POLSINELLI

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John D. Petersen
(913) 234-7405
jpetersen@polsinelli.com

October 20, 2016

REGULAR MAIL

Re: Interact Meeting for Village of Leawood / Case NC#113-16 (Vicinity of the SEC of 89th Street and High Drive – formerly known as the Estates of Old Leawood)

Dear Property Owner:

We have confirmed that you own property within 500 feet of the above-referenced property. We have filed applications with the City of Leawood for Rezoning, Preliminary Development Plan and Preliminary Plat. The purpose of these applications is to allow for the development of a single-family subdivision. The development will consist of approximately 24 single-family lots on 16 acres of land (see attached plan). Plans submitted for this project can also be viewed at the City of Leawood Planning and Development Department at 4800 Town Center Drive, Leawood, Kansas.

In conformance with the City of Leawood's Interact Program, you are invited to an Interact meeting to provide you, as a nearby property owner, an opportunity to learn about the project and to discuss any issues or concerns that you may have. Prior to a public hearing before the Planning Commission, a summary of the meeting will be filed with the City of Leawood Planning Department. Plans submitted for this project can also be viewed at the City of Leawood Planning and Development Department at 4800 Town Center Drive, Leawood, Kansas.

The Interact meeting will be held at 6:00 p.m. on Thursday, November 10, 2016, in the Red Door meeting room at Leawood Presbyterian Church located at 2715 W. 83rd Street, Leawood, KS (see attached map for exact location of meeting).

This case will have a public hearing before the Planning Commission on Tuesday, November 22, 2016, at 6:00 p.m. in the City Council Chambers of Leawood City Hall, 4800 Town Center Drive, Leawood, Kansas. The general public will have an opportunity to comment on the proposed development at this meeting.

Please contact my paralegal, Amy Grant, at 913-234-7401 should you have any questions.

Sincerely,

John Peterson

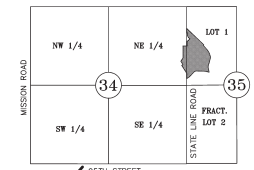
John D. Petersen

Leawood Presbyterian Church located at 2715 W. 83rd Street, Leawood, KS

PRELIMINARY PLAT/PRELIMINARY PLAN/FINAL PLAN OF

VILLAGE OF LEAWOOD

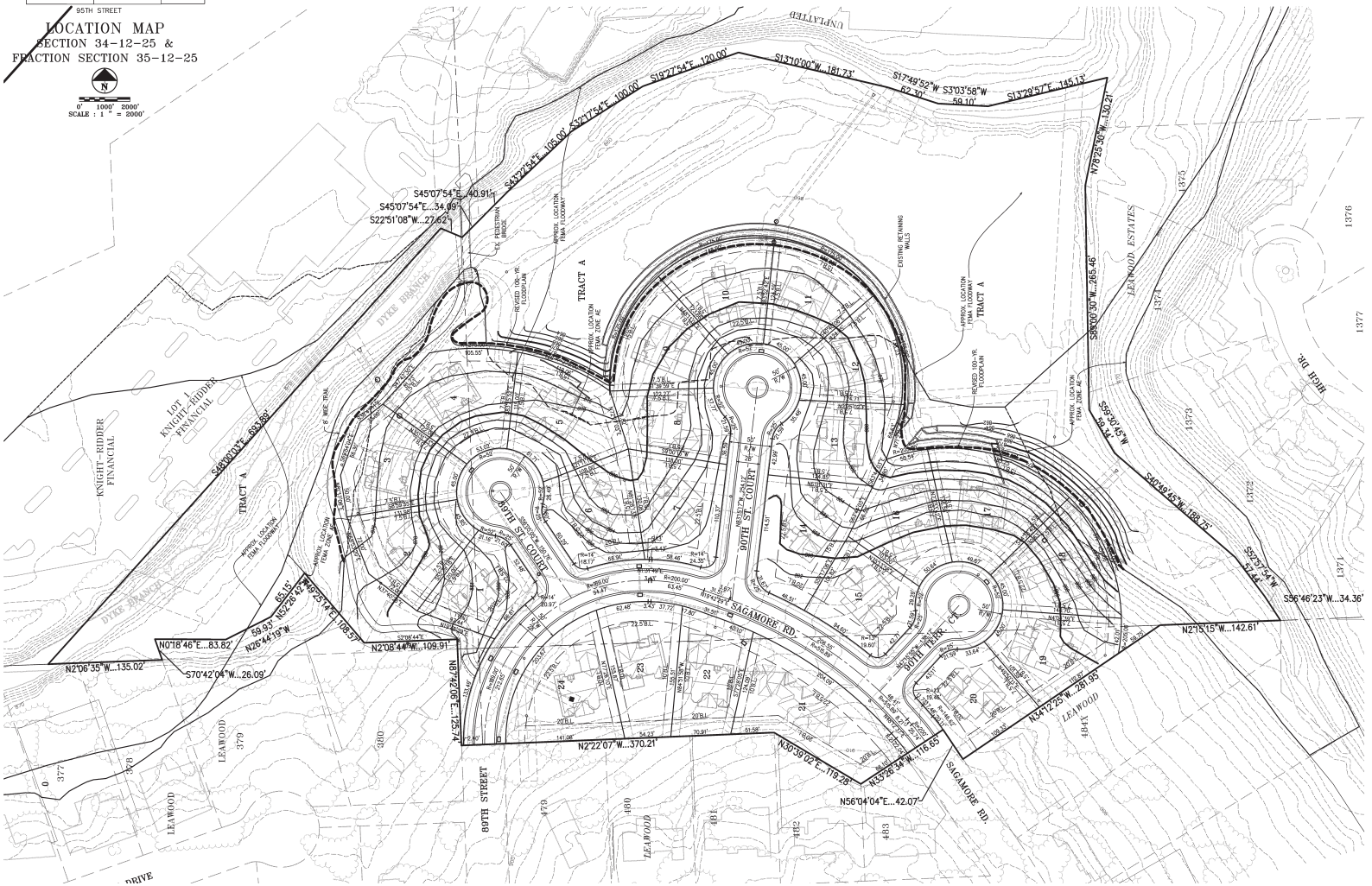
A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34 & NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 12, RANGE 25,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

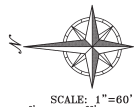


LOCATION MAP
SECTION 34-12-25 &
FRACTION SECTION 35-12-25

N

0' 1000' 2000'
SCALE : 1 " = 2000'





B.L. DENOTES BUILDING LINE
U/E DENOTES UTILITY EASEMENT
L/E DENOTES LANDSCAPE EASEMENT
T.P.E. DENOTES TREE PRESERVATION EASEMENT
DENOTES PROPOSED 4' CONCRETE SIDEWALK
DENOTES EXISTING FENCE
DENOTES SANITARY SEWER
DENOTES STORM SEWER

GROSS AREA	16.2483	ACRES
PROPOSED NUMBER OF LOTS	24	SINGLE FAMILY LOTS
DENSITY	1.48	LOTS PER ACRE

DEVIATIONS REQUESTED:

	REQUIRED	PROPOSED	REDUCTION
FRONT YARD*	30'	22.5'	25%
SIDE YARD*	10'	7.5'	25%
REAR YARD*	20'	15'	25%

*NOTE LOTS 19-24 REAR YARD IS 20', AND SIDE YARD IS 10' AS REQUIRED.

OPEN SPACE REQUIRED (30%)	4.87	ACRES
DEVIATION SETBACK AREA	0.69	ACRES
OPEN SPACE PROVIDED (46%)	7.53	ACRES

LEGAL DESCRIPTION:

RESURVEY AND REPLAT OF THE ESTATES OF OLD LEAWOOD, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, CONTAINING 16.2483 ACRES, MORE OR LESS, OF REPLATTED LAND.

PROJECT NOTE:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON NAVD88 DATUM.
2. ALL TRACTS AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER BMP'S AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LINES WITHIN ZONE X(SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0055G, AND DATED AUGUST 3, 2009.

OWNER/DEVELOPER:

LEAWOOD DEVCO, L.L.C.
10800 PARKLEY, SUITE 265
OVERLAND PARK, KS 66210
(913) 345-8300
(913) 469-1400 FAX

ENGINEER/APPLICANT:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

PROPOSED CONDITIONS SUMMARY:

1. ALL PUBLIC STREETS WITHIN THE BOUNDARY ARE CONSTRUCTED AND CLASSIFIED AS LOCAL, NO MODIFICATIONS TO THE EXISTING STREET NETWORK.
2. LIQUID WASTE TO BE HANDLED IN THE EXISTING JOHNSON COUNTY WASTEWATER SYSTEM. A MAIN EXTENSION WILL BE REQUIRED TO SEWER LOTS.
3. NO PROPOSED RETAINING WALLS.
4. NO PROPOSED STORM SEWER INLETS OR CULVERTS.

LOT AREAS

PARCEL	AREA (S.F.)	AREA (AC.)
1	10228.37	0.2348
2	11831.55	0.2716
4	14579.19	0.3347
5	14403.24	0.3307
6	12059.92	0.2769
7	12454.31	0.2859
8	9809.39	0.2252
13	12544.54	0.2880
14	13905.13	0.3192
15	11091.72	0.2546
16	11955.08	0.2745
19	11685.98	0.2683
20	11452.81	0.2629
21	17937.44	0.4118
22	11047.34	0.2536
23	12544.06	0.2880
24	14795.56	0.3397
BNDY	707776.91	16.2483
ROW	76594.84	1.7584
TRACT A	328007.65	7.5300

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

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PEI #161009 - 10/17/16