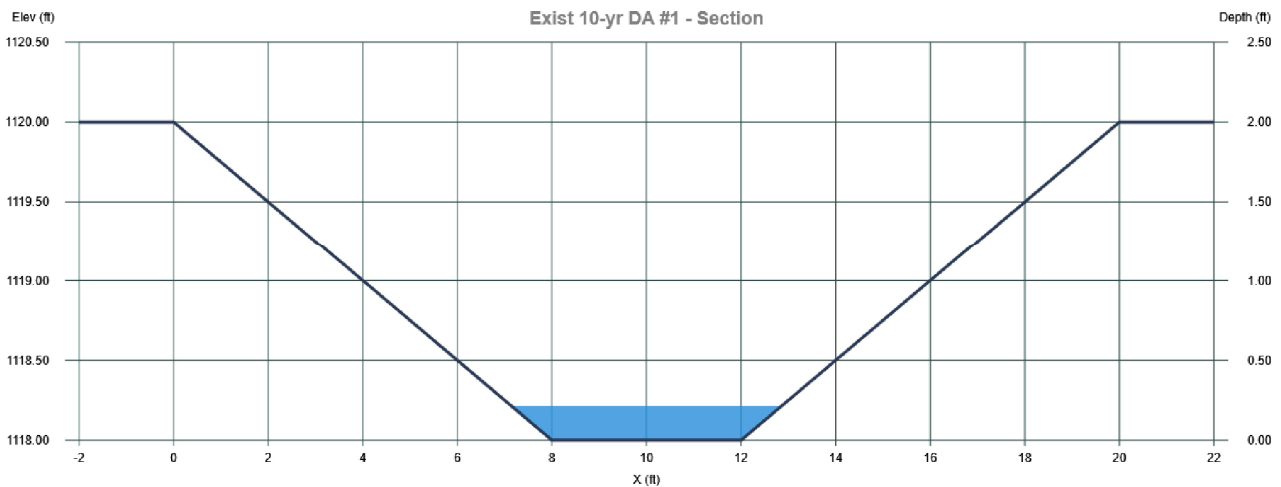


EXHIBIT #4

Channel Report

Project Name: New Project

Studio Express by Hydrology Studio v 1.0.0.9

06-20-2021

Dev 10-yr DA #1

Channel 2

TRAPEZOIDAL

Bottom Width = 4.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 1118.00 ft
 Channel Slope = 7.000 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 4.70 cfs

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(ft)	(sqft)	(ft/s)	(ft)		(ft)	(ft)	(ft)	(lb/sqft)	(ft)
4.70	0.23	1.13	4.15	5.90	0.030	0.32	1118.23	1118.50	1.00	5.84

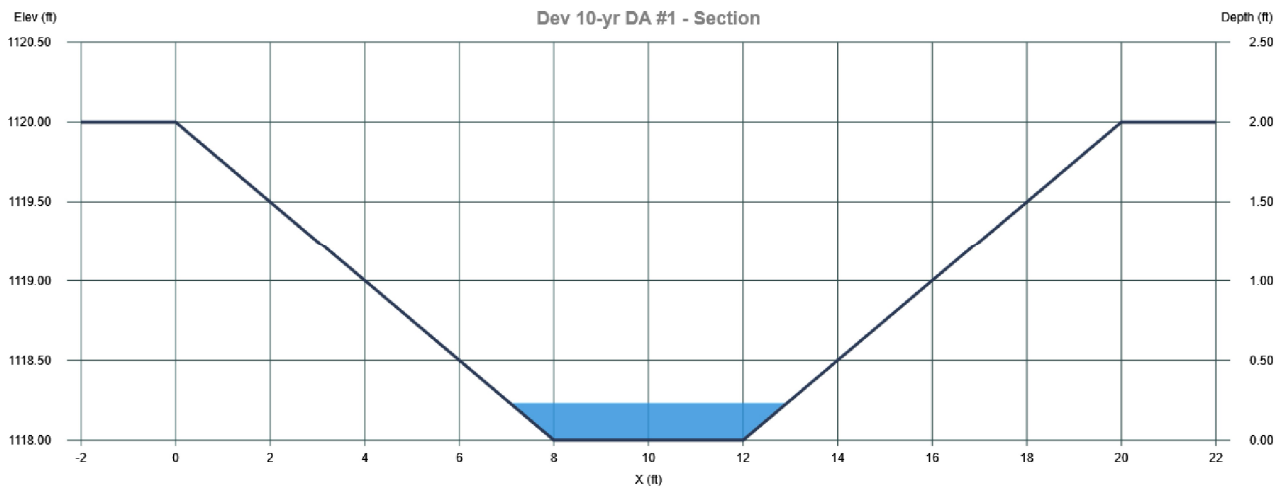


EXHIBIT #5

Channel Report

Project Name: New Project

Studio Express by Hydrology Studio v 1.0.0.9

06-20-2021

Exist 100-yr DA #1

Channel 3

TRAPEZOIDAL

Bottom Width = 4.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 1118.00 ft
 Channel Slope = 7.000 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 7.50 cfs

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(ft)	(sqft)	(ft/s)	(ft)		(ft)	(ft)	(ft)	(lb/sqft)	(ft)
7.50	0.30	1.56	4.81	6.47	0.030	0.42	1118.30	1118.66	1.31	6.40

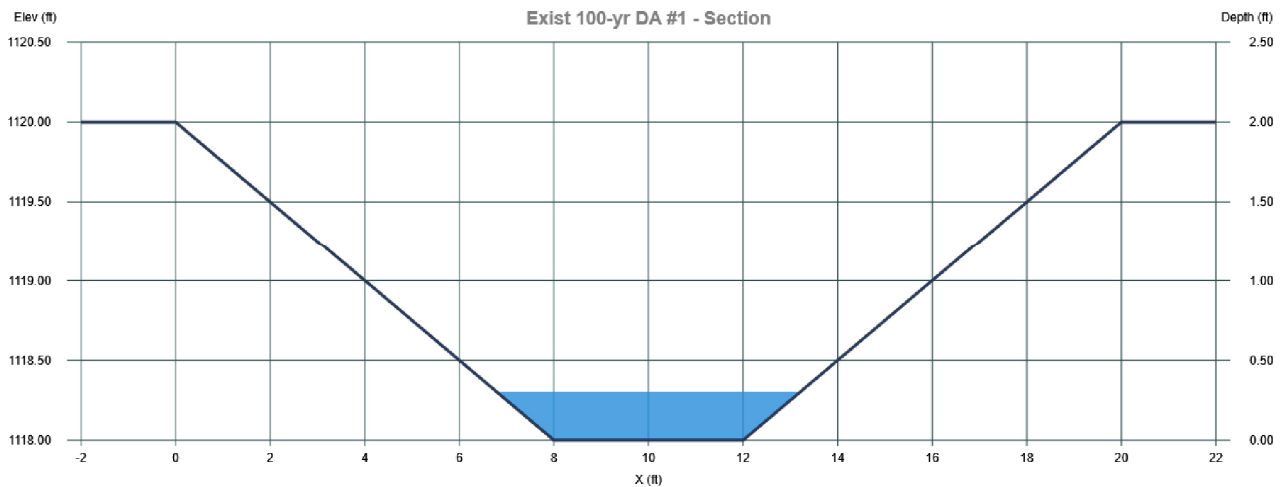


EXHIBIT #6

Channel Report

Project Name: New Project

Studio Express by Hydrology Studio v 1.0.0.9

06-20-2021

Dev 100-yr DA #1

Channel 4

TRAPEZOIDAL

Bottom Width = 4.00 ft
 Side Slope Left, z:1 = 4.00
 Side Slope Right, z:1 = 4.00
 Total Depth = 2.00 ft
 Invert Elevation = 1118.00 ft
 Channel Slope = 7.000 %
 Manning's n = 0.030

DISCHARGE

Method = Known Q
 Known Q = 8.20 cfs

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(ft)	(sqft)	(ft/s)	(ft)		(ft)	(ft)	(ft)	(lb/sqft)	(ft)
8.20	0.31	1.62	5.05	6.56	0.030	0.44	1118.31	1118.71	1.35	6.48

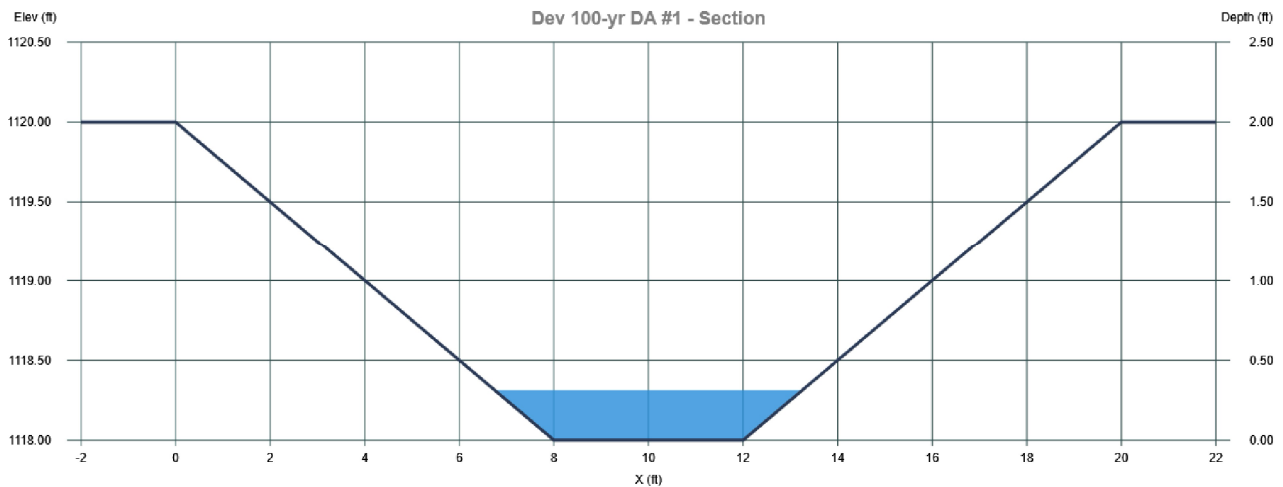


EXHIBIT #7

Drainage Area #1- 10 year

Existing Conditions

Area = 2.1 acres
C= 0.36
L= 300
S= 7.0
K= 1

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

L max = 300

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

$$T_i = 12.1$$

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

$$T_t = 0.50$$

$$T_c = 12.6$$

$$i_{10} = 5.58$$

$$Q = KCiA$$

$$Q = 4.2 \text{ cfs}$$

Developed Conditions

Area = 2.1 acres
C= 0.39
L= 300
S= 7.0
K= 1

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

L max = 300

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

$$T_i = 11.6$$

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

$$T_t = 0.50$$

$$T_c = 12.1$$

$$i_{10} = 5.67$$

$$Q = KCiA$$

$$Q = 4.7 \text{ cfs}$$

Drainage Area #1 - 100 year

Existing Conditions

Area = 2.1 acres
C= 0.36
L= 300
S= 7.0
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 12.1$$

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

15 < T_c < 60

$$T_t = 0.50$$

$$T_c = 12.6$$

$$i_{100} = 7.91$$

$$Q = KCiA$$

$$Q = 7.5 \text{ cfs}$$

Developed Conditions

Area = 2.1 acres
C= 0.39
L= 300
S= 7.0
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 11.6$$

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

15 < T_c < 60

$$T_t = 0.50$$

$$T_c = 12.1$$

$$i_{100} = 8.03$$

$$Q = KCiA$$

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

Drainage Area #2- 10 year

Existing Conditions

Area = 4.1 acres
C= 0.42
L= 400
S= 10.0
K= 1

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

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

$$T_i = 9.8$$

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

$$T_t = 0.67$$

$$T_c = 10.5$$

$$i_{10} = 5.97$$

$$Q = KCiA$$

$$Q = 10.3 \text{ cfs}$$

Developed Conditions

Area = 4.1 acres
C= 0.41
L= 400
S= 10.0
K= 1

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

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

$$T_i = 10.0$$

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

$$T_t = 0.67$$

$$T_c = 10.7$$

$$i_{10} = 5.93$$

$$Q = KCiA$$

$$Q = 9.9 \text{ cfs}$$

Drainage Area #2 - 100 year

Existing Conditions

Area = 4.1 acres
C= 0.42
L= 400
S= 10.0
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 9.8$$

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

15 < T_c < 60

$$T_t = 0.67$$

$$T_c = 10.5$$

$$i_{100} = 8.45$$

$$Q = KCiA$$

$$Q = 18.2 \text{ cfs}$$

Developed Conditions

Area = 4.1 acres
C= 0.41
L= 400
S= 10.0
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 10.0$$

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

15 < T_c < 60

$$T_t = 0.67$$

$$T_c = 10.7$$

$$i_{100} = 8.39$$

$$Q = KCiA$$

$$Q = 17.5 \text{ cfs}$$

Drainage Area #3- 10 year

Existing Conditions

Area = 4.8 acres
C= 0.37
L= 400
S= 8.0
K= 1

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

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

$$T_i = 11.4$$

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

$$T_t = 0.67$$

$$T_c = 12.1$$

$$i_{10} = 5.66$$

$$Q = KCiA$$

$$Q = 9.9 \text{ cfs}$$

Developed Conditions

Area = 4.8 acres
C= 0.37
L= 400
S= 8.0
K= 1

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

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

$$T_i = 11.4$$

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

$$T_t = 0.67$$

$$T_c = 12.1$$

$$i_{10} = 5.66$$

$$Q = KCiA$$

$$Q = 9.9 \text{ cfs}$$

Drainage Area #3 - 100 year

Existing Conditions

Area = 4.8 acres
C= 0.37
L= 400
S= 8.0
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 11.4$$

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

15 < T_c < 60

$$T_t = 0.67$$

$$T_c = 12.1$$

$$i_{100} = 8.02$$

$$Q = KCiA$$

$$Q = 17.6 \text{ cfs}$$

Developed Conditions

Area = 4.8 acres
C= 0.37
L= 400
S= 8.0
K= 1.25

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

L max = 300

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

5 < T_c < 15

$$T_i = 11.4$$

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

15 < T_c < 60

$$T_t = 0.67$$

$$T_c = 12.1$$

$$i_{100} = 8.02$$

$$Q = KCiA$$

$$Q = 17.6 \text{ cfs}$$

From: [Amanda Tarwater](#)
Sent: Tuesday, April 27, 2021 8:14 AM
To: [Gentzler, Joshua](#)
Subject: Re: Review Requested - Case DEV-21-059/060 - Preliminary/Final Plat for Brockert Hill

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

FreeState Electric has no objection to this request.

Thank you,

Amanda Tarwater
Member Account Coordinator



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

From: "Gentzler, Joshua" <JGentzler@leavenworthcounty.gov>
Date: Monday, April 26, 2021 at 10:02 AM
To: "Magaha, Chuck" <CMagaha@leavenworthcounty.gov>, "Miller, Jamie" <JMiller@leavenworthcounty.gov>, "Patzwald, Joshua" <jpatzwald@leavenworthcounty.gov>, "Van Parys, David" <DVanParys@leavenworthcounty.gov>, ""butchbollin@yahoo.com"" <butchbollin@yahoo.com>, ""tmgoetz@stjoewireless.com"" <tmgoetz@stjoewireless.com>, Amanda Tarwater <amanda.holloway@freestate.coop>
Subject: Review Requested - Case DEV-21-059/060 - Preliminary/Final Plat for Brockert Hill

Warning: This message originated outside of the FEC organization. Do not click links or open attachments unless you have validated the sender and know the content is safe. <=""
span="">

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Brockert Hill.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Tuesday, May 4th.

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

Thank you,

From: [Tim Goetz](#)
Sent: Wednesday, April 28, 2021 8:54 AM
To: [Gentzler, Joshua](#)
Subject: Re: Review Requested - Case DEV-21-059/060 - Preliminary/Final Plat for Brockert Hill

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

Leavenworth Water District #5 has no issues.

From: [Mitch Pleak](#)
Sent: Friday, June 25, 2021 11:49 AM
To: [Gentzler, Joshua](#)
Cc: [Anderson, Lauren](#); [Noll, Bill](#); [019-2831](#)
Subject: RE: DEV-21-059/060 Brockert Hill Revision

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,
There is no further comments on the PP, FP, and Drainage Report.

Thanks,

Mitch Pleak

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, June 21, 2021 11:18 AM
To: Mitch Pleak <mpleak@olsson.com>
Cc: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: RE: DEV-21-059/060 Brockert Hill Revision

Mitch,

Here are the revisions to the Drainage Report and the Plats.

Joshua Gentzler
[Planning & Zoning](#)

From: Mitch Pleak <mpleak@olsson.com>
Sent: Tuesday, June 8, 2021 4:58 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Voth, Krystal <KVoth@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 019-2831 <019-2831@olsson.com>
Subject: RE: DEV-21-059/060 Brockert Hill Revision

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

Joshua,
Lauren and I have reviewed the PP, FP, and drainage report. PP and FP comments are in the link below.

Drainage Report Comments:

- In general, revise per the recent Final Plat change to remove the shared access easement including exhibit #1.
- Page 2, the existing condition narrative and table doesn't include the existing driveway or building. Provide a table a table of c values, drainage areas, and composite c results with formula.
- Page 2, in the developed condition table further split up the pasture c values in the table. Note, 0.42 c value is associated with 10-30% slopes. Identify the different sloped areas in Exhibit #1.

- Page 2, a portion of the proposed impervious area should be included in Lot # 2 in drainage area #3.
- Page 2, add language defining the Q units in the table.
- Page 3, provide a narrative and assumptions in how the depth was calculated for the increase in storm runoff.

Citrix Attachments Expires December 5, 2021

2021.04.23 DEV-21-059 Prelim.pdf	914.7 KB
rev1-brockert.pdf	1.2 MB

[Download Attachments](#)

Mitchell Pleak uses Citrix Files to share documents securely.

Thanks,

Mitch Pleak

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Thursday, June 3, 2021 3:30 PM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>
Subject: DEV-21-059/060 Brockert Hill Revision

Here's the revision to the Brockert Hill Final Plat.

Joshua Gentzler
[Planning & Zoning](#)

From: larry hahn <hahnsurvey@gmail.com>
Sent: Friday, May 28, 2021 12:20 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: Re: DEV-21-059/060 Brockert Hill Comments

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

Joshua -
Attached is the revised Brockert Hill.

Larry Hahn, LS
Hahn Surveying
PO Box 41
Lansing, Ks. 66043
(913) 547-3405

On Fri, May 28, 2021 at 8:18 AM Gentzler, Joshua <JGentzler@leavenworthcounty.gov> wrote:

Larry, I've not seen a revised plat for Brockert Hill. Have you sent over an updated plat to Bill?

Thanks,

Joshua Gentzler

[Planning & Zoning](#)

From: Gentzler, Joshua

Sent: Monday, May 17, 2021 4:42 PM

To: Larry Hahn (hahnsurvey@gmail.com) <hahnsurvey@gmail.com>

Subject: DEV-21-059/060 Brockert Hill Comments

Larry,

Public Works has the following questions/comments about the Brockert Hill plat:

The property being split has a driveway that not only extends to the barn on the property but extends further south to the adjacent property for access to a barn on 30578 207th. They have granted a private access easement through lot 1 to lot 2 for maintained access to the existing barn.

- Is the intention to remove the rest of the existing drive that extends further south? Or will they be maintaining this drive to extend through all 3 properties? If the drive is to continue to service the southern unplatted property (30578 207th) then it now services 3 properties which a private drive cannot do.

- If they intend to remove the existing access, I want to make sure that it is understood that they do not have the required spacing along 207th (arterial) to acquire a second entrance to the barn behind 30578 and will have to access off their existing driveway.

Planning and Zoning has no additional comments.

Please revise and send an updated plat and response to these comments by, **Monday, May**

24th.

Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0464

BROCKERT HILL

A SUBDIVISION IN THE NORTHEAST QUARTER
SECTION 27-T8S-R21E OF THE 6TH P.M.,
LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT



LOCATION MAP
NO SCALE

OWNER / DEVELOPER

LONNIE D. & DOROTHY MARIE PHILLIPS
30578 207TH STREET
EASTON, KANSAS 66020
(913) 240-8621

DEED DESCRIPTION - BOOK 692, PAGE 1661

A PORTION OF THE NORTHWEST 1/4 NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AND BOUNDED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE, SOUTH 00°39'53" WEST FOR 518.80 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°20'07" EAST 692 FEET TO A POINT (SAID POINT BEING MARKED BY A 2 INCH BRASS CAP IN A CONCRETE MARKER); THENCE SOUTH 00°39'53" WEST 692 FEET TO A POINT (SAID POINT BEING MARKED BY A 2 INCH BRASS CAP IN CONCRETE MARKER); THENCE NORTH 89°20'07" WEST 692 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH 00°39'53" EAST 692 ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING, AFORESAID NORTHWEST AND SOUTHWEST POINT LOCATED IN THE SAID EXISTING ROAD BEING MARKED RESPECTIVELY BY A 2 INCH BRASS IN A CONCRETE MONUMENT LOCATED 36 FEET EAST THEREOF ON THE RESPECTIVE NORTH AND SOUTH BOUNDARY LINES AS ABOVE DESCRIBED.

SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27-T8S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE, S 01°06'41"E, 518.80 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, N 88°53'19"E, 692.00 FEET; THENCE, S 01°06'41"E, 692.00 FEET; THENCE, S 88°53'19"W, 692.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 27; THENCE, N 01°06'41"W, 692.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINS 11.00 ACRES, MORE OR LESS, INCLUDING ROAD R/W.

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 CONSTRUCTION DRIVEWAYS.
- A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
- RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
- LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.

NOTES

- FENCE LINES DO NOT DENOTE PROPERTY LINES.
- LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
- EXISTING USE OR AREA BEING PLATTED - AGRICULTURAL
PROPOSED USE - RESIDENTIAL / AGRICULTURAL
- THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
FEMA MAP #20103C0125G, DATED 07/16/2015
O & E REPORT BY ALLIANCE TITLE AGENCY, LLC - 4/9/2021
- LOT 2 WILL NEED TO CONSTRUCT A NEW ENTRANCE ON 207TH STREET.

BENCHMARK

1/2" REBAR WITH ALUMINUM CAP AT THE NORTH QUARTER CORNER
27-T8S-R21E. EL = 1129.80 (NAVD 88)

ROAD INFORMATION

207TH STREET IS A 20' WIDE COUNTY ARTERIAL WITH PAVED SURFACE

PUBLIC IMPROVEMENT

NONE

DRAINAGE CALCULATIONS

ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

UTILITIES

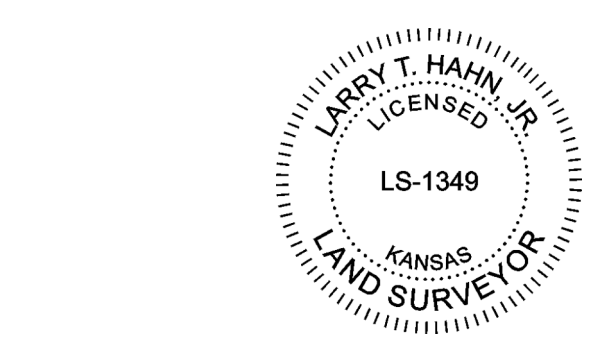
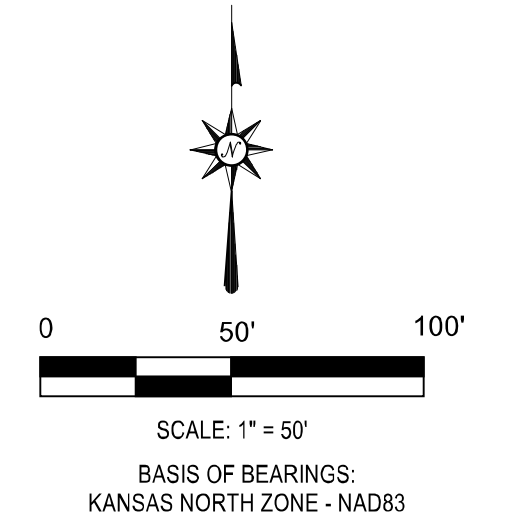
ELECTRIC / FREESTATE
WATER / R.W.D. #5
GAS / PRIVATE PROPANE
SEWAGE / PRIVATE ON SITE SYSTEM
TELEPHONE / AT&T

ZONING

RR - 2.50
EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL
PROPOSED USE - AGRICULTURAL / RESIDENTIAL

LEGEND

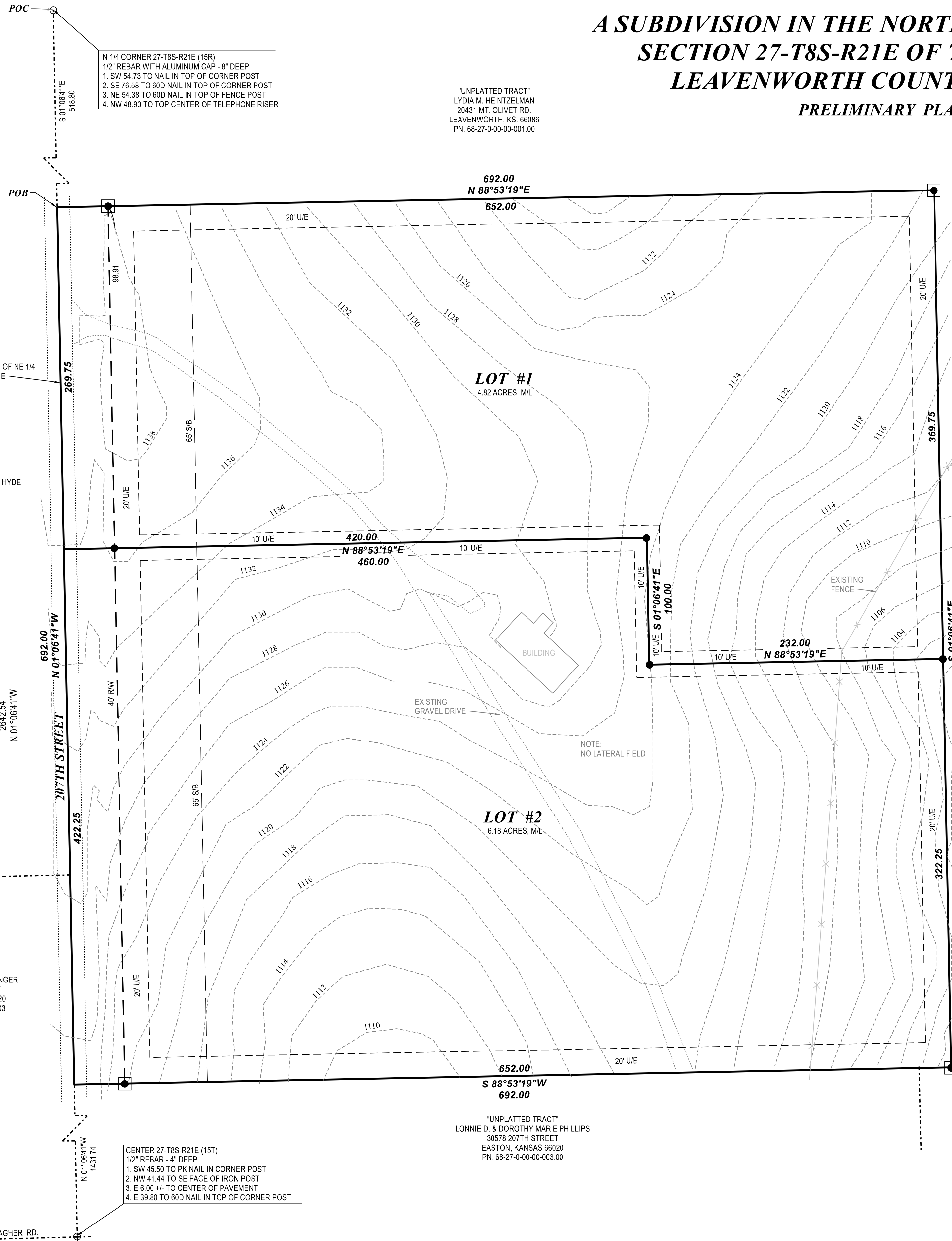
- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED)
ORIGIN UNKNOWN, UNLESS REFERENCED
- 1/2" x 24" REBAR SET WITH #1349 CAP
IN CONCRETE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- U/E UTILITY EASEMENT - DEDICATED THIS PLAT
- S/B BUILDING SETBACK



LARRY T. HAHN, LS #1349

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

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



N 1/4 CORNER 27-T8S-R21E (15R)
1/2" REBAR WITH ALUMINUM CAP - 8" DEEP
1. SW 54.73 TO NAIL IN TOP OF CORNER POST
2. SE 76.58 TO 60D NAIL IN TOP OF CORNER POST
3. NE 54.38 TO 60D NAIL IN TOP OF FENCE POST
4. NW 48.90 TO TOP CENTER OF TELEPHONE RISER

"UNPLATTED TRACT"
LYDIA M. HEINTZELMAN
20431 MT. OLIVET RD.
LEAVENWORTH, KS. 66086
PN. 68-27-0-00-00-001.00

"UNPLATTED TRACT"
THOMAS S. HYDE & ANTHONY SCOTT HYDE
108 N. 17TH STREET
LEAVENWORTH, KS. 66048
PN. 68-27-0-00-00-004.00

"UNPLATTED TRACT"
LYDIA M. HEINTZELMAN
20431 MT. OLIVET RD.
LEAVENWORTH, KS. 66086
PN. 68-27-0-00-00-001.00

"UNPLATTED TRACT"
GUY C. SHANNON E. YOUNGER
30619 207TH STREET
EASTON, KANSAS 66020
PN. 68-27-0-00-00-005.03

CENTER 27-T8S-R21E (15T)
1/2" REBAR - 4" DEEP
1. SW 45.50 TO PK NAIL IN CORNER POST
2. NW 41.44 TO SE FACE OF IRON POST
3. E 6.00 +/- TO CENTER OF PAVEMENT
4. E 39.80 TO 60D NAIL IN TOP OF CORNER POST

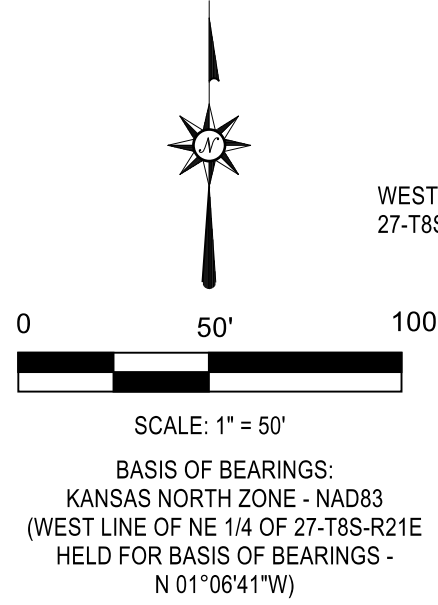
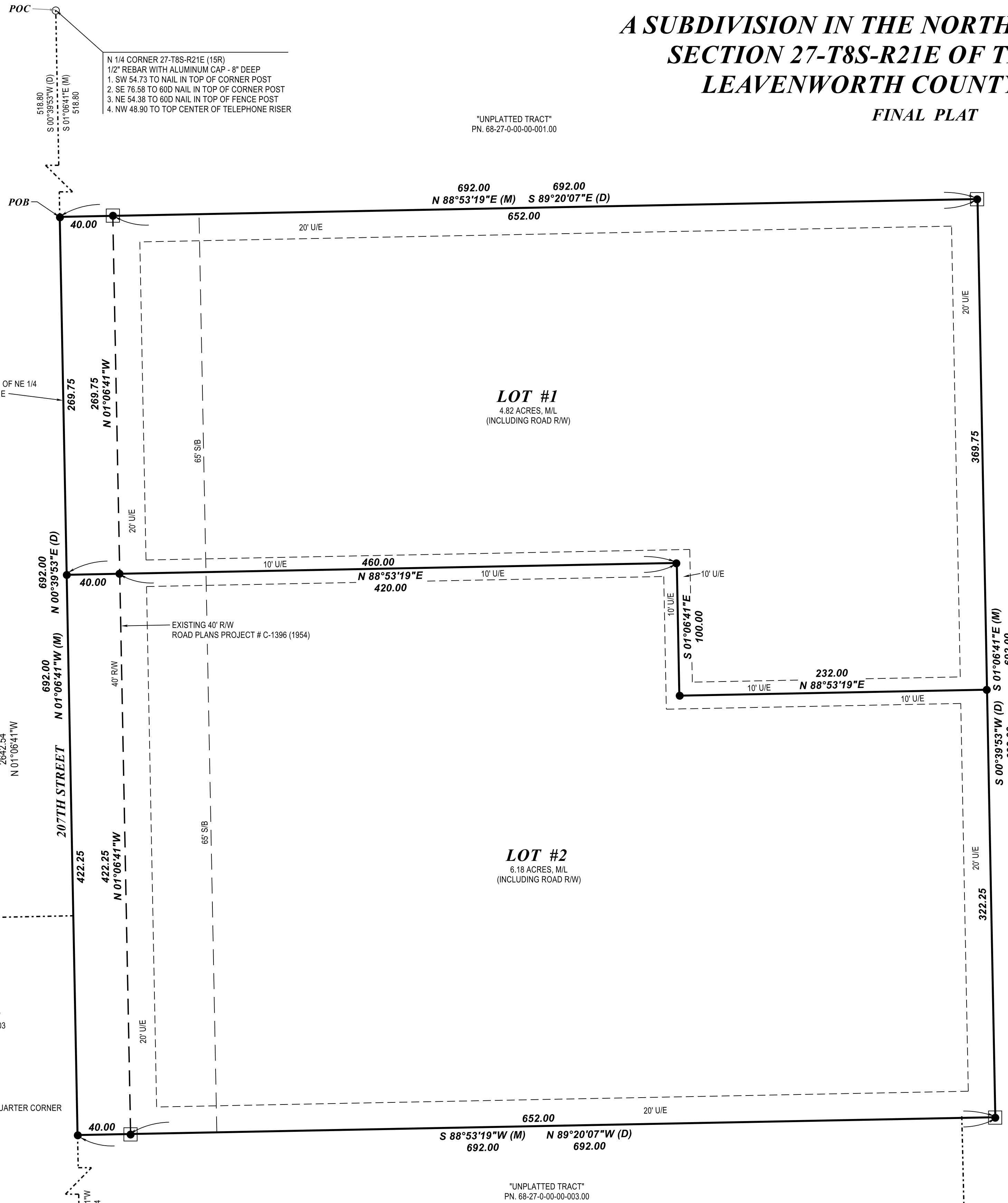
"UNPLATTED TRACT"
LONNIE D. & DOROTHY MARIE PHILLIPS
30578 207TH STREET
EASTON, KANSAS 66020
PN. 68-27-0-00-00-003.00

NOTE:
NO LATERAL FIELD

BROCKERT HILL

A SUBDIVISION IN THE NORTHEAST QUARTER SECTION 27-T8S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS

FINAL PLAT



BENCHMARK
1/2" REBAR WITH ALUMINUM CAP AT THE NORTH QUARTER CORNER
27-T8S-R21E, EL = 1129.80 (NAVD 88)

ZONING
RR - 2.50

CENTER 27-T8S-R21E (15T)
1/2" REBAR - 4" DEEP
1. SW 45.50 TO PK NAIL IN CORNER POST
2. NW 41.44 TO SE FACE OF IRON POST
3. E 6.00 +/- TO CENTER OF PAVEMENT
4. E 39.80 TO 60D NAIL IN TOP OF CORNER POST

RESTRICTIONS

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

NOTES

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- EXISTING USE OR AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RESIDENTIAL / AGRICULTURAL
- THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FEMA MAP #20103C0125G, DATED 07/16/2015
- O & E REPORT BY ALLIANCE TITLE AGENCY, LLC - 4/9/2021

DEED DESCRIPTION - BOOK 692, PAGE 1661
A PORTION OF THE NORTHWEST 1/4 NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 00°39'53" WEST FOR 518.80 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°20'07" EAST 692 FEET TO A POINT (SAID POINT BEING MARKED BY A 2 INCH BRASS CAP IN A CONCRETE MARKER); THENCE SOUTH 00°39'53" WEST 692 FEET TO A POINT (SAID POINT BEING MARKED BY A 2 INCH BRASS CAP IN A CONCRETE MARKER); THENCE NORTH 89°20'07" WEST 692 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH 00°39'53" EAST 692 ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING, AFORESAID NORTHWEST AND SOUTHWEST POINT LOCATED IN THE SAID EXISTING ROAD BEING MARKED RESPECTIVELY BY A 2 INCH BRASS IN A CONCRETE MONUMENT LOCATED 36 FEET EAST THEREOF ON THE RESPECTIVE NORTH AND SOUTH BOUNDARY LINES AS ABOVE DESCRIBED.

SURVEYORS DESCRIPTION
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27-T8S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE, S 01°06'41"E, 518.80 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE THE POINT OF BEGINNING OF THIS TRACT;
THENCE, N 88°53'19"E, 692.00 FEET;
THENCE, S 01°06'41"E, 692.00 FEET;
THENCE, S 88°53'19"W, 692.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 27;
THENCE, N 01°06'41"W, 692.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
CONTAINS 11.00 ACRES, MORE OR LESS, INCLUDING ROAD R/W.

IN TESTIMONY WHEREOF
THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS "BROCKERT HILL".

LONNIE D. PHILLIPS, SR.

DOROTHY MARIE PHILLIPS
STATE OF KANSAS / COUNTY OF LEAVENWORTH
ON THIS _____ DAY OF _____, 2021, BEFORE ME APPEARED LONNIE D. PHILLIPS, SR. AND DOROTHY MARIE PHILLIPS, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES
APPROVAL
WE THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "BROCKERT HILL" THIS _____ DAY OF _____, 2021.

CHAIRPERSON / STEVE ROSENTHAL

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

COUNTY ENGINEER / MITCH PLEAK, PE
WE THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "BROCKERT HILL" THIS _____ DAY OF _____, 2021.

CHAIRPERSON / MICHAEL SMITH

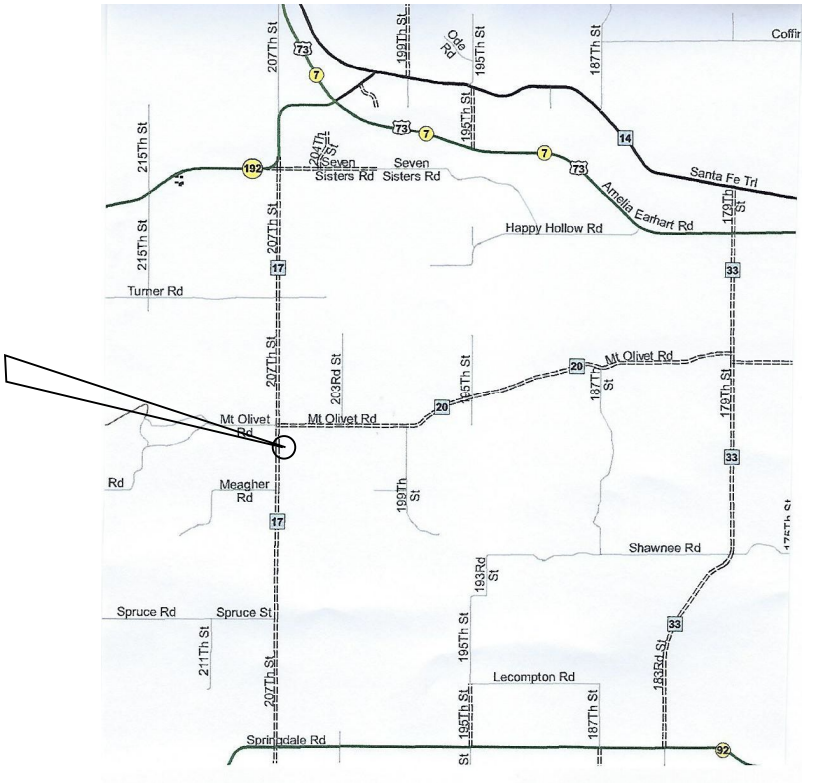
COUNTY CLERK / JANET KLASINSKI (ATTEST)

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

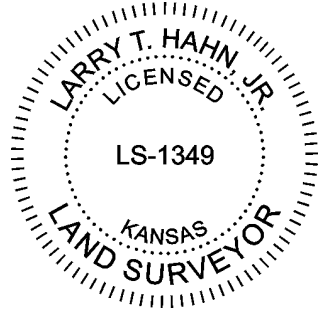
MICHAEL J. BOGINA, KS PS-1655
LEAVENWORTH COUNTY SURVEY REVIEWER

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

REGISTER OF DEEDS / TERRILOIS G. MASHBURN



- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
 - SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
 - 1/2" x 24" REBAR SET WITH #1349 CAP IN CONCRETE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - U/E UTILITY EASEMENT - DEDICATED THIS PLAT
 - S/B BUILDING SETBACK
 - R/W ROAD RIGHT OF WAY
 - (M) MEASURED
 - (D) DEEDED



LARRY T. HAHN, LS #1349
THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2021, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037.

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

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

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

*****Consent Agenda*****
Leavenworth County
Request for Board Action
Case No. DEV-21-079-080
Preliminary & Final Plat Bretz Farm

Date: August 25, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

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

Action Requested: Approval of a four-lot subdivision for Bretz Farm.

Analysis: The applicants are proposing a four-lot subdivision. Each of the lots exceeds the minimum requirements for the Zoning District. Lot 1 and Lot 2 front on Stranger Road and are each approximately 15 acres in size. Lot 3 and Lot 4 front on Tonganoxie Drive. Lot 3 is approximately seven acres while Lot 4 is approximately eight acres. In order to run rural water to the lots road bores are required. According to regulation, lots greater than five acres are permitted a well. Therefore, there are multiple water sources available to this development. The subdivision meets the zoning regulations and Staff supports the request.

Recommendation: The Planning Commission voted 6-0 (1 absent, 2 vacancies) to recommend approval of Case No. DEV-21-079/080, Preliminary and Final Plat for Bretz Farm subject to conditions.

Alternatives:

1. Approve Case No. DEV-21-079/080, Preliminary and Final Plat for Bretz Farm, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-079/080, Preliminary and Final Plat for Bretz Farm, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-079/080, Preliminary and Final Plat for Bretz Farm, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

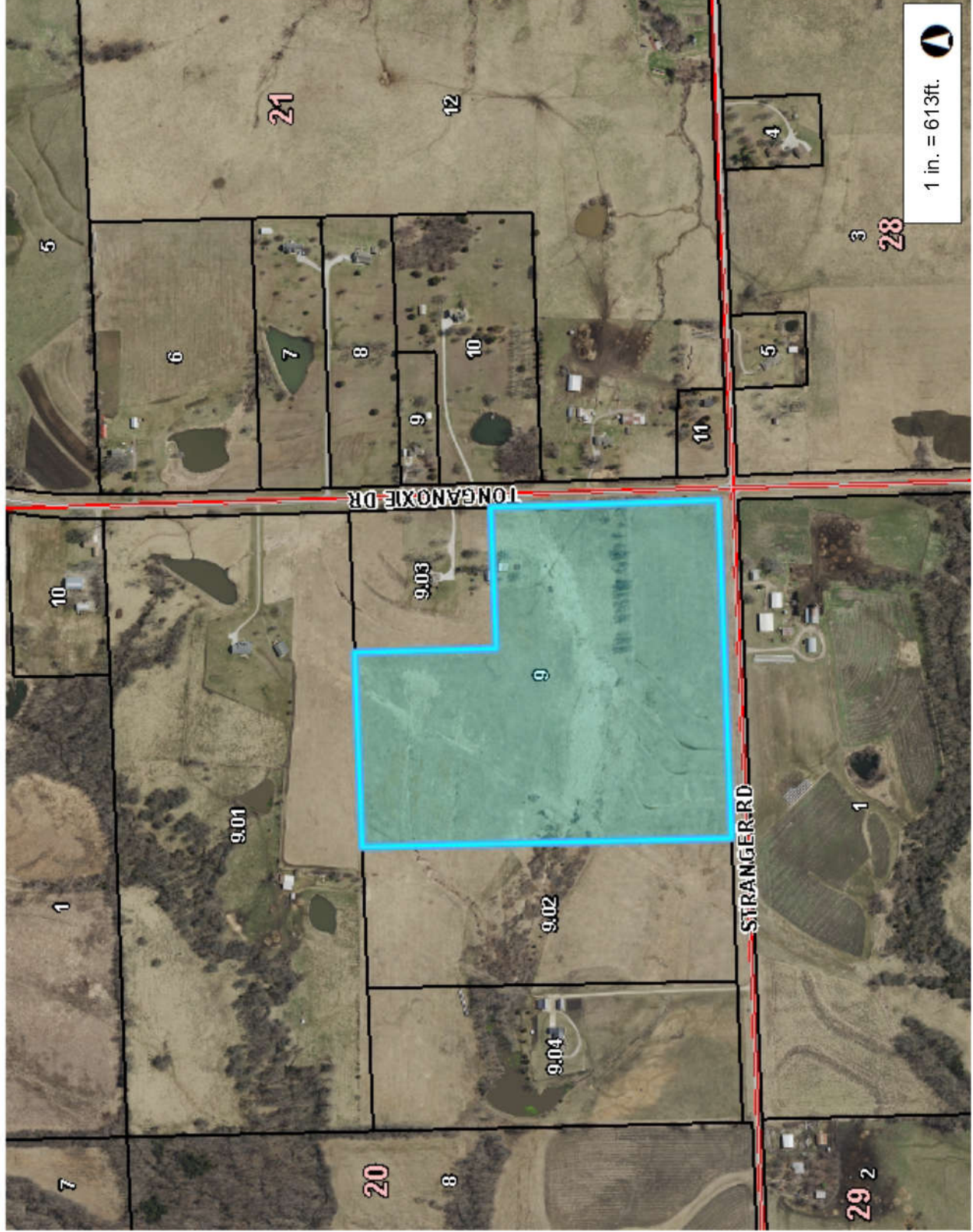
Budgetary Impact:

- 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

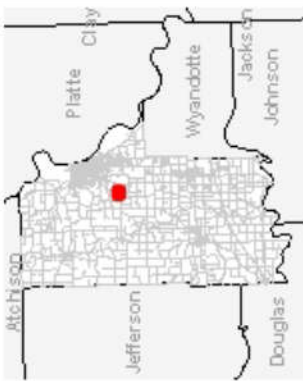
Additional Attachments: Staff Report, Plat

DEV-21-079/080 Bretz Farm



1 in. = 613ft.

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



- Legend**
- Parcel Number
 - Parcel
 - City Limit Line
 - Major Road
 - <all other values>
 - /0
 - Road
 - Railroad
 - Section
 - Section Boundaries
 - County Boundary

Notes

*****Consent Agenda*****
Case No. DEV-21-079/080
Bretz Farm
Preliminary and Final Plat

Staff Report – Board of County Commissioners

August 25, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Kenneth & David Shoemaker
22565 207th Street
Tonganoxie, KS 66086

Agent: Joe Herring

Legal Description: A tract of land in the southeast ¼ of Section 20, Township 9 South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 45 acres

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

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

Parcel ID No.: 104-20-0-00-00-009.00

Planner: Krystal A. Voth

REPORT:

Recommendation

The Planning Commission voted 6-0 to recommend approval of Case No. DEV-21-079/080, Preliminary and Final Plat for Bretz Farm subject to the following conditions:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. The applicant shall adhere to the following memorandums:
 - a. See attached comments – Email – Lauren Anderson – Public Works, June 8, 2021
 - b. See attached comments – Email – Mike Bogina – County Survey Reviewer, June 8, 2021
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required if necessary infrastructure is available.
6. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

Request

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

Adjacent Land Use

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

Flood Plain

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

Utilities/Services

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

Access/Streets

Lot 1 and Lot 2 are accessed by Stranger Road, a County Local Road with a gravel surface. Lot 3 and Lot 4 area accessed by Tonganoxie Drive, a County Arterial with a paved surface.

Agency Comments

See attached comments – Email – Lauren Anderson – Public Works, June 8, 2021
See attached comments – Email – Mike Bogina – County Survey Reviewer, June 8, 2021
See attached comments – Email – Michael Stackhouse –Township Fire Department, June 9, 2021
See attached comments – Email –Becky Fousek – Rural Water District 8, June 2, 2021
See attached comments – Email – Amanda Tarwater – Electric utility, June 3, 2021

Findings

1. The proposed subdivision is consistent with the RR-5 Zoning District. Each lot meets the minimum requirement for road frontage and lot area.
2. The proposer is not within a sewer district not is within 660' feet of the incorporated limits of a municipality. Therefore, an onsite wastewater system is permitted per the Leavenworth County Sanitary Code.
3. At time of development, fire hydrants shall be required if water facilities are available.
4. The proposed subdivision is in alignment with the Comprehensive Plan.

Subdivision Classification

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

Staff Comments

The applicants are proposing a four-lot subdivision. Each of the lost exceeds the minimum requirements for the Zoning District. Lot 1 and Lot 2 front on Stranger Road and are each approximately 15 acres in size. Lot 3 and Lot 4 Tonganoxie Drive. Lot 3 is approximately seven acres while lot 4 is approximately eight acres. In order to run rural water to the lots road bores are required. According to regulation, lots greater than five acres are permitted a well. Therefore, there are multiple water sources available to this development. The subdivision meets the zoning regulations and Staff supports the request.

ACTION OPTIONS:

1. Approve Case No. DEV-21-079/080, Preliminary and Final Plat for Bretz Farm, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-079/080, Preliminary and Final Plat for Bretz Farm, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-079/080, Preliminary and Final Plat for Bretz Farm, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Aerial Map
Memorandums
Preliminary and Final Plat

Sloop, Stephanie

From: Mike Stackhouse <firedistrict1@fd1lv.org>
Sent: Wednesday, June 9, 2021 11:41 AM
To: Sloop, Stephanie
Subject: RE: DEV-21-079 & 080 Preliminary and Final Plat for Bretz Farms
Attachments: Appendix C and D for subdivisions.pdf

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

Stephanie,

Since this is being sold as a subdivision it will need to utilize the attached Appendix C and D for hydrant spacing and access road requirements taken from the 2006 International Fire Code. If all access will be from the two primary roads for each lot, then appendix D would not be utilized. The prints show one area marked as an entrance which suggests internal roads. This scenario will need to utilize Appendix D. I realize these are preliminary plans and at some point, more in depth plans providing hydrant spacing and fire department access roads will be required. Thank you.

B/R,

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



From: Sloop, Stephanie <SSloop@leavenworthcounty.gov>
Sent: Wednesday, June 2, 2021 4:23 PM
To: cmagaha@leavenworthcounty.gov; jmiller@leavenworthcounty.gov; Patzwald, Joshua <jpatzwald@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Mike Stackhouse <firedistrict1@fd1lv.org>; 'amanda.holloway@freestate.coop' <amanda.holloway@freestate.coop>; 'rwd8lv@gmail.com' <rwd8lv@gmail.com>
Cc: Voth, Krystal <KVoth@leavenworthcounty.gov>
Subject: DEV-21-079 & 080 Preliminary and Final Plat for Bretz Farms

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Bretz Farms.

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 June 9, 2021.

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

Thank you,

Stephanie Sloop

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



APPENDIX C

FIRE HYDRANT LOCATIONS AND DISTRIBUTION

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

SECTION C101
GENERAL

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

SECTION C102
LOCATION

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

SECTION C103
NUMBER OF FIRE HYDRANTS

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

SECTION C104

CONSIDERATION OF EXISTING FIRE HYDRANTS

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

SECTION C105
DISTRIBUTION OF FIRE HYDRANTS

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

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

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

TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

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

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

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

APPENDIX D

FIRE APPARATUS ACCESS ROADS

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

SECTION D101 GENERAL

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

SECTION D102 REQUIRED ACCESS

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

SECTION D103 MINIMUM SPECIFICATIONS

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

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

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

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

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

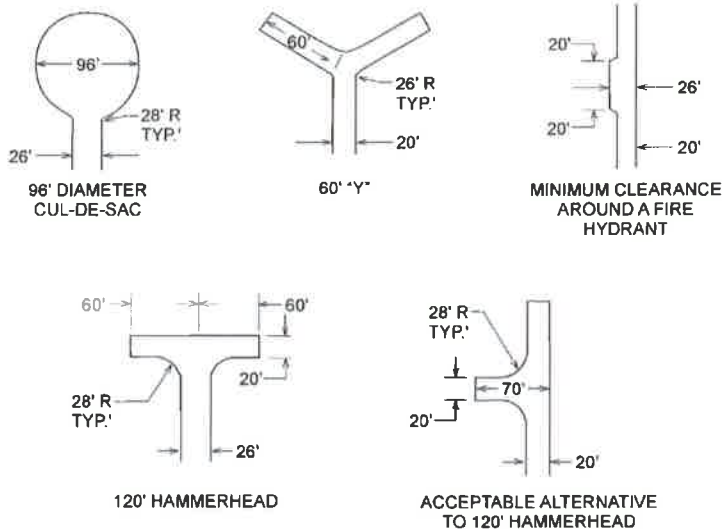
**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE
APPARATUS ACCESS ROADS**

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

For SI: 1 foot = 304.8 mm.

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

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



For SI: 1 foot = 304.8 mm.

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

APPENDIX D

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

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

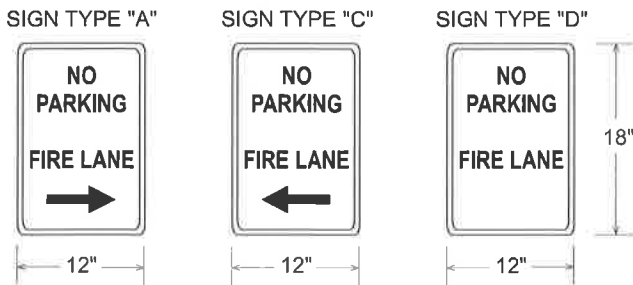


FIGURE D103.6
FIRE LANE SIGNS

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

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

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

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

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

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

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

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

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

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

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

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

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

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

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

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

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

Exceptions:

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

Sloop, Stephanie

From: Rural Water <rwd8lv@gmail.com>
Sent: Wednesday, June 2, 2021 4:59 PM
To: Sloop, Stephanie
Subject: Re: DEV-21-079 & 080 Preliminary and Final Plat for Bretz Farms

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

Stephanie Sloop,

RWD#8 will be able to provide water service to the Bretz Farm Subdivision, when proper application is made to RWD#8 Board of Directors.

RWD#8 has a 4" water line on the South side of Stranger Road, therefore a road bore is necessary to get service to the North side of the road.

The plat has Lot 3 along Tonganoxie Drive therefore a road bore is necessary to get service to this Lot, RWD#8 has a 4" line and a 6" line on the East side of Tonganoxie Dr.

Meters purchased on or after July 1, 2021 will be \$5,000.00.

If you have any questions please call me: 913-796-2164.

Becky-RWD#8

On Wed, Jun 2, 2021 at 4:23 PM Sloop, Stephanie <SSloop@leavenworthcounty.gov> wrote:

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Bretz Farms.

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 June 9, 2021.

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

Thank you,

Stephanie Sloop

Public Relations and Planning Coordinator

Planning and Zoning

Leavenworth County Courthouse

300 Walnut St. Ste. 212

Leavenworth. KS 66048

(913) 364-5750 ph



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*Becky Fousek
Office Manager
Rural Water District #8-LV CO*

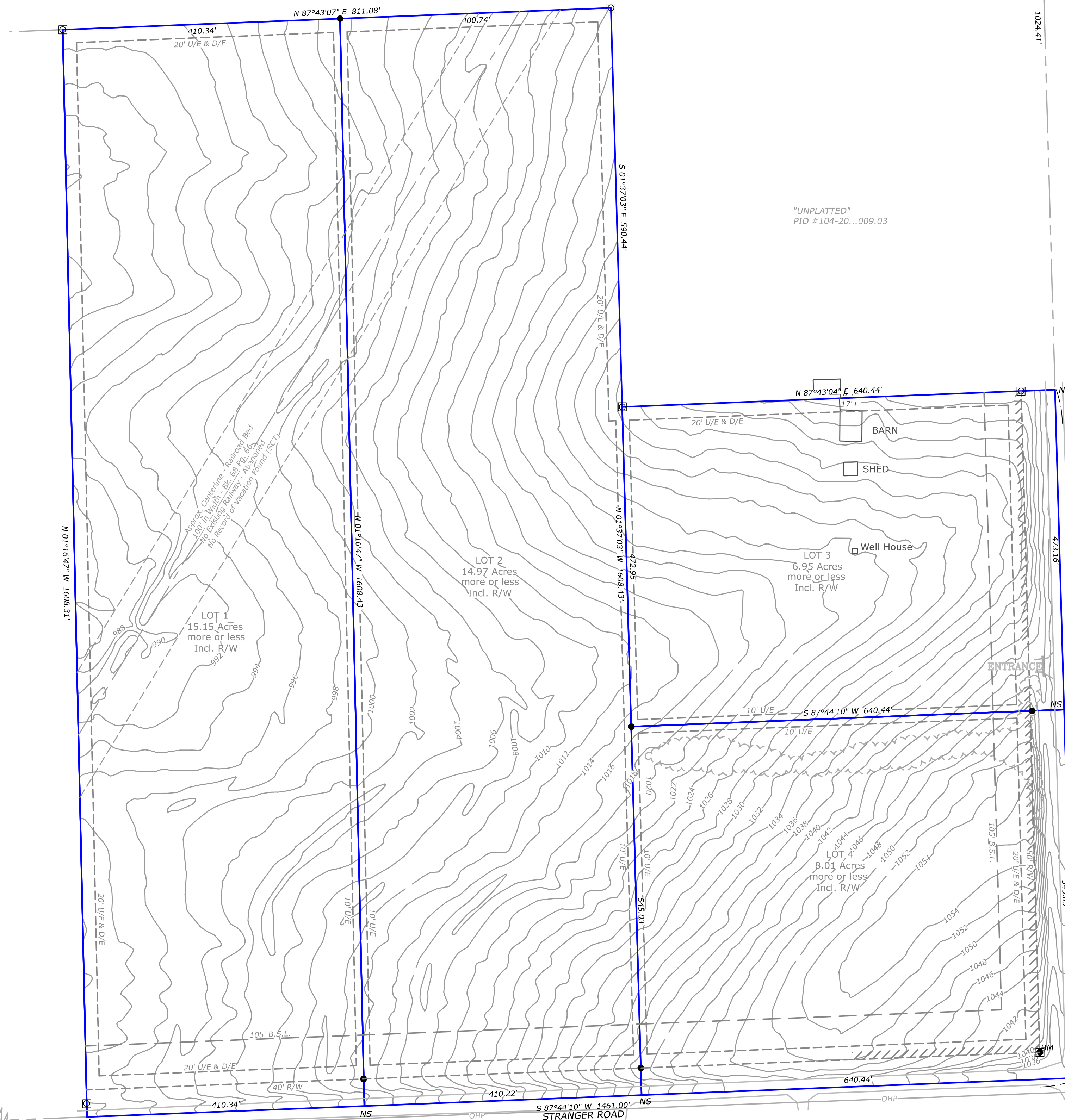
BRETZ FARM

A Minor Subdivision in the Southeast Quarter of Section 20, Township 9 South, Range 22 East, Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Kenneth W. & David L. Shoemaker
22565 207th Street
Tonganoxie, Kansas
PID # 104-20-0-00-009

SURVEYOR'S DESCRIPTION:
This description is prepared by Joseph A. Herring PS-1296, being a tract of land in the Southeast Quarter of Section 20, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence South 87 degrees 44'10" West for a distance of 1461.00 feet along the South line of said Southeast Quarter; thence North 01 degrees 16'47" West for a distance of 1608.31 feet; thence North 87 degrees 43'07" East for a distance of 811.08 feet; thence South 01 degrees 37'03" East for a distance of 590.44 feet; thence North 87 degrees 43'04" East for a distance of 640.44 feet to the East line of said Southeast Quarter; thence South 01 degrees 37'03" East for a distance of 1018.19 feet along said East line to the point of beginning. Together with and subject to covenants, easement and restriction of record. Said property contain 45.09 acres, more or less, including road right of way. Error of closure - 1 : 1594313



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

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

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Error of Closure Calculations
5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501 North Line of the Southwest Quarter - N 88°10'40" E
6) Monument Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD83
Project Benchmark (BM) - Northwest Corner - 999.5'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Document Number 2020R11726
12) Utility Companies -
- Water - RWD 8
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Continental Title Insurance Company Case Number 21403176 updated February 11, 2021
14) Property is not in a Special Flood Hazard Area per FEMA FIR Map 20103C0225G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Distances to and of structures, if any, are + - 1'.
17) Easements as per referenced Title Commitment are shown hereon
- Oil and Gas Lease Bk 367 Pg 736, Bk 375 Pg 404, blanket in nature, not shown.
- Terms and provisions of Agreement recorded in Book 775 Page 406, not shown hereon.
- Terms and provisions of the Gas Storage Lease recorded in Book 375 at Page 404 not shown hereon.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
(SCT) - Stephan C. Tuft Survey Doc. #20115009, #20115011, #20115014
(AMA) - Aaron M. Aley Survey "TWILIGHT MEADOWS"
(JAH) - J.A.Herring Survey Doc #20153017

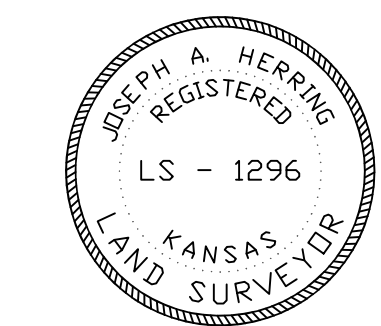
LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
□ - Concrete Base to be Set around Point
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement dedicated this plat
BM - Benchmark
POB - Point of Beginning
//// - 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

07R SW COR SE 1/4 Section 20-9-22 1/2" Bar 0.5' Deep



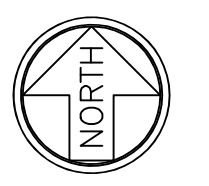
I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

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



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

Joseph A. Herring
PS # 1296

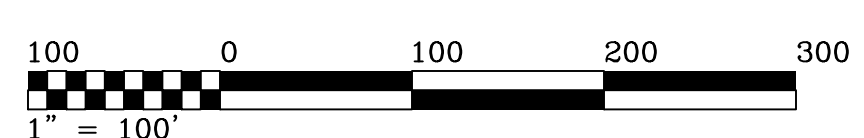


Scale 1" = 100'

Job # K-21-1461
May 22, 2021

J. HERRING, Inc. (dba)
HERRING SURVEYING & COMPANY

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



BRETZ FARM

A Minor Subdivision in the Southeast Quarter of Section 20, Township 9 South, Range 22 East, Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:

Kenneth W. & David L. Shoemaker
22565 207th Street
Tonganoxie, Kansas
PID # 104-20-0-00-009

SURVEYOR'S DESCRIPTION:

This description is prepared by Joseph A. Herring PS-1296, being a tract of land in the Southeast Quarter of Section 20, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence South 87 degrees 44'10" West for a distance of 1461.00 feet along the South line of said Southeast Quarter; thence North 01 degrees 16'47" West for a distance of 1608.31 feet; thence North 87 degrees 43'07" East for a distance of 811.08 feet; thence South 01 degrees 37'03" East for a distance of 590.44 feet; thence North 87 degrees 43'04" East for a distance of 640.44 feet to the East line of said Southeast Quarter; thence South 01 degrees 37'03" East for a distance of 1018.19 feet along said East line to the point of beginning. Together with and subject to covenants, easement and restriction of record. Said property contain 45.09 acres, more or less, including road right of way. Error of closure - 1 : 1594313

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: BRETZ FARMS.

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

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

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

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

IN TESTIMONY WHEREOF,

We, the undersigned owners of BRETZ FARMS, have set our hands this _____ day of _____, 2021.

Ben Robbins
Robbins Acquisitions, LLC

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

NOTARY PUBLIC

My Commission Expires: _____ (seal)

APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of BRETZ FARMS this _____ day of _____, 2021.

Secretary Krystal A. Voth Chairman Steven Rosenthal

COUNTY ENGINEER'S APPROVAL:

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

County Engineer -

COUNTY COMMISSION APPROVAL:

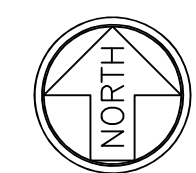
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of BRETZ FARMS, this _____ day of _____, 2021.

Chairman Michael W. Smith County Clerk Attest: Janet Klasinski

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

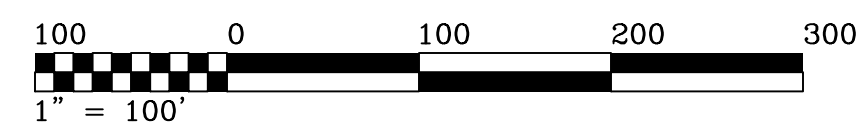
Register of Deeds - TerriLois G. Mashburn

07R SW COR SE 1/4 Section 20-9-22 1/2" Bar 0.5' Deep



Scale 1" = 100'

Job # K-21-1461
May 22, 2021



"UNPLATTED"
PID #104-20...009.01

"UNPLATTED"
PID #104-20...009.03

"UNPLATTED"
PID #104-20...009.02

09P East Quarter Corner
Section 20-9-22
2" Alum Cap at Surface

RESTRICTIONS:

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

ZONING:

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

NOTES:

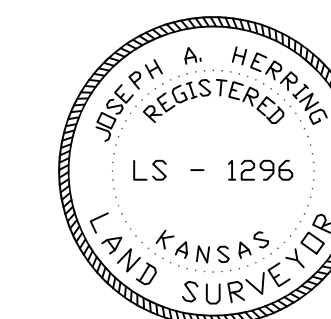
- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501 North Line of the Southwest Quarter - N 88°10'40" E
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD83
Project Benchmark (BM) - Northwest Corner - 999.5'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Document Number 2020R11726
- 12) Utility Companies -
 - Water - RWD 8
 - Electric - Freestate
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
- 13) Reference Continental Title Insurance Company Case Number 21403176 updated February 11, 2021
- 14) Property is not in a Special Flood Hazard Area per FEMA FIR Map 20103C0225G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are +- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon
 - Oil and Gas Lease Bk 367 Pg 736, Bk 375 Pg 404, blanket in nature, not shown.
 - Terms and provisions of Agreement recorded in Book 775 Page 406, not shown hereon.
 - Terms and provisions of the Gas Storage Lease recorded in Book 375 at Page 404 not shown hereon.
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
 - (SCT) - Stephan C. Tufte Survey Doc. #20115009, #20115011, #20115014 (AMA) - Aaron M. Aley Survey "TWILIGHT MEADOWS" (JAH) - J.A.Herring Survey Doc #20153017

LEGEND:

- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- - Concrete Base to be Set around Point
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement dedicated this plat
- BM - Benchmark
- POB - Point of Beginning
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client

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

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



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

Joseph A. Herring
PS # 1296

****Consent Agenda****

**Leavenworth County
Request for Board Action
Case No. DEV-21-081/082
Preliminary & Final Plat Carbaugh Estates**

Date: August 18, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

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

Action Requested: The applicants are requesting a Preliminary and Final Plat for a three-lot subdivision. All lots are four acres in size.

Analysis: The applicant is requesting the approval of a three (3) lot subdivision located immediately south of 17305 254th Street. Zoning of the property and the neighborhood across 254th Street is RR-2.5. All three lots are 4 acres in size and meet the requirements for the zoning district.

The applicant has filed a deed restriction with the Register of Deeds office that will not allow any future subdividing of this parcel.

Recommendation: The Planning Commission voted 6-0 (1 absence, 2 vacancies) to recommend approval of Case No. DEV-21-081 & 082, Preliminary and Final Plat for Carbaugh Estates subject to conditions.

Alternatives:

1. Approve Case No. DEV-21-081 & 082, Preliminary and Final Plat for Carbaugh Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-081 & 082, Preliminary and Final Plat for Carbaugh Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-081 & 082, Preliminary and Final Plat for Carbaugh Estates, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

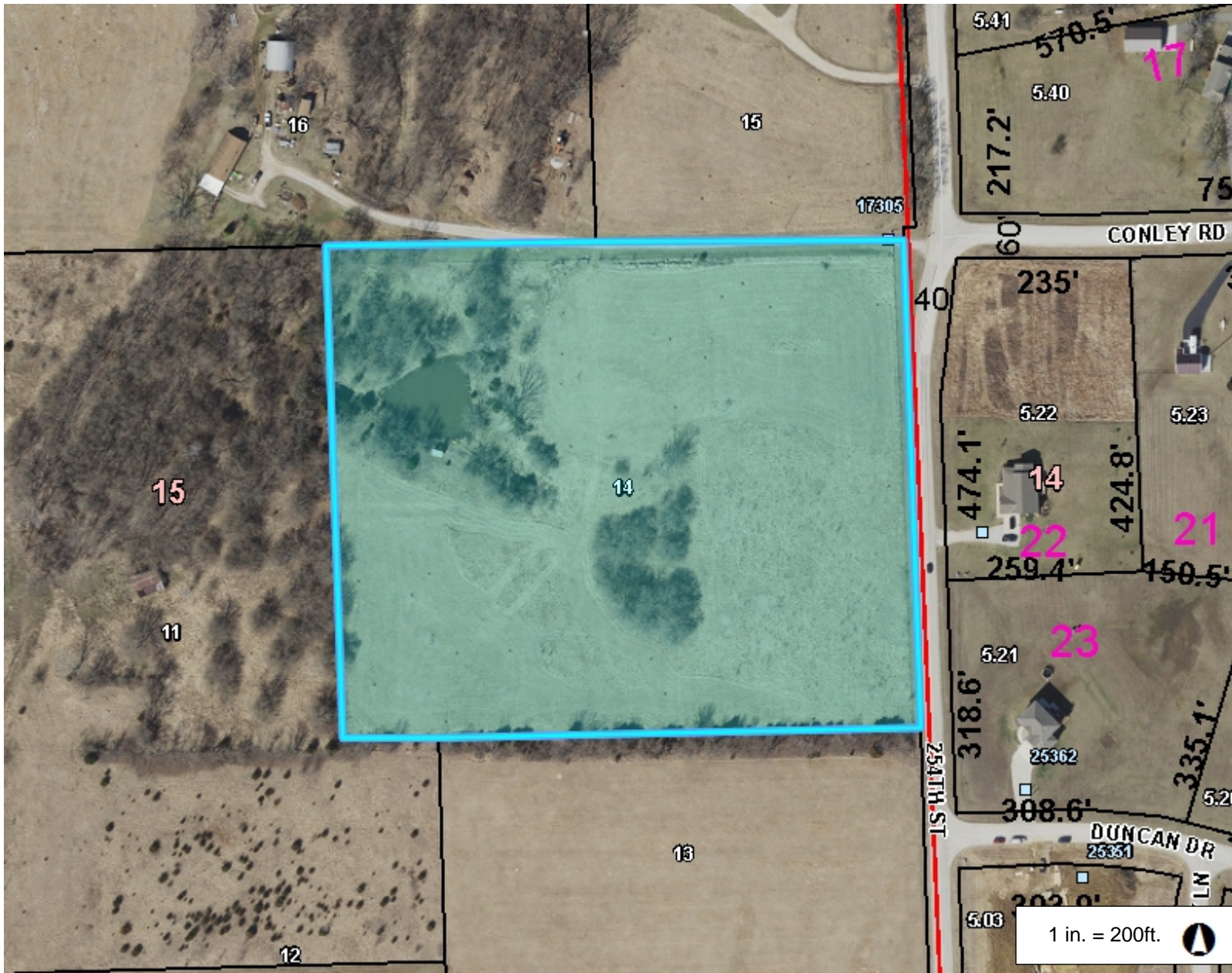
Budgetary Impact:

- 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

DEV-21-081 & 082 Carbaugh Estates Plats



Legend

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

Notes

400.0 0 200.00 400.0 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

*****Consent Agenda*****
Case No. DEV-21-081/082
Carbaugh Estates
Preliminary and Final Plat

Staff Report – Planning Commission

August 18, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** David & Shannon Lutgen
15554 Elm Street
Tonganoxie, KS 66086

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

Legal Description: A tract of land in the Southeast Quarter of Section 15, Township 11 South, Range 20 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 11.9 acres

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

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

Parcel ID No.: 205-15-0-00-00-014.00

Planner: Joshua Gentzler

REPORT:

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 6-0 (1 absence, 2 vacancies) recommends approval of Case No. DEV-21-081 & 082, Preliminary and Final Plat for Carbaugh Estates, with the following conditions:

1. Building permits shall be required for any new construction.
2. The lots created by this plat shall not be further divided, as per the Deed Restriction filed with the Register of Deeds.
3. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
4. The applicant shall adhere to the following memorandums:
 - a. Joe Osborn – Rural Water District 13, June 14, 2021
5. A waiver for the use of private septic systems within this subdivision is granted with this approval.
6. At time of development, fire hydrants shall be required if necessary infrastructure is available.
7. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

Request

The applicant is requesting a Preliminary and Final Plat for a three (3) lot subdivision.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 2.5 acres to 27 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C300G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Tonganoxie Fire Department
Water: RWD 13
Electric: Freestate

Access/Streets

The property is accessed by 254th Street. This road is a local County road with a paved surface ± 25' wide.

Agency Comments

See attached comments – Email – Kyle Anderson – Planning and Zoning, Month day, 2021
See attached comments – Email – Mitch Pleak – Public Works, June 25, 2021
See attached comments – Email – Mitch Pleak – Public Works, July 6, 2021
See attached comments – Email – Lauren Anderson – County Surveyor, June 24, 2021
See attached comments – Email – Joe Osborn – Rural Water District 13, June 14, 2021
See attached comments – Email – Amanda Tarwater – FreeState, June 3, 2021

Findings

1. The proposed subdivision is consistent with the zoning district of RR 2.5; Rural Residential Zoning 2.5-acre minimum size parcels and meets the lot-depth to lot-width ratio of 3.5:1 or 4:1, have the minimum frontage of 200', and minimum lot size of 2.5 acres.
2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.
3. At time of development, fire hydrants shall be required if necessary infrastructure is available.
4. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

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

Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision. (See condition 4.)

Staff Comments

The applicant is requesting the approval of a three (3) lot subdivision located immediately south of 17305 254th Street. Zoning of the property and the neighborhood across 254th Street is RR-2.5. All three lots are 4 acres in size and meet the requirements for the zoning district.

The applicant has filed a deed restriction with the Register of Deeds office that will not allow any future subdividing of this parcel.

Staff is supportive of the request as proposed and recommends approval of the development.

ACTION OPTIONS:

1. Approve Case No. DEV-21-081 & 082, Preliminary and Final Plat for Carbaugh Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-081 & 082, Preliminary and Final Plat for Carbaugh Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-081 & 082, Preliminary and Final Plat for Carbaugh Estates, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Aerial Map
Memorandums
Preliminary and Final Plat

From: [Anderson, Lauren](#)
Sent: Thursday, June 24, 2021 3:16 PM
To: '[Joe Herring](#)'; [Gentzler, Joshua](#)
Subject: RE: Carbaugh Estates Submittal DEV-21-081 & 082
Attachments: 2021.06.24 Carbaugh Rev 1 Comments.pdf

Joe,

Please see the attached survey comments.

Lauren

From: Joe Herring <herringsurveying@outlook.com>
Sent: Monday, June 21, 2021 9:55 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: Re: Carbaugh Estates Submittal DEV-21-081 & 082

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

See attached revised plats and closure calcs.

Thank you - Joe Herring

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

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, June 14, 2021 2:42 PM
To: 'Joe Herring' <herringsurveying@outlook.com>
Subject: RE: Carbaugh Estates Submittal DEV-21-081 & 082

Joe,

See attached PW's review of the plats and comments on the drainage report. Planning has no comments to add to the Surveyor & PW comments.

Drainage Report Comments:

- Page 2, the existing condition narrative and table should include the pond surface.
- Page 2, the developed condition narrative and table should include the pond surface.
- Page 2, the developed condition narrative should include a statement of maintained lawn shown in the developed condition table.
- Page 3, add language defining the Q units in the table.
- Page 3, with a developed C value less there should not be a change of 0% in the Q.
- In general revise the report with the above comments.

Joshua Gentzler
[Planning & Zoning](#)

From: Joe Herring <herringsurveying@outlook.com>
Sent: Thursday, May 27, 2021 12:40 PM
To: PZ <PZ@leavenworthcounty.gov>
Subject: Carbaugh Estates Submittal

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.

Please see the attached application and documentation.
Will drop off payment this afternoon.
Dave filled out the authorization and should be in his file at your office.

Thank you - Joe Herring

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

Summary of Comments on Carbaugh Estates FINAL 24x36LS

Page: 1

 Number: 1 Author: mjbogina Subject: Typewritten Text Date: 6/24/2021 1:49:12 PM
[Provide LSRRs](#)

From: [Mitch Pleak](#)
Sent: Tuesday, July 6, 2021 10:24 AM
To: [Gentzler, Joshua](#); [Anderson, Lauren](#)
Cc: [Voth, Krystal](#); [Noll, Bill](#); [019-2831](#)
Subject: RE: Fw: Carbaugh Estates Submittal DEV-21-081 & 082

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,
The drainage report was reviewed with no further comments.

Thanks,

Mitch Pleak

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, June 28, 2021 10:56 AM
To: Anderson, Lauren <LAAnderson@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>
Subject: FW: Fw: Carbaugh Estates Submittal DEV-21-081 & 082

Here is the revised Drainage Report.

Joshua Gentzler
[Planning & Zoning](#)

From: David Lutgen <dlutgen72@gmail.com>
Sent: Monday, June 28, 2021 6:41 AM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Joe Herring <herringsurveying@outlook.com>
Subject: Re: Fw: Carbaugh Estates Submittal DEV-21-081 & 082

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,

An updated drainage report is attached. Let me know if any additional information is needed.

Thanks

David Lutgen

On Fri, Jun 25, 2021 at 1:51 PM Gentzler, Joshua <JGentzler@leavenworthcounty.gov> wrote:

David,

Here is the response from Public Works:

- You do not need to add the existing pond into the existing or developed composite "C" calculation. The existing pond is mentioned in the existing condition paragraph. Page 2,

provide a statement in the developed condition paragraph to include “Existing pond to remain unchanged as part of the developed condition”.

- Page 2, the developed condition narrative should include a statement of maintained lawn shown in the developed condition table.
- Page 3, add language defining the Q units in the table.
- Page 3, with a developed C value less, there would not be a change of 0% in the Q.
- In general revise the report with the above comments.

Thank you,

Joshua Gentzler
[Planning & Zoning](#)

From: David Lutgen <dlutgen72@gmail.com>
Sent: Tuesday, June 22, 2021 6:43 AM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Joe Herring <herringsurveying@outlook.com>
Subject: Re: Fw: Carbaugh Estates Submittal DEV-21-081 & 082

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,

In general, when doing a storm water report if a pond is not being used for detention then I include it in the acreage of the surrounding land. I am assuming this is a new reviewer at Olsson since these comments have not come up previously. I have done a lot of reports in LV County with ponds on the project sites and I have never been asked to include the pond in the report. I have attached one report as an example.

If the reviewer is going to insist on the pond being included, what c value do they want used?

Thanks

David Lutgen, P.E.

On Mon, Jun 21, 2021 at 9:21 PM Joe Herring <herringsurveying@outlook.com> wrote:

Did you see these yet?

Thank you - Joe Herring

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

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, June 14, 2021 2:42 PM
To: 'Joe Herring' <herringsurveying@outlook.com>
Subject: RE: Carbaugh Estates Submittal DEV-21-081 & 082
Joe,

See attached PW's review of the plats and comments on the drainage report. Planning has no comments to add to the Surveyor & PW comments.

Drainage Report Comments:

- Page 2, the existing condition narrative and table should include the pond surface.
- Page 2, the developed condition narrative and table should include the pond surface.
- Page 2, the developed condition narrative should include a statement of maintained lawn shown in the developed condition table.
- Page 3, add language defining the Q units in the table.
- Page 3, with a developed C value less there should not be a change of 0% in the Q.
- In general revise the report with the above comments.

Joshua Gentzler

[Planning & Zoning](#)

From: Joe Herring <herringsurveying@outlook.com>

Sent: Thursday, May 27, 2021 12:40 PM

To: PZ <PZ@leavenworthcounty.gov>

Subject: Carbaugh Estates Submittal

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.

Please see the attached application and documentation.

Will drop off payment this afternoon.

Dave filled out the authorization and should be in his file at your office.

Thank you - Joe Herring

J.Herring Inc., dba,Herring Surveying Company

315 N. 5th Street, Leavenworth, KS 66048

913-651-3858 - ROCK CHALK!

From: [Mitch Pleak](#)
Sent: Friday, June 25, 2021 11:45 AM
To: [Gentzler, Joshua](#)
Cc: [Anderson, Lauren](#); [Noll, Bill](#); [019-2831](#)
Subject: RE: DEV-21-081 & 082 Review of Preliminary & Final Plat for Carbaugh 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,
There is no further comments for the PP and FP.

Drainage Report Comments:

- Mr. Lutgen does not need to add the existing pond into the existing or developed composite "C" calculation. The existing pond is mentioned in the existing condition paragraph. Page 2, provide a statement in the developed condition paragraph to include "Existing pond to remain unchanged as part of the developed condition".
- Page 2, the developed condition narrative should include a statement of maintained lawn shown in the developed condition table.
- Page 3, add language defining the Q units in the table.
- Page 3, with a developed C value less, there would not be a change of 0% in the Q.
- In general revise the report with the above comments.

Sincerely,

Mitch Pleak

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Tuesday, June 22, 2021 8:17 AM
To: Mitch Pleak <mpleak@olsson.com>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: RE: DEV-21-081 & 082 Review of Preliminary & Final Plat for Carbaugh Estates

Mitch and Lauren,

I've attached the revisions to the Carbaugh Estates documents.

Got this response from David Lutgen in regards to the Drainage report:

In general, when doing a storm water report if a pond is not being used for detention then I include it in the acreage of the surrounding land. I am assuming this is a new reviewer at Olsson since these comments have not come up previously. I have done a lot of reports in LV County with ponds on the project sites and I have never been asked to include the pond in the report. I have attached one report as an example.

If the reviewer is going to insist on the pond being included, what c value do they want used?

Thanks,

Joshua Gentzler
[Planning & Zoning](#)

From: Mitch Pleak <mpleak@olsson.com>
Sent: Tuesday, June 8, 2021 4:30 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; Voth, Krystal <KVoth@leavenworthcounty.gov>; 019-2831 <019-2831@olsson.com>
Subject: RE: DEV-21-081 & 082 Review of Preliminary & Final Plat for Carbaugh 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,
Lauren and I have reviewed the PP, FP, and drainage report. PP and FP comments are in the link below.

Drainage Report Comments:

- Page 2, the existing condition narrative and table should include the pond surface.
- Page 2, the developed condition narrative and table should include the pond surface.
- Page 2, the developed condition narrative should include a statement of maintained lawn shown in the developed condition table.
- Page 3, add language defining the Q units in the table.
- Page 3, with a developed C value less there should not be a change of 0% in the Q.
- In general revise the report with the above comments.

Citrix Attachments Expires December 5, 2021

2021.05.27 DEV-21-081 PRELIM.pdf	1.5 MB
2021.05.27 DEV-21-082 FINAL.pdf	1.9 MB

[Download Attachments](#)

Mitchell Pleak uses Citrix Files to share documents securely.

Thanks,

Mitch Pleak

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Wednesday, June 2, 2021 2:17 PM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>
Subject: DEV-21-081 & 082 Review of Preliminary & Final Plat for Carbaugh Estates

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

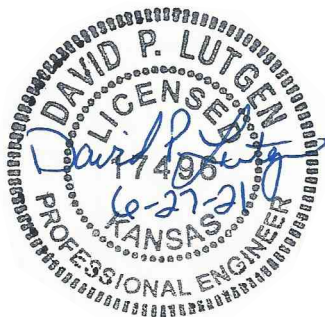
The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Wednesday, June 9th, 2021.

Carbaugh Estates
Leavenworth County Kansas

Drainage Report

May 17, 2021

Revised June 27, 2021



Parcel Information - The 12.1-acre (+/-) parcel is located at the south west corner of 254th Street and Conley Road in Leavenworth County KS. An application has been submitted to rezone the property from RR 5.0 to RR 2.5.

Existing Conditions - The majority of the parcel is hay ground. There are wooded areas and a small pond on the property. The entire property drains to the north west corner of the parcel, see exhibit #1.

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

Existing		Acres in each Drainage Area			
	c value	DA #1			
Wooded	0.35	2.40			
Pasture	0.36	9.70			
Composite c		0.36			

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

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

Developed		Acres in each Drainage Area			
	c value	DA #1			
Wooded	0.35	2.40			
Impervious	0.90	0.69			
Grass	0.30	9.01			
Composite c		0.34			

$$\text{composite c} = \frac{(\text{Wooded Acres} * 0.35 + \text{Impervious Acres} * 0.90 + \text{Grass Acres} * 0.30)}{\text{Total Acres}}$$

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

DA #1

	Q10 (cfs)	Q100 (cfs)
Existing	23.4	41.5
Developed	22.3	39.6
Change	-5%	-5%

Conclusion – The change in land use for this parcel of ground results in a decrease in storm water runoff from the site.

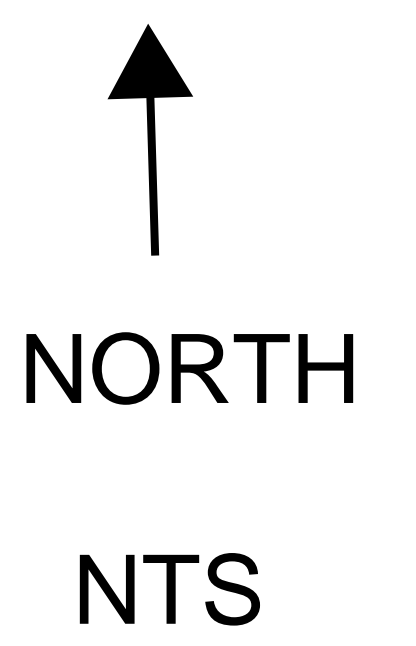
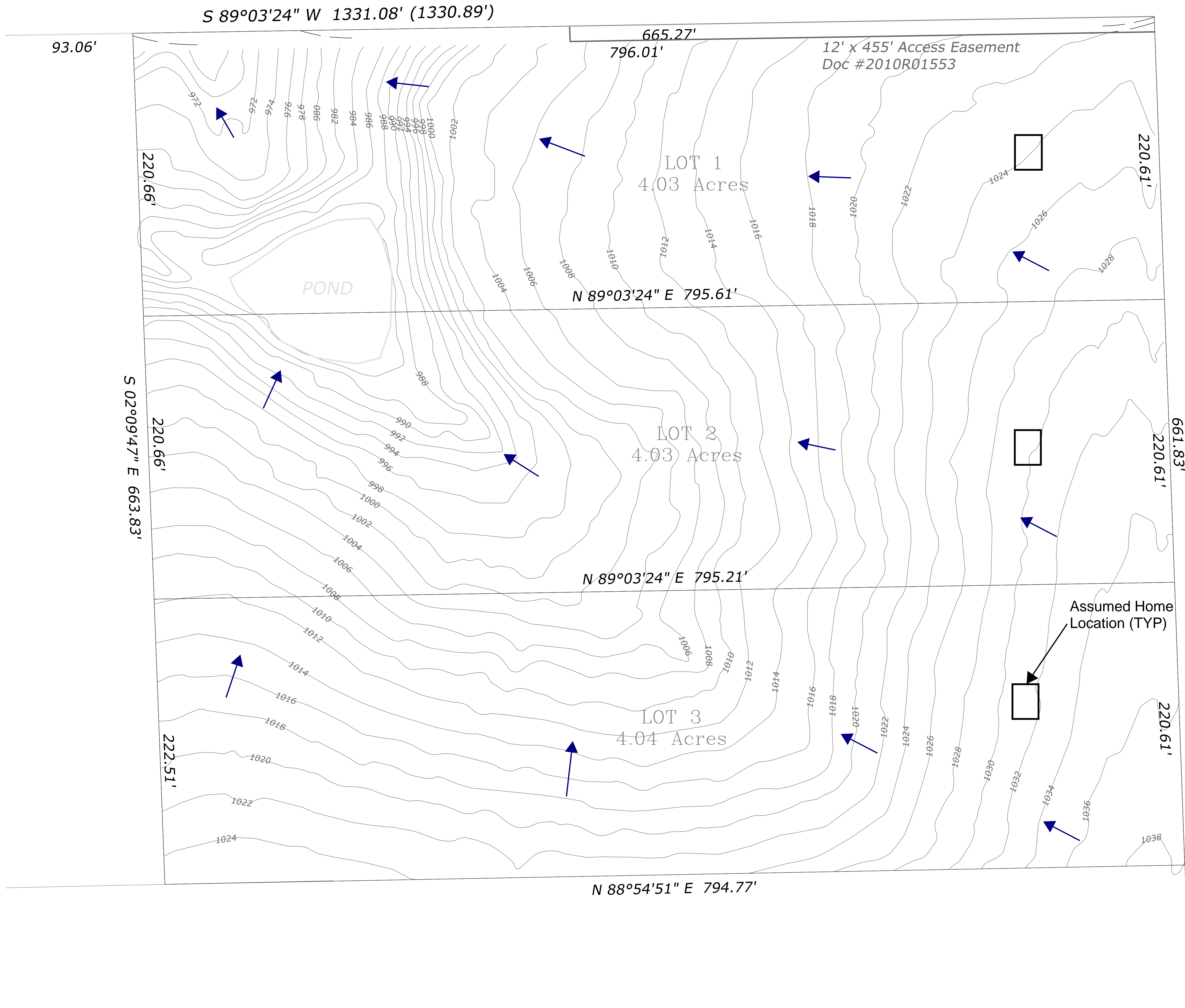


TABLE 1 Values of Runoff Coefficient C

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

AGRICULTURAL AREAS:

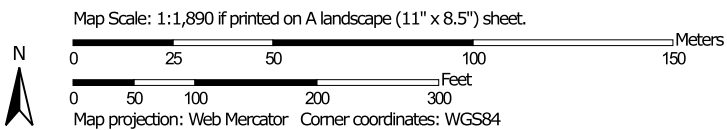
Topography and Vegetation	<u>Runoff Coefficient C Soil Texture</u>		
	Soil Texture		
	Open Sandy Loam	Clay and Silt Loam	Tight Clay
Woodland			
Flat 0 - 5% Slope	0.10	0.30	0.40
Rolling 5 - 10% Slope	0.25	0.35	0.50
Hilly 10 - 30% Slope	0.30	0.50	0.60
Pasture			
Flat	0.10	0.30	0.40
Rolling	0.16	0.36	0.55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

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



Soil Map may not be valid at this scale.

Map Unit Symbol	Map Unit Name
7252	Grundy silty clay loam, 1 to 3 percent slopes
7461	Oska silty clay loam, 3 to 8 percent slopes, eroded
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded
7506	Pawnee clay loam, 1 to 4 percent slopes, eroded
7550	Rosendale-Bendena silty clay loams, 3 to 40 percent slopes



Drainage Area #1- 10 year

Existing Conditions

Area = 12.1 acres
C= 0.36
L= 1045
S= 7.4
K= 1

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

L max = 300

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

$$T_i = 11.9$$

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

$$T_t = 1.74$$

$$T_c = 13.6$$

$$i_{10} = 5.40$$

$$Q = KCiA$$

$$Q = 23.4 \text{ cfs}$$

Developed Conditions

Area = 12.1 acres
C= 0.34
L= 1045
S= 7.4
K= 1

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

L max = 300

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

$$T_i = 12.1$$

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

$$T_t = 1.74$$

$$T_c = 13.8$$

$$i_{10} = 5.36$$

$$Q = KCiA$$

$$Q = 22.3 \text{ cfs}$$

Drainage Area #1 - 100 year

Existing Conditions

Area = 12.1 acres
C= 0.36
L= 1045
S= 7.4
K= 1.25

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

L max = 300

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

$$T_i = 11.9$$

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

$$T_t = 1.74$$

$$T_c = 13.6$$

$$i_{100} = 7.66$$

$$Q = KCiA$$

$$Q = 41.5 \text{ cfs}$$

Developed Conditions

Area = 12.1 acres
C= 0.34
L= 1045
S= 7.4
K= 1.25

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

L max = 300

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

$$T_i = 12.1$$

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

$$T_t = 1.74$$

$$T_c = 13.8$$

$$i_{100} = 7.61$$

$$Q = KCiA$$

$$Q = 39.6 \text{ cfs}$$

From: [Amanda Tarwater](#)
Sent: Thursday, June 3, 2021 12:07 PM
To: [Gentzler, Joshua](#)
Subject: Re: DEV-21-081/082 Review of Preliminary/Final Plat - Carbaugh 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.

FreeState Electric has no objection to this request.

Amanda Tarwater
Member Account Coordinator



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

From: "Gentzler, Joshua" <JGentzler@leavenworthcounty.gov>
Date: Wednesday, June 2, 2021 at 2:34 PM
To: "RWD 13 (linda@jfrwd13.com)" <linda@jfrwd13.com>, Amanda Tarwater <amanda.holloway@freestate.coop>, 'Timothy Smith' <chief1860@ttrfd.com>, "Magaha, Chuck" <CMagaha@leavenworthcounty.gov>, "Miller, Jamie" <JMiller@leavenworthcounty.gov>, "Patzwald, Joshua" <jpatzwald@leavenworthcounty.gov>, "Van Parys, David" <DVanParys@leavenworthcounty.gov>
Subject: DEV-21-081/082 Review of Preliminary/Final Plat - Carbaugh Estates

Warning: This message originated outside of the FEC organization. Do not click links or open attachments unless you have validated the sender and know the content is safe. <="" span="">

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Carbaugh Estates

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Wednesday, June 9th, 2021.

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

Thank you,

Joshua Gentzler
Planner II

From: [Joe Osborn](#)
Sent: Monday, June 14, 2021 4:40 PM
To: [Gentzler, Joshua](#)
Cc: [Jefferson County RWD #13](#)
Subject: RE: DEV-21-081/082 Review of Preliminary/Final Plat - Carbaugh 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.

I believe so. The problem is that we can't say for sure until the customer pays to have a feasibility study done, and they have not done that yet. But I think we're good there.

Thank you,

Joe Osborn
District Manager
joe@jfrwd13.com
1951 Wellman Rd.
Lawrence Ks, 66044
785-813-3589

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, June 14, 2021 4:36 PM
To: Joe Osborn <joe@jfrwd13.com>
Subject: RE: DEV-21-081/082 Review of Preliminary/Final Plat - Carbaugh Estates

Good afternoon Joe,

The county is essentially looking for the answer to these questions:

- Will you be able to provide services to these lots with the current network?
- If not, will the developer need to pay for extension of water lines to provide service?

Let me know if you have any other questions,

Joshua Gentzler
[Planning & Zoning](#)

From: Joe Osborn <joe@jfrwd13.com>
Sent: Monday, June 14, 2021 3:03 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Jefferson County RWD #13 <linda@jfrwd13.com>
Subject: RE: DEV-21-081/082 Review of Preliminary/Final Plat - Carbaugh 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,

I'm sorry I didn't get back you by the 9th. Honestly, I'm not sure what the county is asking for when they ask for a comment? Can you enlighten me?

Thank you,

Joe Osborn
District Manager
joe@jfrwd13.com
1951 Wellman Rd.
Lawrence Ks, 66044
785-813-3589

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, June 14, 2021 2:38 PM
To: Jefferson County RWD #13 <linda@jfrwd13.com>
Cc: Joe Osborn <joe@jfrwd13.com>
Subject: RE: DEV-21-081/082 Review of Preliminary/Final Plat - Carbaugh Estates

Good afternoon Joe & Linda,

Do you have any comments on this application for a plat across from Rocking C Estates?

Thank you,

Joshua Gentzler
[Planning & Zoning](#)

From: Jefferson County RWD #13 <linda@jfrwd13.com>
Sent: Wednesday, June 2, 2021 5:06 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Joe Osborn <joe@jfrwd13.com>
Subject: FW: DEV-21-081/082 Review of Preliminary/Final Plat - Carbaugh 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,

I am forwarding your request to Joe Osborn for review.

Thank you,
Linda L. Lips
linda@jfrwd13.com
Jefferson County R.W.D. #13
1951 Wellman Rd.
Lawrence, KS 66044
785-842-1502
www.jfrwd13.com

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Wednesday, June 2, 2021 2:18 PM
To: Jefferson County RWD #13 <linda@jfrwd13.com>; Amanda Holloway (<Amanda.holloway@freestate.coop> <Amanda.holloway@freestate.coop>; 'Timothy Smith' <chief1860@ttrfd.com>; Magaha, Chuck <CMagaha@leavenworthcounty.gov>; Miller, Jamie

<JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>

Subject: DEV-21-081/082 Review of Preliminary/Final Plat - Carbaugh Estates

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Carbaugh Estates

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Wednesday, June 9th, 2021.

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

Thank you,

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

From: [Amanda Tarwater](#)
Sent: Thursday, June 3, 2021 12:07 PM
To: [Gentzler, Joshua](#)
Subject: Re: DEV-21-081/082 Review of Preliminary/Final Plat - Carbaugh Estates

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FreeState Electric has no objection to this request.

Amanda Tarwater
Member Account Coordinator



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

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Date: Wednesday, June 2, 2021 at 2:34 PM
To: "RWD 13 (linda@jfrwd13.com)" <linda@jfrwd13.com>, Amanda Tarwater <amanda.holloway@freestate.coop>, 'Timothy Smith' <chief1860@ttrfd.com>, "Magaha, Chuck" <CMagaha@leavenworthcounty.gov>, "Miller, Jamie" <JMiller@leavenworthcounty.gov>, "Patzwald, Joshua" <jpatzwald@leavenworthcounty.gov>, "Van Parys, David" <DVanParys@leavenworthcounty.gov>
Subject: DEV-21-081/082 Review of Preliminary/Final Plat - Carbaugh Estates

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

Thank you,

Joshua Gentzler
Planner II

CARBAUGH ESTATES

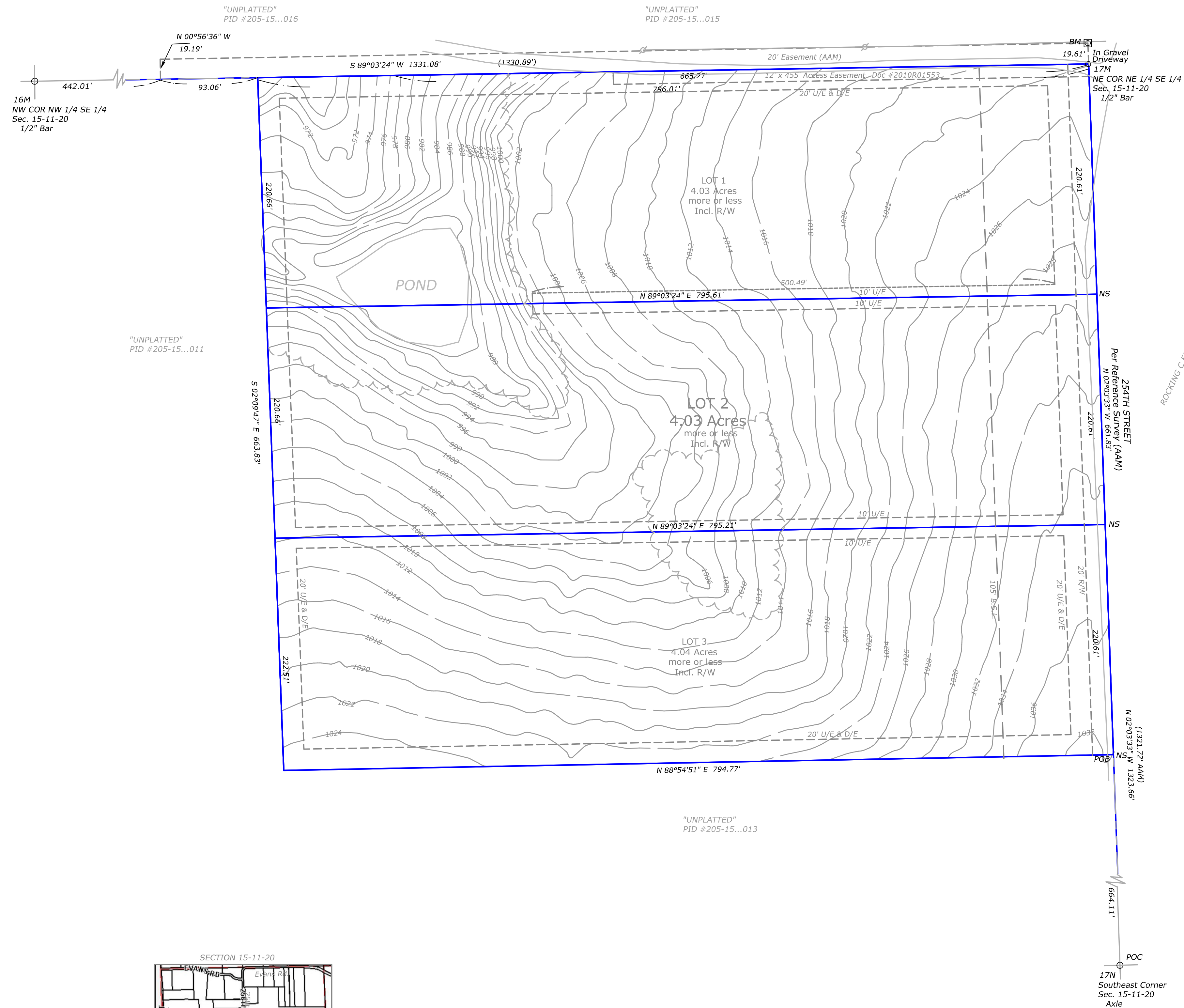
A Minor Subdivision in the Southeast Quarter of Section 15, Township 11 South, Range 20 East, Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
David P. & Shannon Lutgen
15554 Elm Street
Basehor, KS 66007
PID # 205-15-0-00-00-014

SURVEYOR'S DESCRIPTION:
Tract of land in the Southeast Quarter of the Southeast Quarter of Section 15, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Southeast Corner of said Southeast Quarter; thence North 02 degrees 03'33" West for a distance of 661.83 feet along the East line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence continuing North 02 degrees 03'33" West for a distance of 661.83 feet along said East line; thence South 89 degrees 03'24" West for a distance of 796.01 feet; thence South 02 degrees 09'47" East for a distance of 663.83 feet; thence North 88 degrees 54'51" East for a distance of 794.77 feet to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 12.1 Acres, more or less, including road right of ways.
Error of closure - 1 : 1846865

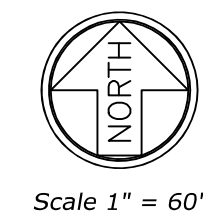
- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures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



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

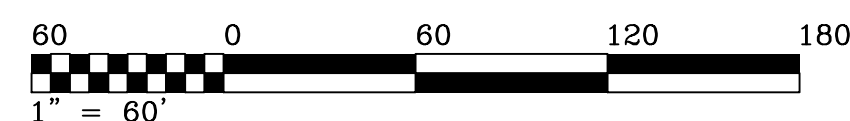
- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501 East Line Southeast Quarter
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
Project Benchmark (BM) - 1/2" Bar in Conc. 19.61' N of NE Cor Plat - 1021.85'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Document Number 2020R11726
 - 12) Utility Companies -
- Water - RWD 13
- Electric - Freestate
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
 - 13) Reference Continental Title Insurance Company Case Number 21403176 updated February 11, 2021
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRMS Map 20103C300G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - 16) Distances to and of structures, if any, are + 1'.
 - 17) Easements as per referenced Title Commitment are shown hereon
- Oil and Gas Lease Bk 367 Pg 736, Bk 375 Pg 404, blanket in nature, not shown.
- Terms and provisions of Agreement recorded in Book 775 Page 406, not shown hereon.
- Terms and provisions of the Gas Storage Lease recorded in Book 375 at Page 404 not shown hereon.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
- Recorded plat of ROCKING "C" ESTATES - Document # 2009P00021 (AAM) - A.A.Matzedar Survey dated 1979 - not recorded (JAH) - J.A.Herring Survey Doc #20185009

- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base to be Set around Point
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement dedicated this plat
 - BM - Benchmark
 - POB - Point of Beginning
 - 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
 - ~ - Tree/Brush Line



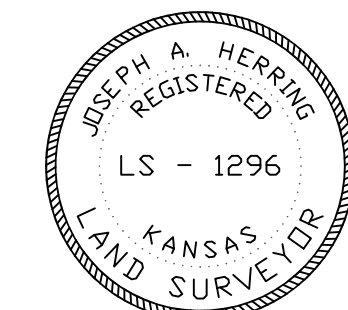
Scale 1" = 60'

Job # K-21-1447
May 22, 2021 Rev. June 21, 2021
J. Herring, Inc. (dba)
HERRING SURVEYING & COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@leamcsh.com



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

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



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

Joseph A. Herring
PS # 1296

CARBAUGH ESTATES

A Minor Subdivision in the Southeast Quarter of Section 15, Township 11 South, Range 20 East, Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
David P. & Shannon Lutgen
15554 Elm Street
Basehor, KS 66007
PID # 205-15-0-00-014

SURVEYOR'S DESCRIPTION:
Tract of land in the Southeast Quarter of the Southeast Quarter of Section 15, Township 11 South, Range 20 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Southeast Corner of said Southeast Quarter; thence North 02 degrees 03'33" West for a distance of 661.83 feet along the East line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence continuing North 02 degrees 03'33" West for a distance of 661.83 feet along said East line; thence South 89 degrees 03'24" West for a distance of 796.01 feet; thence South 02 degrees 09'47" East for a distance of 663.83 feet; thence North 88 degrees 54'51" East for a distance of 794.77 feet to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 12.1 Acres, more or less, including road right of ways.
Error of closure - 1 : 1846865

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: CARBAUGH ESTATES.

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

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

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

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

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

David P. Lutgen _____ Shannon Lutgen _____

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came David P. Lutgen and Shannon Lutgen, husband and wife, 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 CARBAUGH ESTATES this _____ day of _____, 2021.

Secretary _____ Chairman _____
Krystal A. Voth _____ Steven Rosenthal _____

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

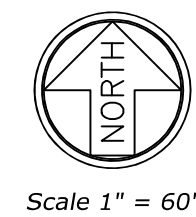
County Engineer - _____

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

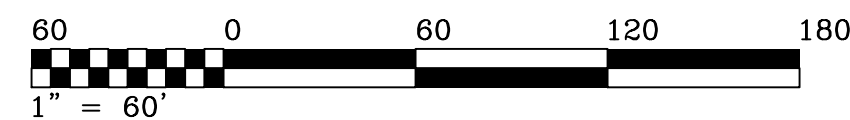
Chairman _____ County Clerk _____
Michael W. Smith _____ Janet Klasinski _____

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

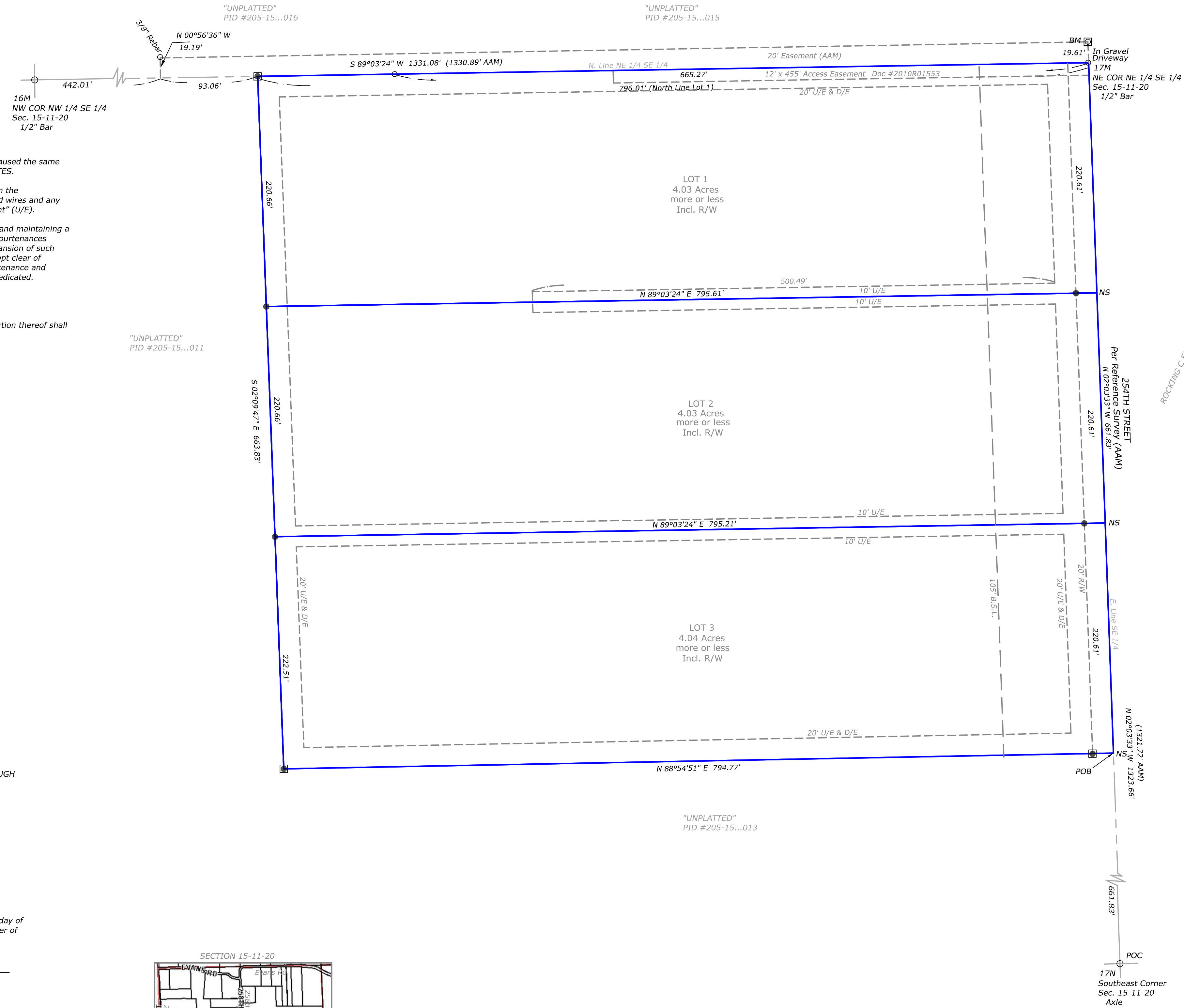
Register of Deeds - TerriLois G. Mashburn



Job # K-21-1447
May 22, 2021 Rev. June 21, 2021
J. HERRING, INC. (dba)
SURVEYING
& COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email - survey@jeancash.com



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



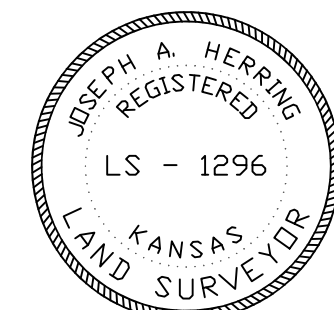
ZONING:
RR- 2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

- NOTES:**
- This survey does not show ownership.
 - All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - All recorded and measured distances are the same, unless otherwise noted.
 - Error of Closure - See Error of Closure Calculations
 - Basis of Bearing - KS State Plane NAD 83, North Zone 1501 East Line Southeast Quarter
 - Monument Origin Unknown, unless otherwise noted.
 - Proposed Lots for Residential Use.
 - Road Record - See Survey
 - Benchmark - NAVD83
Project Benchmark (BM) - 1/2" Rebar in Conc. 19.61' N of NE Cor Plat - 1021.85'
 - Easements, if any, are created hereon or listed in referenced title commitment.
 - Reference Recorded Deed Document Number 2020R11726
 - Utility Companies -
 - Water - RWD 13
 - Electric - Freestate
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - Reference Continental Title Insurance Company Case Number 21403176 updated February 11, 2021
 - Property is not in a Special Flood Hazard Area per FEMA FIR Map 20103C300G dated July 16, 2015
 - Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - Distances to and of structures, if any, are + 1'.
 - Easements as per referenced Title Commitment are shown hereon
 - Oil and Gas Lease Bk 367 Pg 736, Bk 375 Pg 404, blanket in nature, not shown.
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 - Terms and provisions of the Gas Storage Lease recorded in Book 375 at Page 404 not shown hereon.
 - Fence Lines do not necessarily denote the boundary line for the property.
 - Reference Surveys:
 - Recorded plat of ROCKING "C" ESTATES - Document # 2009P00021 (AAM) - A.A. Matzdar Survey dated 1979 - not recorded
 - (JAH) - J.A. Herring Survey Doc #2018S009

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



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

Joseph A. Herring
PS # 1296

*****Consent Agenda*****

**Leavenworth County
Request for Board Action
DEV-21-112**

Appointment of Planning Commissioners

Date: August 18, 2021

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review x Legal Review x

Action Requested: Appoint Mr. Brad Owens to the vacant Planning Commission position in the 1st District.

Analysis: The Planning & Zoning Department received Mr. Owens' application on August 3, 2021. Mr. Owens meets the minimum qualification requirements for the Planning Commission.

Budgetary Impact:

- X 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: Application

Voth, Krystal

From: noreply@revize.com
Sent: Tuesday, August 3, 2021 7:47 PM
To: PZ
Subject: PC App

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.

Full Name = Robert B Owens
Phone-Number = [REDACTED]
Address = 18210 ameliaearhart
Email Address = [REDACTED]
Years-in-LCVO = 53
Outside-City-Limits = Leavenworth
Registered-Voter = Yes
Presently-Employeed[] = Yes
Employer = self employed
Have-you-served-on-a-Commission = No
What-type =
Why-do-you-wish-to-serve = I have over 30 years experience of a framing contractor. and 10 years as a general contractor. I believe my insite into building codes and regulations would be an asset in apply to future county projects in leavenworth county
Any-personal-conflicts = none
What-are-objectives-and-goals-of-the-commission = our goal should be to serve the good of the tax payers of leavenworth county. expansion and how to deal with it, bringing jobs into the county,
How-would-you-help-achieve-these-goals = Buy making sound recommendation that conform to existing county codes
Are-you-able-to-attend-meetings = Yes
Explain-the-role-you-played-before-in-local-goverment = no
What-is-your-understanding-of-the-role-of-a-Planning-Commissioner = To listen to the voices of tax paying citizens..and impliment sound judgemnets on there behalf. And to move our county forward in a responsible way
How-would-you-balance-residents-concerns-with-overal-County-goals = We are diffently going to have to listen to concerns and evaluate these concerns,, in order to keep a rural county atmosphere. but also how to fit future growth into our county
Client IP = 172.110.244.28

Leavenworth County Request for Board Action

Date: August 18, 2021

To: Board of County Commissioners

From: Public Works

Department Head Approval:

Additional Reviews as needed:

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

Action Requested: Requesting approval for a 5-year lease agreement replacing three Caterpillar Motor graders for the year 2022. Foley Equipment has honored the guaranteed trade in value of \$133,000 for our two 2017 model year motor graders with the annual lease payment totaling \$25,661.73 per machine. Foley has also offered a trade amount of \$48,010.00 for our 2007 model year motor grader with the annual lease payment of \$44,018.51 per year. All three machines will have a 5-year warranty including fluid and filters for preventative maintenance which is the full term of the lease.

Recommendation: Approval

Analysis: These are replacements for our two current 2017 Caterpillar 140M3 machine #32 and #80 as well as our 2007 Caterpillar 140H machine #25. The three new motor graders will be equipped with six-wheel drive capabilities as well as eradicator attachments for the front of the machine that will be used to break up pot holes as well as breaking up ice accumulations on the roadway during inclement winter weather.

John Deere placed a bid but it was prepared incorrectly and was not for a lease return but rather a lease purchase and they incorrectly identified our existing equipment as having a Cat guaranteed buyback.

Alternatives:

Budgetary Impact:

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

Total Amount Requested: \$95,341.97

Additional Attachments: Bids and bid tab



**COUNTY OF LEAVENWORTH
(3) Motor Graders BID OPENING
BID TABULATION - FINAL**



Item Description	Quantity	Murphy Tractor Topeka, KS		Foley Equipment Kansas City, MO	
		Bid Price	Total	Bid Price	Total
Three (3) Motor Graders with Monroe eradicators					
Machine 1 -including 5 year fluid & filter plan including warranty for length of lease	1	\$334,987.00	\$334,987.00	\$354,100.00	\$354,100.00
Purchase Price with eradicator	1	\$5,900.00	\$5,900.00	\$9,011.00	\$9,011.00
Trade in of 2017 CAT 140M3	1	\$0.00	\$0.00	-\$133,000.00	-\$133,000.00
Machine 1- Total Annual payments		\$69,701.26	\$69,701.26	\$25,661.73	\$25,661.73
Machine 2 -including 5 year fluid & filter plan including warranty for length of lease	1	\$334,987.00	\$334,987.00	\$354,100.00	\$354,100.00
Purchase Price with eradicator	1	\$5,900.00	\$5,900.00	\$9,011.00	\$9,011.00
Trade in of 2017 CAT 140M3	1	\$0.00	\$0.00	-\$133,000.00	-\$133,000.00
Machine 2- Total Annual payments		\$69,701.26	\$69,701.26	\$25,661.73	\$25,661.73
Machine 3 -including 5 year fluid & filter plan including warranty for length of lease	1	\$334,987.00	\$334,987.00	\$354,100.00	\$354,100.00
Purchase Price with eradicator	1	\$5,900.00	\$5,900.00	\$9,011.00	\$9,011.00
Trade in of 2007 CAT 140H	1	-\$42,000.00	-\$42,000.00	-\$48,010.00	-\$48,010.00
Machine 3- Total Annual payments		\$60,962.24	\$60,962.24	\$44,018.51	\$44,018.51
Leavenworth County Contractor (local preference, percentage difference from lowest bid)					

NOTICE TO BIDDERS:

*Leavenworth County reserves the right to reject any and all bids and waive any nonconformity in any submitted bid.

*Time Of Delivery Must Be Specified.

Sealed bids must be received by: 10:30 AM Monday, August 2, 2021

Please submit all sealed bids to:
Leavenworth County Clerk
300 Walnut, Suite 106
Leavenworth, KS 66048

The envelope must be clearly marked
"Bid for 3 Motorgraders"

Your Company Name: Foley Equipment Co.

Name (Printed): John Pamperin

Date: 7-28-2021

*Delivery date of graders: February 2022

LEAVENWORTH COUNTY PUBLIC WORKS DEPT.
BID Form
5 YEAR MUNICIPAL LEASE

Three (3) new 2022, or current, model year 6WD motor graders with Monroe eradicators
Machine delivery will not be accepted before 01/03/2022
5 Year 7500 hr. Municipal Lease

Price for machine #1 including 5 Year fluid and filter plan including warranty for length of lease \$ 354100.

Purchase price of Monroe Eradicator \$ 9011.

Minus:
Trade in machine: 2017 Cat140M3 Vin # N9D00743 \$ (133000.)

Total Annual Payments machine #1 \$ 25661.73

Price for machine #2 including 5 Year fluid and filter plan including warranty for length of lease \$ 354100.

Purchase price of Monroe Eradicator \$ 9011.

Minus:
Trade in machine: 2017 Cat140M3 Vin # N9D00744 \$ (133000.)

Total Annual Payments for machine #2 \$ 25661.73

Price for machine #3 including 5 Year fluid and filter plan including warranty for length of lease \$ 354100.

Purchase price of Monroe Eradicator \$ 9011.

Minus:
Trade in machine: 2007 Cat143H Vin # APM03185 \$ (48010.)

Total Annual Payments for machine #3 \$ 44018.51

**Leavenworth County Public Works Dept. is offering
The following equipment up for bid:
(3) 6WD Motor Graders Including Monroe Eradicators
Bids will be for a 5 Year 7500 Hr. Municipal Lease
Including 5 year 7500 Hr. Fluid and Filter Plan
Including Warranty that covers full term of lease**

These specifications shall cover (3) 6WD Motorgraders. The Motorgraders must be new and current production, must have parts and service available locally in the KC Metro area. Indicate make and model being bid. **Delivery on these units will not be accepted before 01/03/22.**

Base Vehicle Specifications.

	Meets Specs (Y/N)	Comments
<u>Machine Make & Model:</u>	CATERPILLAR 140-15AWJ	
<u>Engine:</u>		
Minimum 9 Liter, 6 Cylinder VHP plus turbo charged. Minimum 250 net HP.	YES	
U.S. EPA Tier IV Final / EU Stage IV.	YES	
Engine Block Heater, 120V.	YES	
Cold weather package. Heavy duty starter, ether starting aid.	YES	
Reversing engine fan.	YES	
<u>Drive Train:</u>		
Power shift transmission. Minimum 8 forward, 6 reverse gears.	YES	
Differential Lock/Unlock.	YES	
Six wheel drive Drive.	YES	
Wet disc brakes.	YES	
Transmission guard.	YES	
<u>Base Machine:</u>		
Machine length to be 397"	NO	351" w/o rear scarifier
Machine Width to be 97"	NO	98.9" Outside Tires
Articulating frame (shall be at rear of operator compartment) with safety lock.	YES	
Rear drawbar hitch and pin.	YES	

Operator Station / Cab:

Joystick hydraulic controls. Power steering, left/right blade lift with float position, circle drive, blade sideshift and tip, centershift, front wheel lean, and articulation.

YES

Joystick gear selection.

YES

Articulation, automatic Return-to-Center.

YES

Heater and air conditioning with front and rear defroster fans.

YES

Deluxe high/wide back cloth seat with air suspension.

YES

Rear view camera.

YES

Heated exterior mounted rearview mirrors.

YES

Sound suppression.

YES

Machine level guage.(slopemeter)

YES

AM/FM radio with USB/Bluetooth.

YES

12V power port.

YES

24v to 12V converter for 2-way radio.

YES

Windshield wipers front (upper and lower) and rear with washers.

YES

Fire extinguisher mounted on left side of cab interior.

YES

Shall have LED Work lights

YES

Moldboard:

minimum 14 foot, one piece, 27" height, thickness 1".

YES

Accumulator, blade impact absorbtion.

YES

Circle drive slip clutch.

YES

Tires / Wheels:

14.00R24 VKT type radial tires, mounted on 10x24" 3 piece wheels.

YES

Electrical:

24 volt electrical system.

YES

2 - 12 volt maintenance free, heavy duty batteries. Minimum 1300 CCA.

YES

Minimum 125 amo alternator.

YES

Back up alarm.

YES

Working lights - Front, rear, moldboard and forward high mount for snow plow.

YES

Front Lift Group:

Dealer will furnish hydraulic controls for front lift group with float control included.

YES

Balderson style front lift group.

YES

V type Monroe Eradicator - B with 48 rotating Carbide Bits

YES

Preventative Maintenance:

5 Year 7500 Hr. Filter and Fluid Plan

YES

Miscellaneous:

Lincoln Auto lube mounted on forward LH side of machine

YES

Strobe light with brush guard.

YES

Slow moving vehicle sign.

YES

Warranty:

Full machine warranty to include travel time and mileage for 60 months or 7500 hours. Loaner machine provided if repairs to exceed 2 days.

YES

Call the following if you have any questions:

Frank George 913-364-5781

Vince Grier 913-7274912

Zac Evans 913-727-4910

NOTICE TO BIDDERS:

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*Time Of Delivery Must Be Specified.

Sealed bids must be received by:

10:30 AM Monday, August 2, 2021

Please submit all sealed bids to:
Leavenworth County Clerk
300 Walnut, Suite 106
Leavenworth, KS 66048

The envelope must be clearly marked
"Bid for 3 Motorgraders"

Your Company Name: Murphy Tractor & Equipment Co.

Name (Printed): Justin R Grisham

Date: 8/2/2021

*Delivery date of graders: 6 months or Less From Time Of Order

LEAVENWORTH COUNTY PUBLIC WORKS DEPT.
BID Form
5 YEAR MUNICIPAL LEASE

Three (3) new 2022, or current, model year 6WD motor graders with Monroe eradicators
Machine delivery will not be accepted before 01/03/2022

5 Year 7500 hr. Municipal Lease

Price for machine #1 including 5 Year fluid and filter plan including warranty for length of lease

\$ 334,987.⁰⁰

TAG

Purchase price of ~~Monroe~~ Eradicator

\$ 5,900.⁰⁰

Minus:

Trade in machine: 2017 Cat140M3 Vin # N9D00743

\$ CAT Buyback

Total Annual Payments machine #1

\$ 69,701.²⁶

Price for machine #2 including 5 Year fluid and filter plan including warranty for length of lease

\$ 334,987.⁰⁰

TAG

Purchase price of ~~Monroe~~ Eradicator

\$ 5,900.⁰⁰

Minus:

Trade in machine: 2017 Cat140M3 Vin # N9D00744

\$ CAT Buyback

Total Annual Payments for machine #2

\$ 69,701.²⁶

Price for machine #3 including 5 Year fluid and filter plan including warranty for length of lease

\$ 334,987.⁴⁰

TAG

Purchase price of ~~Monroe~~ Eradicator

\$ 5,900.⁰⁰

Minus:

140H

Trade in machine: 2007 Cat~~140H~~ Vin # APM03185

\$ 42,000.⁰⁰

Total Annual Payments for machine #3

\$ 60,962.²⁴

MURPHY

TRACTOR & EQUIPMENT CO.

5087 E BROADWAY AVE
DES MOINES, IA 50317-4744
515-263-0055

PO BOX 1760
DODGE CITY, KS 67801-1760
620-227-3139

1303 3RD AVE NW
FORT DODGE, IA 50501-2257
515-576-3184

PO BOX 460
GERING, NE 69341-0460
308-436-2177

3204 S ENGLEMAN RD
GRAND ISLAND, NE 68803-6621
308-381-0741

PO BOX 1206
GREAT BEND, KS 67530-1206
620-792-2748

8600 NE PARVIN RD
KANSAS CITY, MO 64161-9393
816-483-5000

6100 ARBOR RD
LINCOLN, NE 68517-3211
402-467-1300

PO BOX 1013
NORTH PLATTE, NE 69103-1013
308-534-7020

9751 S 148TH ST
OMAHA, NE 68138-3898
402-894-1899

PO BOX 5349
SIOUX CITY, IA 51102-5349
712-252-2753

1401 S STATE HIGHWAY MM
SPRINGFIELD, MO 65802-7726
417-863-1000

1621 NW GAGE BLVD
TOPEKA, KS 66618
785-233-0556

PO BOX 387
ULYSSES, KS 67880-0387
620-356-1071

PO BOX 2520
WATERLOO, IA 50704-2520
319-235-7085

5255 N DEERE RD
PARK CITY, KS 67219-3308
316-942-1457

CORPORATE OFFICE:

5375 N DEERE RD
PARK CITY, KS 67219-3307
316-945-1015

Dear Leavenworth County Public Works Department:

We believe the equipment quoted will exceed your expectations and on behalf of Murphy Tractor & Equipment Co., Inc, thank you for the opportunity to quote American Made John Deere Equipment.

Sincerely,



Justin Grisham
Territorial Sales Manager
Murphy Tractor & Equipment Co.
8600 NE Parvin Rd.
Kansas City, MO 64161
Phone: (816) 483-5000
Fax: (816) 483-5721
E-mail: jgrisham@murphytractor.com

**Leavenworth County Public Works Dept. is offering
The following equipment up for bid:
(3) 6WD Motor Graders Including Monroe Eradicators
Bids will be for a 5 Year 7500 Hr. Municipal Lease
Including 5 year 7500 Hr. Fluid and Filter Plan
Including Warranty that covers full term of lease**

These specifications shall cover (3) 6WD Motorgraders. The Motorgraders must be new and current production, must have parts and service available locally in the KC Metro area. Indicate make and model being bid. Delivery on these units will not be accepted before 01/03/22.

Base Vehicle Specifications.

	Meets Specs (Y/N)	Comments
<u>Machine Make & Model:</u>	Y	Deere 672 GP
<u>Engine:</u>		
Minimum 9 Liter, 6 Cylinder VHP plus turbo charged. Minimum 250 net HP.	Y	255 HP
U.S. EPA Tier IV Final / EU Stage IV.	Y	
Engine Block Heater, 120V.	Y	
Cold weather package. Heavy duty starter, ether starting aid.	Y	
Reversing engine fan.	Y	
<u>Drive Train:</u>		
Power shift transmission. Minimum 8 forward, 6 reverse gears.	Y	
Differential Lock/Unlock.	Y	
Six wheel drive Drive.	Y	
Wet disc brakes.	Y	
Transmission guard.	Y	
<u>Base Machine:</u>		
Machine length to be 397"	N	381" With lift Grap
Machine Width to be 97"	Y	98" with Over tires
Articulating frame (shall be at rear of operator compartment) with safety lock.	Y	
Rear drawbar hitch and pin.	Y	

Operator Station / Cab:

Joystick hydraulic controls. Power steering, left/right blade lift with float position, circle drive, blade sideshift and tip, centershift, front wheel lean, and articulation.

Joystick gear selection.

Articulation, automatic Return-to-Center.

Heater and air conditioning with front and rear defroster fans.

Deluxe high/wide back cloth seat with air suspension.

Rear view camera.

Heated exterior mounted rearview mirrors.

Sound suppression.

Machine level gauge.(slopedmeter)

AM/FM radio with USB/Bluetooth.

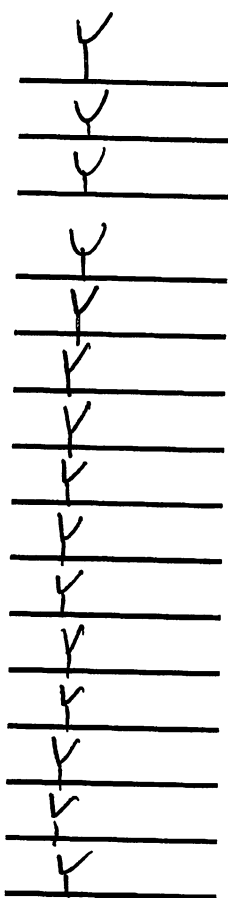
12V power port.

24v to 12V converter for 2-way radio.

Windshield wipers front (upper and lower) and rear with washers.

Fire extinguisher mounted on left side of cab interior.

Shall have LED Work lights



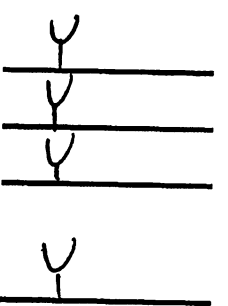
Handwritten notes on a lined background. The text "Digital & in Monitor" is written across the middle of the page.

Moldboard:

minimum 14 foot, one piece, 27" height, thickness 1".

Accumulator, blade impact absorbtion.

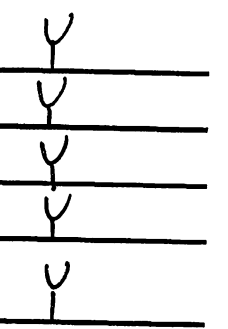
Circle drive slip clutch.



Handwritten notes on a lined background. The text "Premium Circle w/ Slip Clutch" is written across the middle of the page.

Tires / Wheels:

14.00R24 VKT type radial tires, mounted on 10x24" 3 piece wheels.



Handwritten notes on a lined background. The text "1400 CCA" and "200 Amp Total" is written across the middle of the page.

Electrical:

24 volt electrical system.

2 - 12 volt maintenance free, heavy duty batteries. Minimum 1300 CCA.

Minimum 125 amo alternator.

Back up alarm.

Working lights - Front, rear, moldboard and forward high mount for snow plow.

Front Lift Group:

Dealer will furnish hydraulic controls for front lift group with float control included.

Y

Balderson style front lift group.

Y

V type Monroe Eradicator - B with 48 rotating Carbide Bits

Y

TAG MFG Brand

Preventative Maintenance:

5 Year 7500 Hr. Filter and Fluid Plan

Y

Miscellaneous:

Lincoln Auto lube mounted on forward LH side of machine

Y

Strobe light with brush guard.

Y

No Brush Guard

Slow moving vehicle sign.

Y

Warranty:

Full machine warranty to include travel time and mileage for 60 months or 7500 hours. Loaner machine provided if repairs to exceed 2 days.

Y

Call the following if you have any questions:
Frank George 913-364-5781
Vince Grier 913-7274912
Zac Evans 913-727-4910

Selling Equipment

Quote Id: 24942130

Customer: LEAVENWORTH COUNTY DEPARTMENT OF PUBLIC WORKS

JOHN DEERE 672GP MOTOR GRADER with 6WD - Stock Order

Hours:
Stock Number: Stock Order

Code	Description	Qty
8450T	672G MOTOR GRADER with 6WD	1
Standard Options - Per Unit		
170K	JDLink™	1
1030	Dual Joystick Controls	1
1140	John Deere PowerTech PSS 9.0L meets EPA FT4 Emissions	1
1240	Dual 100 Amp Alternators (200 Amp total)	1
1320	No Quick Service Group	1
1420	Severe Duty Fuel & Water Filtration System	1
1610	Hydraulic Pump Disconnect	1
1830	Engine Exhaust W/ Flat Black Stack (FT4 or Stage V only)	1
1910	Blade Impact Absorption System	1
2070	14 Ft. x 27 In. x 1 In. (4.27M x 686mm x 25mm) w/ 8 In. x 3/4 In. (203 x 19mm) Cutting Edge & 5/8 in. (16mm) Hardware	1
2575	No Grade Control Base Kit Installed	1
2605	English Manual W/ English Labels & Decals	1
2775	No Topcon 3D GPS Grade Control System installed	1
2850	Premium Circle	1
4415	Bridgestone VKT	1
5060	Grade Pro Low Cab w/ Lower Front and Side Opening Windows	1
5510	Autoshift Transmission	1
5710	Transmission Solenoid Valve Guard	1
5815	Hydrau	1
6030	No Powered Cab Air Precleaner	1
6140	Grade Pro Premium Heated, Leather/ Fabric, High-Wide Back Air Suspension Seat	1
6585	Grade Pro Controls w/1 Front Auxiliary Function AND 1 Rear Auxiliary Function	1
6650	Grade Pro Controls - Left Side	1

Selling Equipment

Quote Id: 24942130

Customer: LEAVENWORTH COUNTY DEPARTMENT OF PUBLIC WORKS

6740	Balderson Style Front Lift Group	1
6830	Rear Hitch and Pin	1
7180	Premium Grading Lights (18 LED Lights)	1
7820	No Front Fenders	1
8120	24-to-12 Volt Converter (30 amps peak / 25 amps continuous)	1
8220	Heated Exterior Mounted Rearview Mirrors	1
8310	Lower Front Intermittent Wiper & Washer	1
8415	Premium AM/FM Radio with Bluetooth, Aux and Weather Band (WB).	1
8510	Air Conditioner Refrigerant Charged	1
8730	No Sound Absorption Package	1
8830	Rear Camera (R4)	1
9130	Rear Retractable Sun Shade	1
9210	Decelerator	1
9220	5.0 lbs. multi purpose (ABC) Dry Chemical Fire Extinguisher	1
9235	AUTO ARTICULATION	1
9270	Tall (26in.(660mm) higher than Standard Frame Lights) Front Snow Plow Light Bar	1
9273	Right Side Engine Compartment Work Light	1
9280	Slow Moving Vehicle (SMV) Sign	1
9299	Beacon with Flip Down Cab Beacon Bracket (LH)	1
9360	Engine Block Heater	1
9370	Ether Starting Aid	1
9380	Heavy Duty Air Cleaner - 9.0L 14 in	1
9395	Adjusting Rotary Ejector Precleaner	1
9465	Right Hand Moldboard Extension, 2 foot in length	1
Dealer Attachments		
BYT10366	GP Armrest Extension Field Kit	1
	Lincoln Auto Lube System	1
Service Agreements		
	5 Year/10,000 Hour DPF Assurance	
	John Deere Preventative Maintenance - 60 Month/7500 Hour Filter and Fluid Plan-Does not include labor	



Selling Equipment



Quote Id: 24942130

Customer: LEAVENWORTH COUNTY DEPARTMENT OF PUBLIC WORKS

John Deere Extended Warranty - 60 month/7500 Hour Comprehensive Whichever Comes First including TT&M	
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COUNTY OF LEAVENWORTH

Department of Buildings and Grounds

Buildings and Grounds Quarterly 2021 Report

August 18, 2021

Buildings & Grounds

- **COVID 19**
 - Electrostatic Disinfectant Sprayer
 - I-wave-c to clean air in air handlers
- **Court House**
 - Security Measures at Courthouse
 - Signage and additional signage added for public
- **JDC**
 - Downstairs entrance changed
 - Bid Let to PARitrave
 - Construction has begun.
 - Demolition completed
 - Rework of plumbing in progress
- **Transfer Station**
 - Planning to work with Vince and road crew to cut additional road to run directly to scale and add rock around concrete of the scale to create acceptable drive
 - Everyy site design completed and power to location
 - Scale
 - Concrete has been poured
 - Scale set
 - Waiting for building and electrical to hook up and test
 - Scale house project
 - Brunson has ordered the metal building awaiting delivery of items
 - Intern and myself have shot elevations and working to locate sewer
- **KDOT funding for transit**
 - End of August we should hear back on proposed grant funding from state
 - EMS 2 / transit Hub layout for possible parking lot rehabilitation
 - Laid out interior highlighting Cushing for Transportation area inside building
 - Mocked up parking facility and architectural fencing
 - Fence pricing 300k to 600k depending on type of architectural fence
 - Parking lot estimates 150K-750k with 3 estimates
- **EMS**
 - 2 HVAC issues
 - Lights changed out in HQ
- **Cushing**
 - ACI Boland selected for design services
 - Construction design 95% completed
 - Bid documents are in process for bid let in September
 - ACI shared archives of building.
 - JJCA designing 3rd and part of 1st floor for tenant
 - ACT
 - Asbestos report concluded minimal on 1st floor 2nd floor in older wing
 - B & R contracted to abate areas
 - Work began 8/9/21
 - Vandalism
 - We had a few break ins and damage to the building
 - Largest being the vandals trying to flood the building to cause damage
 - We shut off all water to the building on the domestic side



COUNTY OF LEAVENWORTH

Department of Buildings and Grounds

- Only sprinkler system and chiller have water access currently
- Night time custodian hired to keep presence in building
 - Since vandalism has stopped.
- Underground diesel storage tank needed a sensor rod replaced
- Fagan
 - Design of the piping with IMEG complete
 - Boilers ordered and set for delivery 2nd week in September
 - Demolition of current no functional system set for 1st week in September
- **Justice Center**
 - Premier contracting
 - 2 new vent stack cover due to rain infiltration of the current covers
 - Community Corrections plan to move to former JDC and shuffle of office complete
 - LED lighting in dispatch was ordered and has arrived schedule install week 8/15

Sewer Districts

Met with Both the City of Lansing as well as City of Basehor on the possible of decommissioning sewer districts and moving to city sewer. Cost from both have been submitted.

Sewer District 1

- Normal Maintenance
- Lagoons mowed and sprayed
- Grinder pump issue handled by Haynes
- City of Lansing has interest in Highcrest if we have interest in helping with cost to run leg from HS to Kenneth Benard park engineers estimate \$2,188,357

Sewer District 2

- Rebuild pump for forest view #2 sewer district for back up
- Lagoons mowed and sprayed
- Grinder pump issue handled by Haynes

Sewer District 5

- 16212 Evans road issue working with Planning and Zoning
- Plan in place to bring current
- Basehor presented the study number of \$21,360.00 for feasibility study for South hog creek interceptor to move sewer district 5 to City of Basehor.



COUNTY OF LEAVENWORTH
DEPARTMENT OF PUBLIC WORKS



1. Road and Bridge/Public Works:

- a. 2021 Chip and Seal projected miles: 96.7
- b. Asphalt Patching: 7,715 tons
- c. Aggregate – all types – 80,970 tons
- d. Dust Control Placed: 5,440 feet
- e. 37 Entrance Culverts
- f. Personnel – 70 positions, 68 filled – 13 new hires in the last ¼
- g. As of 08.04.2021 we have two vacant position open- Heavy Equipment Operator I, County Surveyor
- h. In early December 2021, personal actions will be put together to move Soma San’s and Tim Urban’s salaries over to the GIS budget for the 2022 budget year.
- i. PubWorks: We have moved over to an updated version of PubWorks that allows us to breakdown the location of our employees from intersection to intersection whereas in the past it could only be broke down by the road within the township.

2021 Budget

Road and Bridge	Budgeted \$9,809,726.00	YTD Spent \$4,851,775.43	Remaining 50.5%
Local Service	Budgeted \$3,606,264.00	YTD Spent \$2,162,038.81	Remaining 40.0%
Noxious Weed	Budgeted \$516,066.00	YTD Spent \$285,318.66	Remaining 44.7%
GIS	Budgeted \$257,283.00	YTD Spent \$70,222.60	Remaining 72.7%

2. Noxious Weed

- a. Chemical Sales – Are currently and will be located at their shop location
- b. All roads currently have been mowed once some twice. Moving back north next week into Easton, Kickapoo and Alexander township hard surface roads first – purchased a larger pull behind mower awaiting delivery in the next week or two
- c. Clearing trees off roadways after storms
- d. Current county spraying is for Johnson grass and Sericea Lespedeza within the county
- e. See attached County Usage and Public Sales Report for 2021

3. Fleet Management

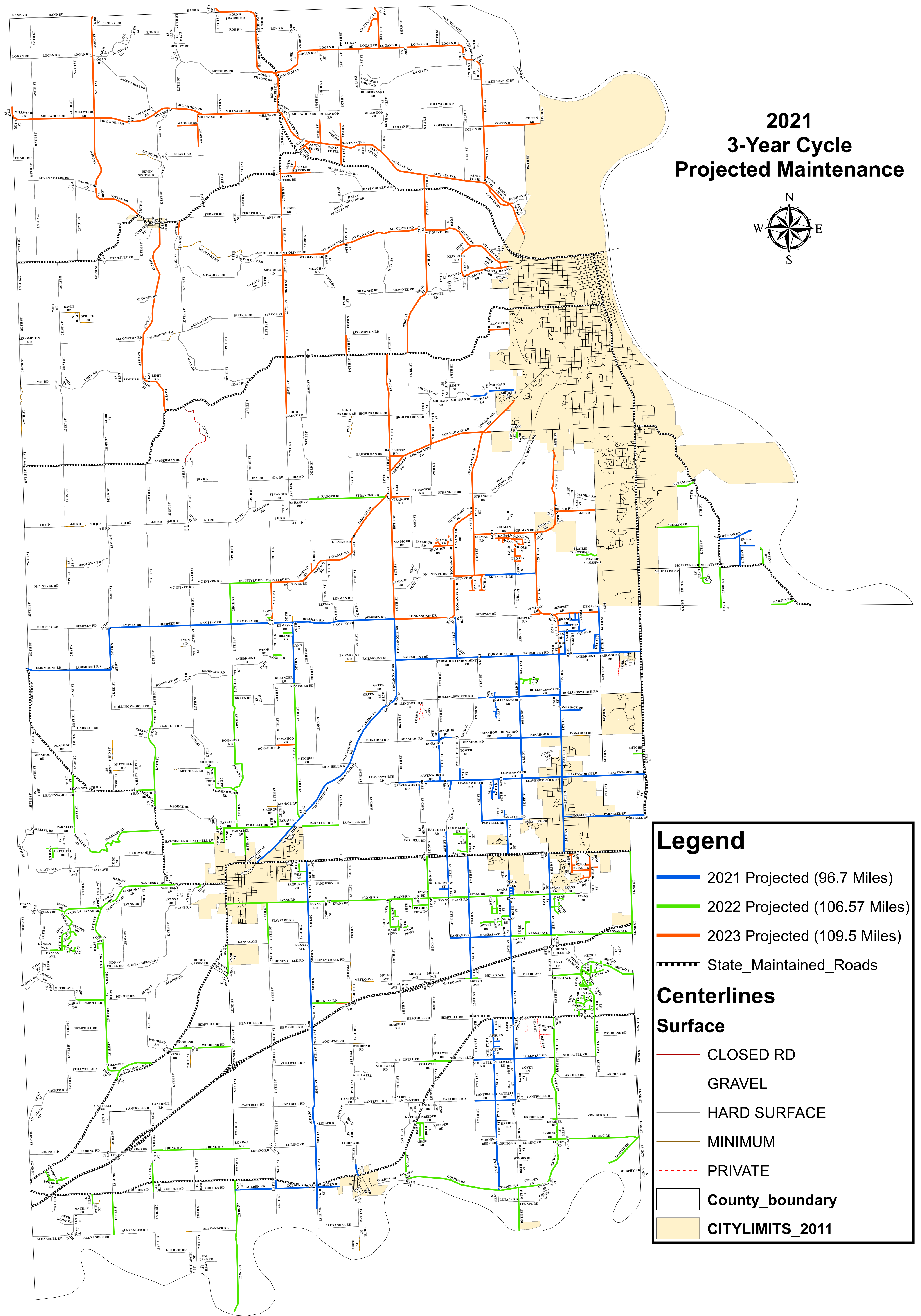
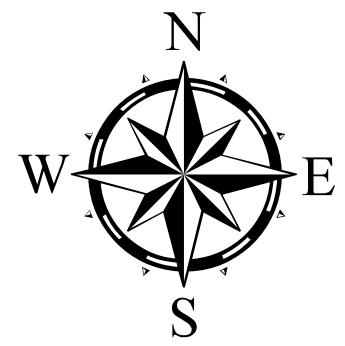
- a. See attached county-wide vehicle and equipment spreadsheet

4. County Surveyor

- a. We have not had a single licensed surveyor apply for the position
- b. Hired a Survey Tech with no experience to train starting 8/30
- c. Field surveying has been completed by an intern this summer
- d. Survey Reviews are being completed by Olsson

LEAVENWORTH COUNTY KANSAS

2021 3-Year Cycle Projected Maintenance



Legend

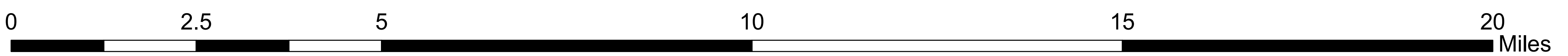
- 2021 Projected (96.7 Miles)
- 2022 Projected (106.57 Miles)
- 2023 Projected (109.5 Miles)
- - - State_Maintained_Roads

Centerlines

- CLOSED RD
- GRAVEL
- HARD SURFACE
- MINIMUM
- - - PRIVATE

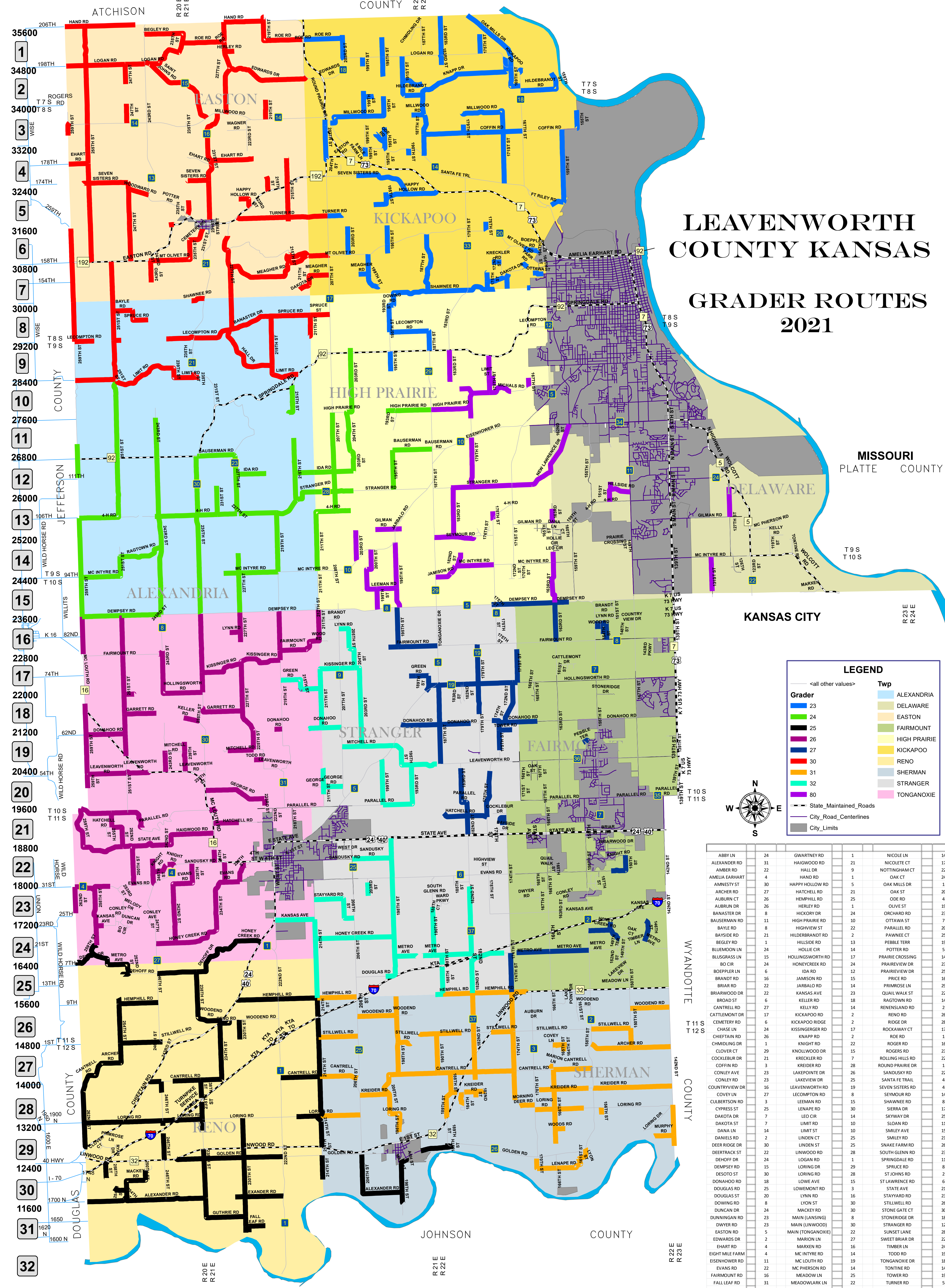
Surface

- County_boundary
- CITYLIMITS_2011



25900 A 25100 B 24300 C 23500 D 22700 E 21900 F 21100 G 20300 H 19500 I 18700 J 17900 K 17100 L 16300 M 16500 N 14700 O 13900 P 13100 Q 12300 R 11500 S 10700 T

LEAVENWORTH COUNTY KANSAS GRADER ROUTES 2021

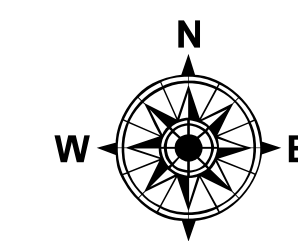


LEGEND

<all other values>

Grader	Twp
23	ALEXANDRIA
24	DELAWARE
25	EASTON
26	FAIRMOUNT
27	HIGH PRAIRIE
30	KICKAPOO
31	RENO
32	SHERMAN
80	STRANGER
80	TONGANOXIE

- State_Maintained_Roads
 - City_Road_Centerlines
 - City_Limits



ABBY LN	24	GWARTNEY RD	1	NICOLE LN	14
ALEXANDER RD	31	HAIWOOD RD	21	NICOLETTE CT	17
AMBER RD	22	HALL DR	9	NOTTINGHAM CT	22
AMELIA EARHART	40	HAND RD	1	OAK CT	24
ANNEX ST	3	HAPPY HOLLOW RD	5	OAK MILLS DR	1
ARCHER RD	27	HATCHELL RD	21	OAK ST	20
AUBURN CT	26	HEMPHILL RD	25	ODE RD	4
AUBURN DR	26	HERLEY RD	1	OLIVE ST	19
BANASTER DR	8	HICKORY DR	24	ORCHARD RD	23
BAUSERMAN RD	11	HIGH PRAIRIE RD	10	OTTAWA ST	7
BAYLE RD	8	HIGHVIEW ST	22	PARALLEL RD	20
BAYSIDE RD	21	HILDEBRANDT RD	2	PAWNEE CT	25
BEGLY LN	1	HILLSIDE RD	13	PEBBLE TERR	19
BLUEWAGON LN	24	HOLLIE CR	17	POTTER RD	5
BLUGRASS LN	15	HOLLINGSWORTH RD	17	PRAIRIE CROSSING	14
BO CIR	24	HONEYCREEK RD	24	PRAIRIEWOOD DR	23
BOEPLER LN	6	IDA RD	12	PRAIRIEVIEW DR	25
BRANDT RD	16	JAMISON RD	15	PRICE RD	16
BRIAR DR	22	JARBALO RD	14	PRIMROSE LN	29
BRIARWOOD DR	22	KANSAS AVE	23	QUAIL WALK ST	22
BROAD ST	6	KELLER RD	18	RAGTOWN RD	14
CANTRELL RD	27	KELLY RD	14	RENESSLAND RD	2
CATTLEMONT DR	17	KICKAPOO RD	2	RENO RD	26
CEMETERY RD	6	KICKAPOO RIDGE	2	RIDGE DR	28
CHASE LN	24	KISSINGER RD	17	ROCKAWAY CT	17
CHICKEN LN	26	HALL DR	9	ROE RD	1
CHINDING DR	30	KNIGHT RD	23	ROGER DR	22
CLOVER CT	29	KNOLLWOOD DR	15	ROGERS DR	23
COCKLEBUR DR	21	KRECKER DR	7	ROLLING HILLS RD	22
COFFIN RD	3	KREIDER RD	28	ROUND PRAIRIE DR	22
CONLEY AVE	23	LAKEPOINTE DR	26	SANDUSKY RD	1
CONLEY DR	23	LAKEVIEW DR	25	SANTA FE TRAIL	4
COUNTRYVIEW DR	16	LEAVENWORTH RD	19	SEVEN SISTERS RD	4
COVEY LN	27	LECOMPTON RD	8	SEYMOUR DR	14
CULBERTSON RD	3	LEEMAN RD	15	SHAWNEE RD	8
CYPRESS ST	25	LENAPE RD	30	SIERRA RD	17
DAKOTA DR	7	LEO CR	16	SKYWAY DR	25
DANNA LN	14	LIMIT RD	10	SLONAN RD	1
DANIELS LN	2	LINDEN CT	25	SMILEY RD	15
DEER RIDGE DR	30	LINDEN ST	25	SNAKE FARM RD	23
DEERTRACK ST	22	UNWOOD RD	28	SOUTH GLENN RD	26
DEHOFF DR	24	LOGAN RD	1	SPRINGDALE RD	11
DEMPSEY RD	15	LORING DR	29	SPRUCE RD	8
DESOTO ST	30	LORING RD	28	ST JOHNS RD	6
DONAHOO RD	18	LOWE AVE	15	ST LAWRENCE RD	2
DOUGLAS RD	25	LOWMONT RD	3	STATE AVE	23
DOUGLAS ST	20	LYNN RD	16	STAYARD RD	21
DOWNING RD	8	LYON ST	30	STILLWELL RD	1
DUNCAN DR	24	MACKLEY RD	30	STONE GATE CT	30
DUNNINGAN DR	23	MAIN (LANSING)	8	STONEBRIDGE DR	18
DWYER DR	23	MAIN (LINWOOD)	30	STRANGER RD	12
EASTON RD	5	MAIN (TONGANOXIE)	22	SUNSET LANE	28
EDWARDS DR	2	MARION LN	27	SWEET BRIAR DR	24
EHART RD	4	MARXEN RD	16	TIMBER LN	22
EIGHT MILE FARM	4	MC INTYRE RD	14	TODD RD	19
EISENHOWER RD	11	MC LOUTH RD	19	TONGANOXIE DR	18
EVANS RD	22	MC PHERSON RD	14	TONTINE RD	14
FAIRMOUNT RD	11	MEADOW LN	25	TOWER RD	19
FALL LEAF RD	31	MEADOWLARK LN	22	TURNER RD	5
FAWTHER LN	24	MEAGHER RD	7	TURNPIKE RD	25
FORESTVIEW CIR	24	MELODY DR	23	WAGNER RD	3
FORESTVIEW CT	24	METRO AVE	24	WARD PARKWAY	23
FORESTVIEW DR	24	MEYER RD	16	WASHINGTON ST	22
FOUR H RD	13	MICHALS RD	10	WEST DR	22
FT RILEY RD	5	MILLWOOD RD	3	WESTRIDGE CURVE	21
GARRETT RD	18	MITCHELL CT	19	WESTRIDGE RD	21
GATEWOOD ST	10	MITCHELL RD	19	WHISPERS WIND	11
GILMAN RD	21	MOORISH AVE	24	WOLCOTT RD	15
GLENN RD	13	MORNING DEER DR	28	WOOD RD	16
GOLDEN RD	27	MORNINGSPIDE DR	23	WOODEN DR	26
GREEN RD	17	MT CALVER DR	11	WOODRIDGE CIR	14
GREEN ST	30	MURPHY DR	29	WOODRIDGE DR	5
GUTHRIE RD	31	NEW LAWRENCE DR	12	WOODWARD RD	29



Engineering Projects - 2nd Quarter Report

158 th Street Road Improvement Project – Kansas Cost Share Program			
Construction Schedule:	KDOT Cost Share Grant - Federal Fiscal Year 2022 (Oct. 1, 2021 - Sept. 30, 2022) Construction Bidding Q4 2021 Construction begin Q1/Q2 2022 Construction Completion Q4 2022		
Status:	Office Check submitted to County for Review Minor property acquisition needed Newer utility line relocation needed, appears effort to relocate utilities occurred during the original design		
Estimated Total Project Cost:	\$2,910,000		
Funding Source:	KDOT Cost Share (\$900,000), Sales Tax		
	Amount	Remaining	% Complete
Design Contract (MHS):	\$ 70,569.15	\$ 33,415.70	53%
Inspection Contract (MHS):	\$ 207,580.28	\$ 207,580.28	0%
Construction Estimate	\$ 2,522,347.49	\$ 2,522,347.49	0%

Bridge SH-22 (County Route 25)			
Construction Schedule:	Completion - November 15, 2021 (\$1,000/day penalty after)		
Status:	Construction Ongoing, Piers were completed by end of July, deck pour anticipated in August		
Estimated Project Cost:	\$1,555,000		
Funding Source:	Sherman Township Funds (If available) & Special Highway Fund		
	Amount	Remaining	% Complete
Design Contract (Finney & Turnipseed):	\$ 72,000.00	\$ 2,000.00	97%
Inspection Contract (Finney & Turnipseed):	\$ 98,000.00	\$ 98,000.00	0%
Construction Contract (King Construction):	\$ 1,383,095.00	\$ 969,773.99	30%

Dust Abatement Program (Group 2, 4, 5, & 7)			
Construction Schedule:	Completed 2020,		
Status:	Roadway Construction Complete, Final Payment made to McAnany July 2021		
Estimated Project Cost:	\$5,790,570.62		
Funding Source:	Sales Tax & Township Funds (If Available)		
	Amount	Remaining	% Complete
Design Contract (Schlagel):	\$ 173,812.56	\$ -	100%
Observation Contract (Schlagel):	\$ 83,601.51	\$ -	100%
Construction Contract (McAnany):	\$ 5,533,156.55	\$ -	100%

Eisenhower Road - Sales Tax Project			
Construction Schedule:	Completion - December 31, 2021 (\$1,000/day penalty after)		
Status:	Base Asphalt west of 20th Street complete, Waterline installation complete, 20th Street intersection and sidewalk under construction		
Estimated Project Cost:	\$8,120,000		
Funding Source:	Sales Tax Fund		
	Amount	Remaining	% Complete
Design Contract (Wilson):	\$ 1,014,349.00	\$ 1,000.00	99.9%
Inspection Contract (MHS):	\$ 333,339.08	\$ 193,231.72	42.0%
Construction Contract (Kings Construction):	\$ 6,186,896.00	\$ 2,979,272.71	51.8%

235th St (Hollingsworth to Dempsey) – Wilson			
Construction Schedule:	Completion Q4 2023		
Status:	Design in progress, expected completion Q3 2021 Property acquisition in progress, condemnation expected to begin mid-September Utility relocation efforts to begin in Fall		
Estimated Project Cost:	\$4,340,000		
Funding Source:	Tonganoxie Township Fund & Sales Tax		
	Amount (Estimated)	Remaining	% Complete
Design Contract (Wilson):	\$ 75,400.00	\$ 3,620.00	95%
Inspection Contract (TBD):	\$ 333,350.00	\$ 333,350.00	0%
Construction Contract (TBD):	\$ 3,720,000.00	\$ 3,720,000.00	0%

Bridge HP-19			
Construction Schedule:	Construction Engineering Services RFP sent out 8/3, due Construction Bidding in September 2021 Construction Completion in 4th Quarter 2022		
Status:	Bridge design is complete, S&S plans & final estimate provided 8/10 Consultant Selection underway		
Estimated Project Cost:	\$2,031,000		
Funding Source:	High Prairie Township Fund & Special Highway Fund		
	Amount (Estimated)	Remaining	% Complete
Design Contract (Wilson):	\$ 192,430.00	\$ -	100%
Inspection Contract (TBD):	\$ 167,100.00	\$ 167,100.00	0%
Construction Contract (TBD):	\$ 1,836,000.00	\$ 1,836,000.00	0%

Bridge SH-30			
Construction Schedule:	Completion - September 18, 2021 (90-day construction window, \$1,000/day penalty after)		
Status:	Construction began June 21 Steel piles are in place, sheet piling & decking underway		
Estimated Project Cost:	\$760,000		
Funding Source:	Sherman Township Funds (If available) & Special Highway Fund		
	Amount (Estimated)	Remaining	% Complete
Design Contract (Benesch):	\$ 80,846.00	\$ 1,536.07	98%
Inspection Contract (Finney & Turnipseed):	\$ 39,900.00	\$ 39,900.00	0%
Construction Contract (Dondlinger Construction):	\$ 612,269.31	\$ 612,269.31	0%

Bridge A-49 – Benesch			
Construction Schedule:	Construction Bidding in 4th Quarter 2023 Construction Completion in 4th Quarter 2024		
Status:	Design complete, bid documents & submittal review remaining on contract Property acquisition & Utility relocation efforts 2021 - Evergy & gas will require relocation		
Estimated Project Cost:	\$773,000		
Funding Source:	Alexandria Township (If available funds) & Special Highway Fund		
	Amount (Estimated)	Remaining	% Complete
Design Contract (Benesch):	\$ 75,362.00	\$ 2,637.67	97%
Inspection Contract (TBD):	\$ 87,000.00	\$ 87,000.00	0%
Construction Contract (TBD):	\$ 555,000.00	\$ 555,000.00	0%

Bridge T-34 – Benesch			
Construction Schedule:	Construction Bidding in 4th Quarter 2023 Construction Completion in 4th Quarter 2024		
Status:	Design in progress, office check comments returned to designer in February, expected completion Q3 2021 Property acquisition & Utility relocation efforts 2021		
Estimated Project Cost:	\$802,000		
Funding Source:	Tonganoxie Township (If Available) & Special Highway Fund		
	Amount (Estimated)	Remaining	% Complete
Design Contract (Benesch):	\$ 83,556.00	\$ 26,687.36	68%
Inspection Contract (TBD):	\$ 90,000.00	\$ 90,000.00	0%
Construction Contract (TBD):	\$ 590,000.00	\$ 590,000.00	0%

Bridge F-46 – Benesch			
Construction Schedule:	Construction Bidding in 4th Quarter 2022 Construction Completion in 4th Quarter 2023		
Status:	Design in progress, waiting for final plans, expected completion Q3 2021 Property acquisition & Utility relocation efforts 2021		
Estimated Project Cost:	\$694,000		
Funding Source:	Fairmount Township (If Available) & Special Highway Fund		
	Amount (Estimated)	Remaining	% Complete
Design Contract (Benesch):	\$ 77,200.00	\$ 9,264.00	88%
Inspection Contract (TBD):	\$ 75,000.00	\$ 75,000.00	0%
Construction Contract (TBD):	\$ 502,000.00	\$ 502,000.00	0%

Bridge E-18 – Benesch			
Construction Schedule:	Construction Bidding in 4th Quarter 2022 Construction Completion in 4th Quarter 2023		
Status:	Design in progress, comments provided to designer in April, expected completion Q3 2021 Property acquisition in 2021 Utility relocation efforts 2022		
Estimated Project Cost:	\$1,318,000		
Funding Source:	Easton Township (If Available) & Special Highway		
	Amount (Estimated)	Remaining	% Complete
Design Contract (Benesch):	\$ 106,225.00	\$ 10,888.06	90%
Inspection Contract (TBD):	\$ 153,000.00	\$ 153,000.00	0%
Construction Contract (TBD):	\$ 1,171,000.00	\$ 1,171,000.00	0%

Bridge K-45 – Norfolk Contracting			
Construction Schedule:	Construction Bidding in October 2021 Construction Completion by June 15, 2022		
Status:	Received 50/50 Cost Share Grant from Watershed Institute Design in progress Olsson prepared property acquisition documents Utility relocation in coordination		
Estimated Project Cost:	\$110,058		
Funding Source:	Watershed Institute Funding, Kickapoo Township		
	Amount (Estimated)	Remaining	% Complete
Design/Construction Contract (Norfolk Contracting):	\$ 169,320.00	\$ 169,320.00	0%
Inspection Contract (TBD):	\$ 25,398.00	\$ 25,398.00	0%

Eastern Gateway Concept Study	
Status:	Final Study provided by TranSystems 9/23/20
Contract Amount:	\$91,540
Funding Source:	Sales Tax

Regional Transportation Capital Improvement Plan Prioritization	
Status:	Request for proposals sent out in June, due at 10:30 on 8/6 (Only received single proposal) Proposal provided to stateholders 8/11 Virtual Selection Committee Meeting TBD to discuss path forward
Estimated Project Cost:	\$550,000
Funding Source:	City/County/State Funding

Olsson Engineering Services			
	Costs		Reduction of Use from Previous Year
2019 Annual Usage (Contracted 8/6):	\$	102,269.32	
2019 Monthly Average:	\$	20,453.86	
2020 Annual Usage:	\$	224,817.81	
2020 Monthly Average:	\$	18,734.82	8%
2021 Annual Usage (through 7/26/21):	\$	73,868.52	
2021 Monthly Average:	\$	10,552.65	44%
	Planning & Zoning Development	Public Works Engineering	Percent Split
2021 Contract Usage	\$ 28,834.85	\$ 45,033.67	39.04% / 60.96%
	Remaining Approved Contract Amount		\$ 79,044.35
Status:			
Engineering Review of P&Z applications (SUP, TSUP, Plats) to include pavement/surface impacts and traffic impacts Survey Review for County Surveyor Required Applications within cities and county Engineering review for current county projects (roadway plans, bridge plans, estimates, specifications) Assisted in preparation of RFPs for Eastern Gateway and Regional Transportation CIP			

Leavenworth County Noxious Weed Dept

Chemical by Type of Sale

Start Date End Date
01/01/21 08/12/21

County	Average Rate	Total Disbursed	Total Amount	Cost Share
EsplAnade 200sc	1,218.56	12.50 gal	\$15,232.00	<input type="checkbox"/>
Triclopyr+Fluroxpyr	91.58	7.00 gal	\$641.06	<input type="checkbox"/>
	81.60	13.20 lbs	\$1,077.12	<input type="checkbox"/>
aminopyralid	277.50	7.50 gal	\$2,081.25	<input type="checkbox"/>
	9.49	1.00 gal	\$9.49	<input type="checkbox"/>
FLUAZIFOP-P-BUTYL	148.05	10.00 gal	\$1,480.50	<input type="checkbox"/>
glysophate	14.53	137.80 gal	\$2,104.27	<input type="checkbox"/>
imazapic	94.55	11.00 gal	\$1,040.05	<input type="checkbox"/>
MSO	9.40	49.00 gal	\$460.60	<input type="checkbox"/>
PICLORAM	39.25	2.00 gal	\$78.50	<input type="checkbox"/>
PICLORAM,2-4D	100.00	10.00 gal	\$1,000.00	<input type="checkbox"/>
TRICLOPYR	46.34	1.00 gal	\$46.34	<input type="checkbox"/>
2,4-D Lo Vol	12.22	10.00 gal	\$122.20	<input type="checkbox"/>
Total County			\$25,373.38	

Private	Average Rate	Total Disbursed	Total Amount	Cost Share
glysophate	12.40	1637.50 gal	\$20,369.70	<input checked="" type="checkbox"/>
	1.65	88.00 oz	\$145.20	<input checked="" type="checkbox"/>
2,4-D Lo Vol	9.16	1012.50 gal	\$9,239.70	<input checked="" type="checkbox"/>
2-4- D	6.97	2267.50 gal	\$15,804.90	<input checked="" type="checkbox"/>
FLUAZIFOP-P-BUTYL	111.00	37.50 gal	\$4,162.50	<input checked="" type="checkbox"/>
imazapic	70.90	8.00 gal	\$567.20	<input checked="" type="checkbox"/>
MSO	9.40	8.50 gal	\$79.90	<input checked="" type="checkbox"/>
PICLORAM	29.40	286.00 gal	\$8,408.40	<input checked="" type="checkbox"/>
	61.19	74.80 lbs	\$4,577.02	<input checked="" type="checkbox"/>
Triclopyr+Fluroxpyr	68.60	280.00 gal	\$19,208.00	<input checked="" type="checkbox"/>
TRICLOPYR	34.75	323.00 gal	\$11,224.25	<input checked="" type="checkbox"/>
FLUAZIFOP-P-BUTYL	148.05	0.00 gal	\$0.00	<input type="checkbox"/>
2-4- D	9.27	0.00 gal	\$0.00	<input type="checkbox"/>
2,4-D Lo Vol	12.22	0.00 gal	\$0.00	<input type="checkbox"/>
Total Private			\$93,786.77	

Total Report \$119,160.15

Run Date 8/12/2021 11:01 AM



GIS Department
Leavenworth County
Quarterly Report

2021-Quarter 2
Soma San

GIS Department Quarterly Performance

The Leavenworth County GIS Department has been diligently working to create and maintain the GIS segment of the newly released county website (<http://www.leavenworthcounty.gov/gis>) and (<http://www.leavenworthcounty.gov/map>). The department has also updated all data and even created new data from scratch, which is available free of charge in shapefile format.

Accomplishments from late 2020 to present

- ✓ Updated all GIS public layers on our new GIS web map and ArcGIS HUB that includes shapefiles and PDFs that allowing anyone with an internet connection to use them.
- ✓ Cemetery geodata Base added to our new webpage
- ✓ 1941 - 2020 Aerial imagery was added to the ArcGIS HUB webpage
- ✓ Boundary and Annexation updated with the Census including Tonganoxie City. Also, (BAS) data for Fairmont and Reno Townships sent to Census
- ✓ Added NG911 address points to be used by EMS, Fire department and shared with Cities.
- ✓ All the shapefile datasets have been converted and uploaded to our website as an AutoCAD Drawing file (DWG) format.
- ✓ Updated parcel data and shared with Kansas state and MARC
- ✓ Filled +10 requests from external organizations.
- ✓ Made 150 address points to the GIS.
- ✓ Made 50 AgUse changes
- ✓ Added 1 new road (235th Rd).

- ✓ 47 parcels were changed
- ✓ 2 Tax Unit Change
- ✓ 21 Subdivisions were added
- ✓ Park and Recreation geodatabase was added to the GIS department, including (Park, Aquatic Center, Trails, Fields, Playgrounds, Shelter, Parking lot, Restrooms, Pathways, Park boundaries, ATV-Stops, Fox Hunting points, Foilage, and Campground).
- ✓ All the shapefile datasets have been converted and uploaded to our website as an AutoCAD Drawing file (DWG) format.
- ✓ Updating all the GIS layer on a weekly bases
- ✓ Updating City Limit Maps (Basehor, Tonganoxie, Leavenworth, Lansing)
- ✓ Started scanning all archive maps
- ✓ 3 Year Paving Cycle map (2019 - LVCO Accidents, 2020- LVCO Accidents, 2021 – LVCO Accidents, Complaints)
- ✓ Utility Permit Map (All county permits are scanned and mapped spanning 30 years)
- ✓ Traffic Counters (Counters have been on all roads South of Dempsey Road since April) All counter are mapped and archived
- ✓ County Speed limit Map
- ✓ County Future Projects Map
- ✓ Leavenworth County Traffic accident map for 2020.
- ✓ Added NGS bench marks to our new website

Goals for Next Quarter

- ↪ Update our Cemetery database
- ↪ Create LVCO Road Record map.
- ↪ Publish secured data and maps for county employees, not public.