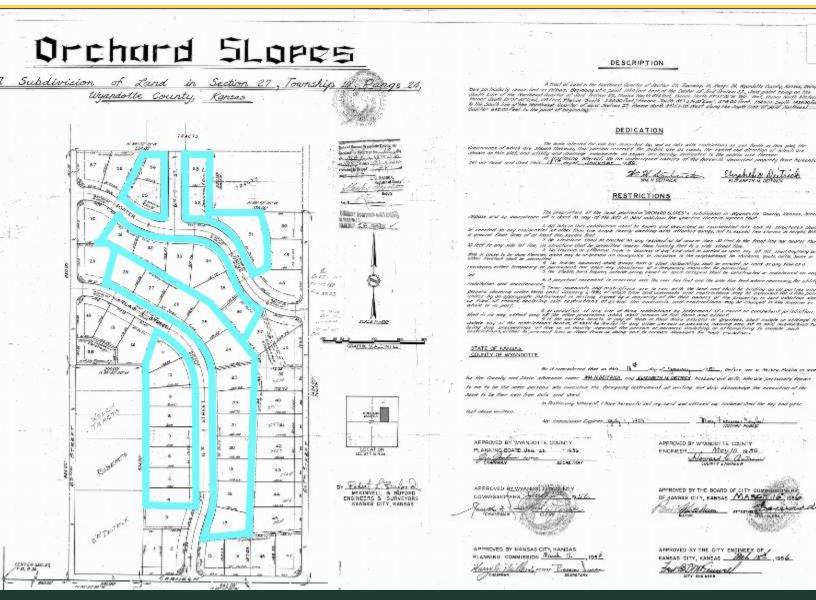
NEW



Build-To-Rent Subdivision

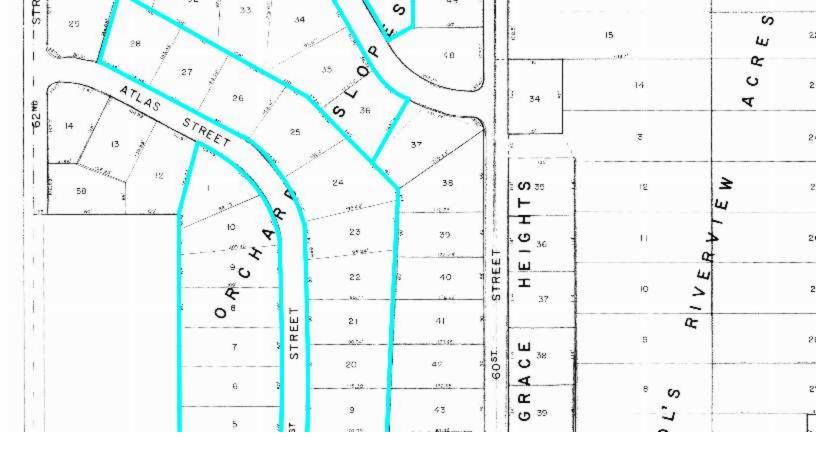
12.64 +/- Acres | Wyandotte County, KS | \$1,299,560





National Land Realty 2110 S. 4th Street Suite A Leavenworth, KS 66048 NationalLand.com





PROPERTY SUMMARY

Welcome to Kansas City, a city of endless possibilities and remarkable growth. This exclusive land listing presents an exceptional opportunity for Build To Rent developers and investors to capitalize on the burgeoning demand for housing in one of the nation's most exciting and promising markets.

Kansas City is experiencing a wave of new developments and investment, attracting global attention and solidifying its position as a key player on the national and international stage. The city has recently announced significant projects, including the hosting of the FIFA World Cup in 2026 and the establishment of the Panasonic headquarters. These major developments are a testament to the tremendous demand for housing in this thriving metropolis.





ADDRESS

6025 Sortar Dr Kansas City, KS 66041

LOCATION

Take Exit 423B from I-70 onto 18th Street Expressway, then turn right onto Sortor Dr. The destination, 6025 Sortor Dr, will be on your right.

ACREAGE BREAKDOWN

Subdivision of residential lots for single-family homes

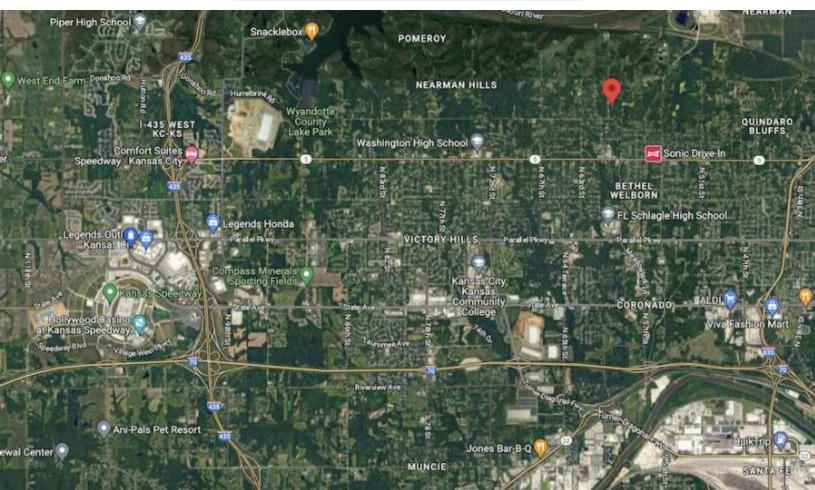
PROPERTY HIGHLIGHTS

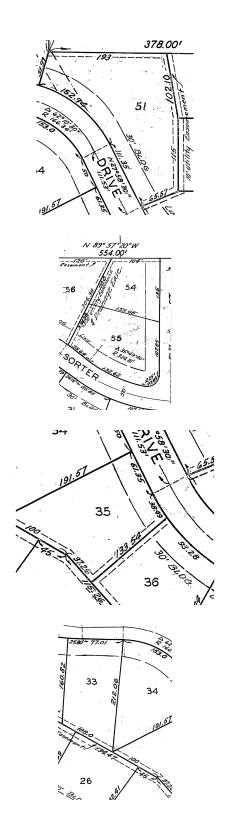
- This prime land parcel offers an ideal location to create a Build To Rent community that will cater to the growing demand for modern, well-designed rental homes. With its strategic proximity to major transportation networks, key amenities, and employment centers, this property provides an exceptional foundation for successful residential development.
- The city of Kansas City is renowned for its vibrant culture, diverse neighborhoods, and an ever-expanding array of entertainment, dining, and recreational options.
 From the iconic Country Club Plaza to the vibrant Power & Light District, residents will enjoy an unparalleled lifestyle in a city that never ceases to amaze.
- As a Build To Rent developer or investor, you have the unique opportunity to shape the future of Kansas City's housing market while reaping the rewards of a thriving rental industry. The demand for quality homes is soaring, driven by a growing population, expanding employment opportunities, and the excit

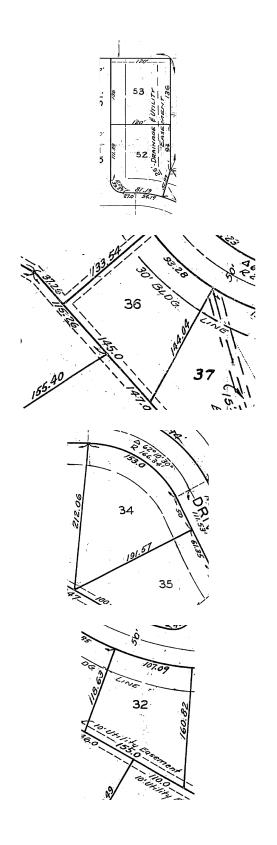




nationalland.com/listing/buildtorent-subdivision



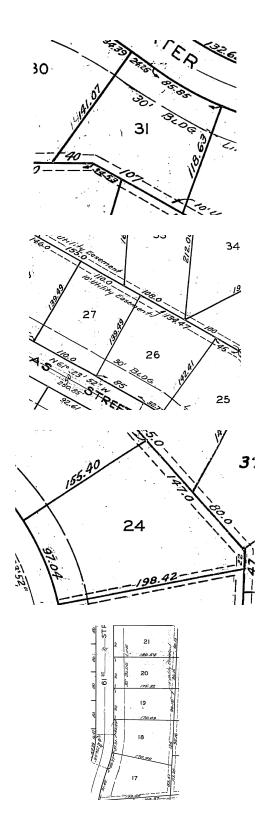


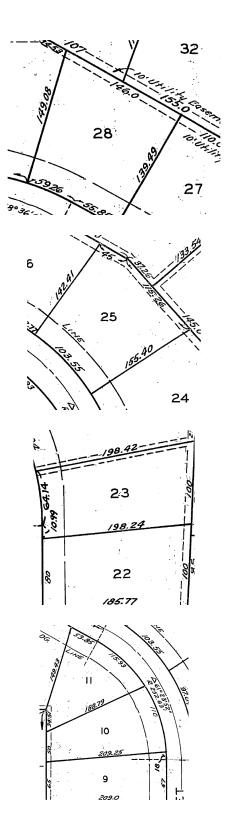




National Land Realty 2110 S. 4th Street Suite A Leavenworth, KS 66048 NationalLand.com



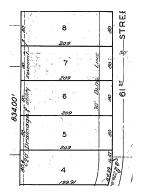














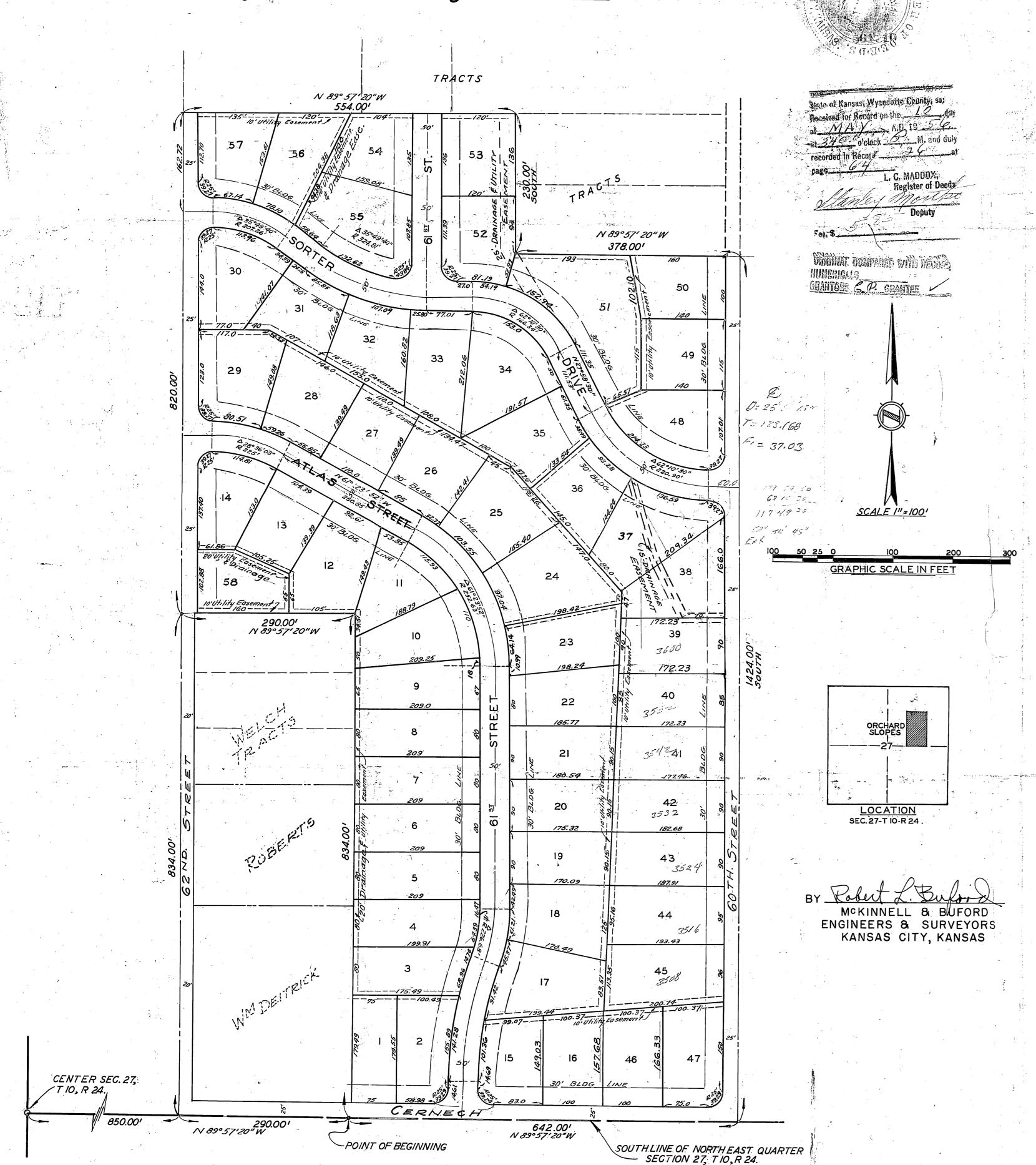
National Land Realty 2110 S. 4th Street Suite A Leavenworth, KS 66048 NationalLand.com



Drehund Slupps

a Subdivision of Land in Section 27, Township 10, Range 24,

Wyandotte County, <u>Kansas</u>



DESCRIPTION

A tract of Land in the Northeast Quarter of Section 27, Township 10, Range 24, Wyandotte County, Kansas, Being more particularly described as follows; Beginning at a point 1/40 feet East of the Center of Said Section 27, Said point being on the South Line of the Northeast Quarter of Said Section 27, Thence North 834 feet, thence North 89°57'20"W 290' feet, thence North 820 feet, thence South 89°57'20"East, 554 Feet, thence South 230.00 feet; thence South 89°57'20"East, 378.00 feet; thence South 1424.00 feet to the Northeast Quarter of said Section 27, thence North 89°57'20"West along the South line of said Northeast Quarter 642.00 feet to the point of beginning.

DEDICATION

The lands intented for sole are described by, and as lots with restrictions as set forth in this plat, the dimensions of which are shown thereon, that portion reserved for public use as roads, the extent and direction of which are shown on this plat, and utility and drainage easements as shown are hereby dedicated to the public use forever.

In Testimony Whereof, We the undersigned owners of the herewith described property have hereunto set our hand and Seal this 18 TH day of Sanuary 1956.

WM. H DEITRICK

Elizabeth M. Deetrick

RESTRICTIONS

The proprietors of the land platted as "ORCHARD SLOPES" a subdivision in Wyandotte County, Kansas, hereby impose and by acceptance of a deed to any of the lots in said addition the grantee therein agrees that:

1. All lots in this subdivision shall be known and described as residential lots and no structures shall be erected on any residential lot other than one single family dwelling with attached garage, not to exceed two stories in height, With a ground floor area of at least 900 square feet.

2. No structure shall be erected on any residential lot nearer than 30 feet to the front line nor nearer than 10 feet to any side lot line, no structure shall be permitted nearer than twenty feet to a side street line.

3. No Noxious or offensive trade or business of any kind shall be carried on upon any lot nor shall anything be done or cause to be done thereon, which may be or become an annoyance or nuisance to the neighborhood. No chickens, goats, cattle, Swine or other livestock shall be permitted

4. No trailer, basement, shack, garage, barn or other outbuildings shall be erected or used at any time as a residence, either temporary or permanent, nor shall any structures of a temporary character be permitted.

5. No stable, barn, hoppen, outside privy, closet or open cesspool shall be constructed or maintained on any

6. A perpetual easement is reserved over the rear five feet and the side five feet where necessary, for utility installation and maintenance.
7. These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until. January 1, 1980, at which time said covenants and restrictions may be extended for a like period unless by an appropriate instrument in writing signed by a majority of the then owners of the property in said addition shall

Unless by an appropriate instrument in writing signed by a majority of the then owners of the property, in said addition shall be filed of record, declaring said restrictions at an end. The covenants and restrictions may be changed in like manner in whole or in part.

8. In validation of any one of these restrictions by judgement of a court or competent jurisdiction shall in no way affect any of the other provisions which shall remain in full force and effect.

shall in no way affect any of the other provisions which shall remain in full force and effect.

9. If the parties hereto or any of them or their heirs assigns or grantees, shall violate or attempt to Violate any of the restrictions herein, it shall be lawful for any other person or persons, owning any lot in said subdivision to bring any proceedings at law or in equity against the person or persons violating or attempting to violate such restrictions, either to prevent him or them from so doing and to recover damages for such violation.

STATE OF KANSAS
COUNTY OF WYANDOTTE

Be it remembered that on this day of Common 1956, before me a Notary Public in and for the County and State aforesaid came WM. H. DEITRICK and ELIZABETH M. DEITRICK, husband and wife, who are personally known to me to be the same persons who executed the foregoing instrument of writing and duly aknowledge the execution of the same to be their own free acts and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year

last above written.

APPROVED BY WYANDOTTE COUNTY
PLANNING BOARD UAN. 23. 1956

Our Genhine ATTEST:

SECRETARY

My Commission Expires Quy 1, 1959

APPROVED BY WYANDOTTE COUNTY

COMMISSIONERS 1956

CHAIRMAN CLERK

APPROVED BY KANSAS CITY, KANSAS
PLANNING COMMISSION March 12, 1956

Harry & Willer L. ATTEST: Zamon Juran
SECRETARY

APPROVED BY WYANDOTTE COUNTY
ENGINEER May 10 1956

Showard 6. Antrim
COUNTY ENGINEER

APPROVED BY THE BOARD OF CITY COMMISSIONERS
OF KANSAS CITY, KANSAS MARGINES, 1956

CITY ENGINEER



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Land)

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

	Sin	മില	
	Siit	gie	
	DESCRIPTION: (As described in the attached ed below)_		
ORCHA TO L28	ed below)_ RD SLOPES, S27, T10, R24, ACRES 3.040000, L4 TO L11 3 and ORCHARD SLOPES, S27, T10, R24, ACRES 2.40000 1.480000, L51 TO L53 and ORCHARD SLOPES	and ORCHARD SLOPES, S27, T10, R24, ACF)0, L31 TO L36 and ORCHARD SLOPES, S27, S, S27, T10, R24, ACRES 0.870000, L54 & L55	RES 4.880000, , T10, R24, AC 5
Approx	mate date SELLER purchased Property: y zoned as	06/13/2018	. Prope
currentl	y zoned as	Residential	
1. NO	TICE TO SELLER.		
Be as c	omplete and accurate as possible when answering	the questions in this disclosure. Attach	additional sl
if space	e is insufficient for all applicable comments. SELI	LER understands that the law requires	disclosure o
	I defects, known to SELLER, in the Property to pro		
	<u>bility for damages.</u> This disclosure statement is o		hese disclos
License	e(s), prospective buyers and buyers will rely on this	s information.	
2 NO	TICE TO BUYER.		
	a disclosure of SELLER'S knowledge of the Pro	operty as of the date signed by SELL	ER and is
	ite for any inspections or warranties that BUYER		
	R or a warranty or representation by the Broker(s) of		-, -: -: -: -: -: -: -: -: -: -: -: -: -:
	TER SOURCE.		
a.	Is there a water source on or to the Property? Public Private Well Cistern	<u></u>	Yes 🔲
	☐ Public ☐ Private ☐ Well ☐ Cistern [☐ None ☐ Other	
	If well, state type depth Has water been tested?	<u></u>	
	Has water been tested?		Yes
b.	Other water systems and their condition: Is there a water meter on the Property?	none	
C.	Is there a water meter on the Property?		Yes
a.	Is there a rural water certificate?		Yes
e.	Other applicable information:		
14 -			
Па	ny of the answers in this section are "Yes", exp	iain in detail or attach documentation	<u>. </u>
	S/ELECTRIC.		_
a.	Is there electric service on the Property?		Yes
	If "Yes", is there a meter?	N//	A∐ Yes∐
b.	Is there gas service on the Property?		Yes
~	If "Yes", what is the source? Are you aware of any additional costs to hook up to	+ilition?	
	Other applicable information:		
u.	-		
	ny of the answers in this section are "Yes" exp	lain in detail or attach documentation	1:
	ny of the answers in this section are "Yes", exp	lain in detail or attach documentation	: <u> </u>
	ny of the answers in this section are "Yes", exp	lain in detail or attach documentation	:
	ny of the answers in this section are "Yes", exp	lain in detail or attach documentation	:

	LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:	
3	a. The Property or any portion thereof being located in a flood zone, wetlands area or proposed	
54	to be located in such as designated by FEMA which requires flood insurance?	
55	b. Any drainage or flood problems on the Property or adjacent properties?	
6	c. Any neighbors complaining Property causes drainage problems?	
57	d. The Property having had a stake survey?	. Yes □ No ☑
8	e. Any boundaries of the Property being marked in any way?	. Yes ☑ No□
9	f. Having an Improvement Location Certificate (ILC) for the Property?	. Yes 🔲 No 🗹
0	e. Any boundaries of the Property being marked in any way? f. Having an Improvement Location Certificate (ILC) for the Property? g. Any fencing/gates on the Property?	. Yes □ No ☑
i1	If "Yes", does fencing/gates belong to the Property?	. Yes ☐ No ☐
2	h. Any encroachments, boundary line disputes, or non-utility	
3	easements affecting the Property?	. Yes ☐ No ☐
64	i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability	
5	problems that have occurred on the Property or in the immediate vicinity?	. Yes ☐ No ☑
6	j. Any diseased, dead, or damaged trees or shrubs on the Property?	
57	k. Other applicable information:	
8		
9	If any of the answers in this section are "Yes" explain in detail or attach all warranty info	rmation and
0	other documentation:	
'1	A neighbor had their land surveyed and the surveyor placed metal stakes as boundary markers between	en the two
2	properties.	
3		
	SEWAGE.	V C.N C.
75 76	a. Does the Property have any sewage facilities on or connected to it?	. Yes∐ No ⊻
6	If "Yes", are they:	
7	Public Sewer Private Sewer Septic System Cesspool	
8	☐ Lagoon ☐ Grinder Pump ☐ Other	
9	If applicable, when last serviced?	_
0	By whom?	
1	Approximate location of septic tank and/or absorption field:	_
2		_
3	Has Property had any surface or subsurface soil testing related to installation	
4	of sewage facility?	Yes No No
5	b. Are you aware of any problems relating to the sewage facilities?	. Yes∐ No ✓
6	If any of the anguare in this section are "Vee" explain in detail or ottach all warranty info	rmetics and
57 88	If any of the answers in this section are "Yes", explain in detail or attach all warranty info other documentation: N/A	rmation and
9	other documentation: N/A	
0		
1		
	LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.	
3	(Check and complete applicable box(es))	
4	a. Are there leasehold interests in the Property?	Yes No 🔽
5	If "Yes", complete the following:	
6	Lessee is:	
	Contact number is:	
7	Contact number 15.	
7		_
8	Seller is responsible for:	_
8 9	Seller is responsible for: Lessee is responsible for:	
8 9 0	Seller is responsible for: Lessee is responsible for: Split or Rent is:	
9 9 0 1	Seller is responsible for: Lessee is responsible for: Split or Rent is: Agreement between Seller and Lessee shall end on or before:	
8 9 0	Seller is responsible for: Lessee is responsible for: Split or Rent is:	
9 9 0 1	Seller is responsible for: Lessee is responsible for: Split or Rent is: Agreement between Seller and Lessee shall end on or before:	
9 9 0 1	Seller is responsible for: Lessee is responsible for: Split or Rent is: Agreement between Seller and Lessee shall end on or before:	
9 9 0 1	Seller is responsible for: Lessee is responsible for: Split or Rent is: Agreement between Seller and Lessee shall end on or before:	
9 9 0 1	Seller is responsible for: Lessee is responsible for: Split or Rent is: Agreement between Seller and Lessee shall end on or before:	
9 9 0 1	Seller is responsible for: Lessee is responsible for: Split or Rent is: Agreement between Seller and Lessee shall end on or before:	
9 9 0 1	Seller is responsible for: Lessee is responsible for: Split or Rent is: Agreement between Seller and Lessee shall end on or before:	
9 9 0 1	Seller is responsible for: Lessee is responsible for: Split or Rent is: Agreement between Seller and Lessee shall end on or before: Copy of Lease is attached.	
9 9 0 1	Seller is responsible for: Lessee is responsible for: Split or Rent is: Agreement between Seller and Lessee shall end on or before: Copy of Lease is attached.	BUYER

03 04 05 06 07 08 09	b. Are there tenant's rights in the Property? If "Yes", complete the following: Tenant/Tenant Farmer is: Contact number is: Seller is responsible for: Tenant/Tenant Farmer is responsible for: Split or Rent is: Agreement between Seller and Tenant shall end on or before:	
10 11 12 13 14	Copy of Agreement is attached. c. Do additional leasehold interests or tenant's rights exist?	Yes ☐ No ✔
15 16 8. 17 18 19 20	MINERAL RIGHTS (unless superseded by local, state or federal laws). Pass unencumbered with the land to the Buyer. Remain with the Seller. Have been previously assigned as follows:	
21 22 9. 23 24 25 26	WATER RIGHTS (unless superseded by local, state or federal laws). ☐ Pass unencumbered with the land to the Buyer. ☐ Remain with the Seller. ☐ Have been previously assigned as follows:	
29 30 31 32	CROPS (planted at time of sale). ✓ Pass with the land to the Buyer. Remain with the Seller. Have been previously assigned as follows:	
33 34 35 36 37 38	GOVERNMENT PROGRAMS. a. Are you currently participating, or do you intend to participate, in any government farm program?	
39 40 41 42	If any of the answers in this section are "Yes", explain in detail or attach documen	tation:
43 44 12 . 45 46 47	 HAZARDOUS CONDITIONS. ARE YOU AWARE OF: a. Any underground storage tanks on or near Property? b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)? 	
48 49 50 51 52	If "Yes", what is the location? c. Any previous environmental reports (e.g., Phase 1 Environmental reports)?	
53 54 55 56	 e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)? f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)? 	
SI	Initials Initials	s BUYER BUYER

57	g.	Gas/oil wells, lines or storage facilities on the Property or ac	djacent property?	Yes No
58	ĥ.	Any other environmental conditions on the Property or adja	cent properties?	Yes No
59	i.	Any tests conducted on the Property?		
60				
61	If a	ny of the answers in this section are "Yes" explain in de	etail or attach documentation	: <u></u>
62				
63 64				
65 13 .	 OT	HER MATTERS. ARE YOU AWARE OF:		
66	. Oı a.	Any violation of zoning, setbacks or restrictions, or non-con	forming use?	Vas III No
67	b.	Any violation of laws or regulations affecting the Property?	norming asc:	Yes No
68	C.	Any existing or threatened legal action pertaining to the Pro	nperty?	Yes No
69	d.	Any litigation or settlement pertaining to the Property?		
70	e.	Any current/pending bonds, assessments, or special taxes	that apply to the Property?	Yes No
71	f.	Any burial grounds on the Property?		
72		Any abandoned wells on the Property?		
73		Any public authority contemplating condemnation proceeding		
74	i.	Any government rule limiting the future use of the Property		
75		zoning and subdivision regulations?		Yes No
76	j.	Any condition or proposed change in surrounding area or re		
77		Any government plans or discussion of public projects that		
78		benefit assessment against the Property or any part thereo		Yes□ No
79	I.	Any unrecorded interests affecting the Property?		
80	m.	Anything that would interfere with passing clear title to the E		
81	n.	The Property being subject to a right of first refusal?		Yes□ No∇
82		If "Voe" number of days required for notice:		<u> </u>
83	٥.	The Property subject to a Homeowner's Association fee?	-	Yes∏No
84	p.	Any other conditions that may materially and adversely affe	ct the value or	
85	Ρ.	desirability of the Property?		Yes□No
86	a	Any other condition that may prevent you from completing t		
87	•	, , , , , ,	, ,	
88	If a	ny of the answers in this section are "Yes", explain in de	etail or attach documentatior	1:
89				_
90				
91				
92				
	. UT	ILITIES. Identify the name and phone number for utilities lis		
94		Electric Company Name:	Phone #	
95		Gas Company Name:	Phone #	
96		Water Company Name:	Phone #	
97		Other:	Phone #	
98				
99 15		ECTRONIC SYSTEMS AND COMPONENTS.		
00	An	technology or systems staying with the Property?	Λ	//A ☑ Yes□ No□
01	If "`	∕es", list:		
:02				
:03				
:04	Up	on Closing, SELLER will provide Buyer with codes and passy	words, or items will be reset to	factory settings.
:05	-	·		-
:06 TI	he un	dersigned SELLER represents, to the best of their knowledg	e, the information set forth in th	ie foregoing
		ure Statement is accurate and complete. SELLER does not		
		ty or guarantee of any kind. SELLER hereby authorizes Lice		
		tion to prospective BUYER of the Property and to real estate		
		<u>Licensee assisting the SELLER, in writing, if any informa</u>		
		g, and Licensee assisting the SELLER will promptly noti		
		n changes. (SELLER and BUYER initial and date any cha	inges and/or any list of addit	onal changes. If
:13 <u>at</u>	ttach	ed, #of pages).		
			<u></u>	
	RRC	, ∐		
	16/28/22	Initials	Initials	Ш
\$ <u>1</u>	PMEDI	SELLER	BUYER	BUYER
aotit		Callada Disalasuma and Caralitian of Duran	اممت المساملات المساملات	

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING.	WHEN SIGNED BY ALL PARTIES, THIS
DOCUMENT BECOMES PART OF A LEGALLY BINDING CON	TRACT. IF NOT UNDERSTOOD, CONSULT AN
ATTORNEY BEFORE SIGNING.	

RICHARD RAY COCHENER	dotloop verified 06/28/23 1:29 PM CDT TY5K-RCKH-VRAH-C2J1		
SELLER	DATE	SELLER	DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

- 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
- 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or Licensees concerning the condition or value of the Property.
- 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have the Property examined by professional inspectors. Buyer assumes responsibility Property is suitable for their intended use.
- 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the Property.
- 5. I specifically represent there are no important representations concerning the condition or value of the Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER DATE BUYER	DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTOR® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 10/21. All previous versions of this document may no longer be valid. Copyright January 2022.

Richard Ray Cochener parcels Wyandotte County, Kansas, 12 AC +/-







Boundary



Opportunity Zones

| All Polygons 12.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7956	Knox silt loam, 12 to 18 percent slopes	10.12	79.69	0	79	4e
7955	Knox silt loam, 7 to 12 percent slopes	2.58	20.31	0	84	3e
TOTALS		12.7(*)	100%	-	80.02	3.8

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 3.03 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
7956	Knox silt loam, 12 to 18 percent slopes	2.87	94.72	0	79	4e
7955	Knox silt loam, 7 to 12 percent slopes	0.16	5.28	0	84	3e
TOTALS		3.03(*	100%	-	79.26	3.95

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 4.95 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7956	Knox silt loam, 12 to 18 percent slopes	2.53	51.11	0	79	4e
7955	Knox silt loam, 7 to 12 percent slopes	2.42	48.89	0	84	3e
TOTALS		4.95(*)	100%	-	81.44	3.51

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 2.36 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
7956	Knox silt loam, 12 to 18 percent slopes	2.36	100.0	0	79	4e
TOTALS		2.36(*	100%	-	79.0	4.0

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|D Boundary 1.48 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7956	Knox silt loam, 12 to 18 percent slopes	1.48	100.0	0	79	4e
TOTALS		1.48(*	100%	-	79.0	4.0

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 0.88 ac

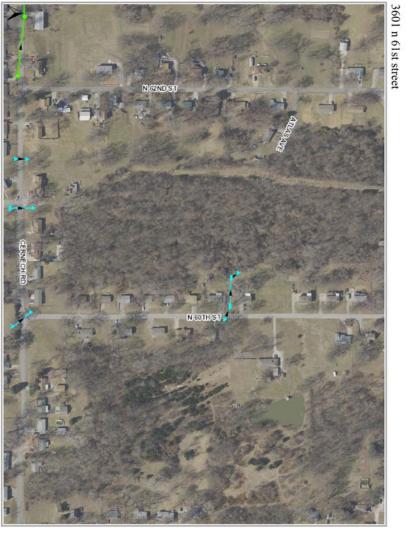
SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
7956	Knox silt loam, 12 to 18 percent slopes	0.88	100.0	0	79	4e
TOTALS		0.88(*	100%	-	79.0	4.0

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water



Requested Actions: Master Plan Amendment, Change of Zone, Special Use Permits, Preliminary and Final Plans, Vacations, Appeals, Preliminary and Final Plats

Applications/Resubmissions due by 12:00 Noon

Preapplication Meeting Deadline	Submission Deadline Dates - DUE BY 12:00 NOON	Reviewing Agency Comments Due/Engineering Comments due to applicant	Comments to Applicant and Comment Review Meeting Date	Post Notice on Property - Engineering Resubmittals due at 12:00 Noon	Last day for continuance/engineering approval /Final Revisions Due 12:00 Noon	City Planning Commission Meeting/Board of Zoning Appeals Public Hearing	Last day to comply with stipulations	BOC Packets Due	Board of Commissioners/ Public Hearing		
1/17/2023	1/27/2023	2/14/2023	2/20/2023	2/21/2023	2/27/2023	3/13/2023	3/22/2023	3/24/2023	3/30/2023		
2/14/2023	2/24/2023	3/14/2023	3/20/2023	3/21/2023	3/27/2023	4/10/2023	4/19/2023	4/21/2023	4/27/2023		
3/14/2023	3/24/2023	4/11/2023	4/17/2023	4/18/2023	4/24/2023	5/8/2023	5/17/2023	5/19/2023	5/25/2023		
4/18/2023	4/28/2023	5/16/2023	5/22/2023	5/23/2023	5/29/2023	6/12/2023	6/21/2023	6/23/2023	6/29/2023		
5/16/2023	5/26/2023	6/13/2023	6/19/2023	6/20/2023	6/26/2023	7/10/2023	7/19/2023	7/21/2023	7/27/2023		
6/20/2023	6/30/2023	7/18/2023	7/24/2023	7/25/2023	7/31/2023	8/14/2023	8/23/2023	8/25/2023	8/31/2023		
7/18/2023	7/28/2023	8/15/2023	8/21/2023	8/22/2023	8/28/2023	9/11/2023	9/20/2023	9/22/2023	9/28/2023		
8/15/2023	8/25/2023	9/12/2023	9/18/2023	9/19/2023	9/25/2023	10/9/2023	10/18/2023	10/20/2023	10/26/2023		
9/19/2023	9/29/2023	10/17/2023	10/23/2023	10/24/2023	10/30/2023	11/13/2023	11/20/2023	11/22/2023	11/30/2023		
10/17/2023	10/27/2023	11/14/2023	11/20/2023	11/21/2023	11/27/2023	12/11/2023	1/3/2024	1/5/2024	1/11/2024		
11/17/2023	11/27/2023	12/13/2023	12/19/2023	12/19/2023	12/26/2023	1/8/2024	1/17/2024	1/19/2024	1/25/2024		
12/19/2023	12/29/2023	1/16/2024	1/22/2024	1/23/2024	1/29/2024	2/12/2024	2/21/2024	2/23/2024	2/29/2024		
1/16/2024	1/26/2024	2/13/2024	2/19/2024	2/20/2024	2/26/2024	3/11/2024	3/20/2024	3/22/2024	3/28/2024		
2/13/2024	2/23/2024	3/12/2024	3/18/2024	3/19/2024	3/25/2024	4/8/2024	4/17/2024	4/19/2024	4/25/2024		
3/19/2024	3/29/2024	4/16/2024	4/22/2024	4/23/2024	4/29/2024	5/13/2024	5/22/2024	5/24/2024	5/30/2024		
4/16/2024	4/26/2024	5/14/2024	5/20/2024	5/21/2024	5/28/2024	6/10/2024	6/19/2024	6/21/2024	6/27/2024		
5/14/2024	5/24/2024	6/11/2024	6/17/2024	6/18/2024	6/24/2024	7/8/2024	7/17/2024	7/19/2024	7/25/2024		
6/18/2024	6/28/2024	7/16/2024	7/22/2024	7/23/2024	7/29/2024	8/12/2024	8/21/2024	8/23/2024	8/29/2024		
7/16/2024	7/26/2024	8/13/2024	8/19/2024	8/20/2024	8/26/2024	9/9/2024	9/18/2024	9/20/2024	9/26/2024		
8/20/2024	8/30/2024	9/17/2024	9/23/2024	9/24/2024	9/30/2024	10/14/2024	10/23/2024	10/25/2024	10/31/2024		
9/17/2024	9/27/2024	10/16/2024	10/22/2024	10/23/2024	10/29/2024	11/12/2024	11/25/2024	11/27/2024	12/5/2024		
10/15/2024	10/25/2024	11/12/2024	11/18/2024	11/19/2024	11/25/2024	12/9/2024	12/30/2024	1/3/2025	1/9/2025		
11/22/2024	12/2/2024	12/17/2024	12/23/2024	12/24/2024	12/30/2024	1/13/2025	1/22/2025	1/24/2025	1/30/2025		
12/17/2024	12/27/2024	1/14/2025	1/20/2025	1/21/2025	1/27/2025	2/10/2025	2/19/2025	2/21/2025	2/27/2025		
Tuesday	NOTES:	Review of Final Plat engineering - Final engineering may be submitted after approval of the preliminary plat. Initial review may take up to 30 days. Resubmittals may require up to 21 days for review. Final engineering includes final studies, final design, and construction drawings. All approvals are subject to KDHE review and approval. Applications that include a traffic study, innovative technology, pump station, force main, or low pressure systems may require additional review time. During periods of unusually heavy submissions, review time may be extended. Make scheduling decisions accordingly.									
	2	Change of zone, special use permit, preliminary plan and preliminary plat petitions may be submitted simultaneously.									
	3	Final plan/final plat petitions may be filed after the preliminary plan, preliminary plat and zoning have been approved (UG BOC). Exceptions may be allowed by the Director of Planning for minor plans/plats that do not involve significant public improvements.									
	4	Street construction may begin after the filing of the final plat with the Register of Deeds.									
	5	All meeting dates are cor	ntingent upon complete su	bmissions by the progressiv	e deadline schedule. If any dead	line is missed, the applica	tion WILL BE DELAYED.				
	6	All meeting dates are contingent upon complete submissions by the progressive deadline schedule. If any deadline is missed, the application WILL BE DELAYED. Complete submissions will be submitted to the Planning + Urban Design Department at 4953 State Avenue or EDR@wycokck.org for verification by 12:00 Noon on the deadline date.									
	7				lify as a complete submission.	<u> </u>	•				
	8				•	cepted by Public Works					
	9	Residential building permit applications may be filed after the final plat is approved (UG BOC) and streets are accepted by Public Works. Commercial building permits may be filed after streets and utilities are accepted and the final plan (if necessary) has been approved.									
	10		•		distributed for review. Applicant		cation is determined to be	incomplete			
							Janon is determined to be	псотресе.			
	12				ng Engineering has been approve	tu.					
	13				g to review comments with staff.						
	14			ay be returned without comp							
	15	In cases where a varianc	e is required, the item will	be stayed pending BOZA ac	ction.						



Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423 Kansas City, Kansas 66101 www.wycokck.org/planning Phone: (913) 573-5750 Fax: (913) 573-5796 Email: planninginfo@wycokck.org

Welcome to the Unified Government's land entitlement process. We look forward to working in collaboration with you on your proposed project.



Prior to submitting your application, you <u>must</u> schedule a pre-application meeting with a member of Planning + Urban Design staff:

To set up a pre-application meeting you may: Call: (913) 573-5750 or Email: planninginfo@wycokck.org



After your pre-application meeting, complete the application and refer to the application checklist to ensure all required attachments and documents have been included.



You may submit a completed application in one of two (2) ways:

- 1. Electronically by email, at EDR@wycokck.org
- 2. **In person** at the Planning + Urban Design Annex, located in the Neighborhood Resource Center at 4953 State Avenue, Kansas City, Kansas 66102

NOTE: Your application and plans must be submitted prior to the monthly submittal deadline. All engineering drawings shall be signed and sealed by a Kansas Licensed Professional Engineer. All drawings shall comply with the Kansas City, Kansas Code of Ordinances.

Any incomplete applications WILL NOT be processed.

If you have any questions or need assistance, please contact us at (913) 573-5750 or Planninginfo@wycokck.org.



Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423 Kansas City, Kansas 66101 www.wycokck.org/planning Phone: (913) 573-5750 Fax: (913) 573-5796 Email: planninginfo@wycokck.org

Bienvenidos a Unified Government's proceso a derecho de propiedad. Tenemos ganas de trabajar y colaborar contigo en tu proyecto.



Antes de enviar tu aplicación, debes de programar una cita Pre-aplicacion con un miembro de Planificación + Urbanismo y Diseño:

Para programar una cita de pre-aplicacion: Marcar: (913) 573-5750 o Correo electrónico: planninginfo@wycokck.org



Después de su reunión previa a la solicitud, complete la solicitud y consulte la lista de verificación de la solicitud para asegurarse de que se hayan incluido todos los archivos adjuntos y documentos requeridos.



Usted puede enviar una aplicación completa en dos formas:

- 1. Electrónicamente por correo electrónico, a EDR@wycokck.org
- 2. **En persona** en el edifico de Planificación + Urbanismo y Diseño, ubicado en el Centro de Recursos para Vecindarios en 4953 State Avenue, Kansas City, Kansas 66102

NOTA: Tus planos deben ser enviados antes del plazo mensual. Todos los dibujos hechos por un ingeniero deben tener una firma y sello por un Ingeniero Professional Autorizado por el estado de Kansas. Todos los dibujos deben cumplir con el Código de Ordenanzas de Kansas City, Kansas.

TODAS Las aplicaciones incompletas no van a hacer procesadas.

Si tienes preguntas o necesitas ayuda, por favor de contactarnos (913) 573-5750 or Planninginfo@wycokck.org.



Unified Government of Wyandotte County and Kansas City, Kansas

701 N 7th Street, Suite 423 Kansas City, Kansas 66101 www.wycokck.org/planning Phone: (913) 573-5750 Fax: (913) 573-5796 Email: planninginfo@wycokck.org

Development Application

Office	Case Number:	Staff Planner:	Anticipated CPC Date(s):
Use Only	Fee Total:	Date Fees Paid:	Anticipated BOC Date(s):
1	Master Plan A Special Use P Home Occup Preliminary I Final Develop	Permit ation Special Use Permit Development Plan oment Plan	to
			_ Company:
	Street Address: _	City/State:	Zip:
	Telephone:	Email:	
	Property Owne	er(s) Name (if different tha	n applicant):
	Street Address: _	City/State:	Zip:
	Telephone:	Email:	
	Property Mana	ger (if applicable):	Company:
	Street Address: _	City/State:	Zip:
	Telephone:	Email:	
	Address or gener	al location of property	
3	Land area (acres)) Land a	rea (square feet)

		The propert	y:	
What is the prop	osed use(s) for the	e property?		
Project Inform	Number of	olete the table as it appl	Building	Acres/
D 11 11	Buildings	Lots	Square Footage	SQFT
Residential Single Family				
Residential				
Duplexes				
Residential				
Multi-Family				
Private Open				
Space				
Stormwater				
Detention Retail				
Office				
Industrial				
Public Right-of-				
Way				
Other				
TOTALS				<u> </u>
Conformance	to the Master Pl	an		
Existing Master	Plan Land Use Cat	egory:		
Proposed Master	Plan Land Use Ca	ategory:		
Does this reques	t require a Master	Plan Amendment?	O Yes O No	
If yes, to what? _				
7				

7	Additional Information Please note any additional information that may assist staff in reviewing this request (i.e. builder and/or architect, architectural style, date(s) of construction and major alterations, previous ownership and/or occupants):
•	
	Have you been through a Planning and Zoning process before? • Yes • No
	If so, where? KC Metro State of Kansas/Missouri Other:
8	Have you been through a Planning and Zoning process with the Unified Government before? O Yes O No If so, when was the last time?
	O Within the past six (6) months O Within the past one (1) year
	O Within the past five (5) years O More than five (5) years
	End of Questionnaire Please review the application to ensure all applicable fields are completed. Any incomplete fields may result in your application not being processed.

Application Declaration

The following declarations are hereby made:

Dimensioned Plans

Elevations (if applicable)

- The undersigned is the owner or authorized agent of the owner or the offices of a corporation or partnership.
- The submitted plan, if any, contains all of the necessary information required by the zoning or other applicable ordinance(s). I will provide any and all omitted information and understand omissions can delay the development process a minimum of thirty (30) days.
- The information presented and contained within this application completed as required by this application and the required submission list is true and correct to the best of the undersigner(s) knowledge.
- The proposed plan does not violate any existing Conditions, Covenants, or Restrictions and/or any Homeowners Associations agreements that are set forth on the property.

ompl	ete application. Please check all that apply.
	Completed Application
	Completed owner(s) consent form
	Required total fee \$
	Legal description of the property in Microsoft Word Document format on a CD or USB Flash Drive.
	Photographs of the existing site/building

My application consists of the following items and information necessary for a

Signature of Owner(s) or Applicant(s) Signature_____ Printed Name_____ Signature_____ Printed Name _____ Date _____ Signature_____ Printed Name_____ Signatures Date ____ Signature_____ Printed Name _____ Date _____ Subscribed and sworn before me on this ______day of ______, 20___ in the County of______, State of _____ My commission expires______of_____, 20 . Notary Public:_____ Stamp:

Property Owner Consent Form

Affidavit, Property Owner Consent Form
State of)
State of) SS: County of)
Comes now (Property Owner)
of lawful age, sound mind and upon his/her oath states as follows:
1. That I am the property owner of in Kansas City, Kansas.
2. That I have reviewed that application for to operate/develop (Applicant)
on my property. (Proposed Action)
3. That after discussing the matter and fully reviewing the application, I authorize this application and subsequent applications necessary to accomplish the plan/use noted above to be filed on my behalf. Further affiant saith not.
Affiant
Subscribed in my presence and sworn before me on this, day of,
20, in the County of, State of
My commission expiresof, 20
Notary Public: Stamp:

Requested Actions: Master Plan Amendment, Change of Zone, Special Use Permits, Preliminary and Final Plans, Vacations, Appeals, Preliminary and Final Plats

Applications/Resubmissions due by 12:00 Noon

Preapplication Meeting Deadline	Submission Deadline Dates - DUE BY 12:00 NOON	Reviewing Agency Comments Due/Engineering Comments due to applicant	Comments to Applicant and Comment Review Meeting Date	Post Notice on Property - Engineering Resubmittals due at 12:00 Noon	Last day for continuance/engineering approval /Final Revisions Due 12:00 Noon	City Planning Commission Meeting/Board of Zoning Appeals Public Hearing	Last day to comply with stipulations	BOC Packets Due	Board of Commissioners/ Public Hearing				
1/17/2023	1/27/2023	2/14/2023	2/20/2023	2/21/2023	2/27/2023	3/13/2023	3/22/2023	3/24/2023	3/30/2023				
2/14/2023	2/24/2023	3/14/2023	3/20/2023	3/21/2023	3/27/2023	4/10/2023	4/19/2023	4/21/2023	4/27/2023				
3/14/2023	3/24/2023	4/11/2023	4/17/2023	4/18/2023	4/24/2023	5/8/2023	5/17/2023	5/19/2023	5/25/2023				
4/18/2023	4/28/2023	5/16/2023	5/22/2023	5/23/2023	5/29/2023	6/12/2023	6/21/2023	6/23/2023	6/29/2023				
5/16/2023	5/26/2023	6/13/2023	6/19/2023	6/20/2023	6/26/2023	7/10/2023	7/19/2023	7/21/2023	7/27/2023				
6/20/2023	6/30/2023	7/18/2023	7/24/2023	7/25/2023	7/31/2023	8/14/2023	8/23/2023	8/25/2023	8/31/2023				
7/18/2023	7/28/2023	8/15/2023	8/21/2023	8/22/2023	8/28/2023	9/11/2023	9/20/2023	9/22/2023	9/28/2023				
8/15/2023	8/25/2023	9/12/2023	9/18/2023	9/19/2023	9/25/2023	10/9/2023	10/18/2023	10/20/2023	10/26/2023				
9/19/2023	9/29/2023	10/17/2023	10/23/2023	10/24/2023	10/30/2023	11/13/2023	11/20/2023	11/22/2023	11/30/2023				
10/17/2023	10/27/2023	11/14/2023	11/20/2023	11/21/2023	11/27/2023	12/11/2023	1/3/2024	1/5/2024	1/11/2024				
11/17/2023	11/27/2023	12/13/2023	12/19/2023	12/19/2023	12/26/2023	1/8/2024	1/17/2024	1/19/2024	1/25/2024				
12/19/2023	12/29/2023	1/16/2024	1/22/2024	1/23/2024	1/29/2024	2/12/2024	2/21/2024	2/23/2024	2/29/2024				
1/16/2024	1/26/2024	2/13/2024	2/19/2024	2/20/2024	2/26/2024	3/11/2024	3/20/2024	3/22/2024	3/28/2024				
2/13/2024	2/23/2024	3/12/2024	3/18/2024	3/19/2024	3/25/2024	4/8/2024	4/17/2024	4/19/2024	4/25/2024				
3/19/2024	3/29/2024	4/16/2024	4/22/2024	4/23/2024	4/29/2024	5/13/2024	5/22/2024	5/24/2024	5/30/2024				
4/16/2024	4/26/2024	5/14/2024	5/20/2024	5/21/2024	5/28/2024	6/10/2024	6/19/2024	6/21/2024	6/27/2024				
5/14/2024	5/24/2024	6/11/2024	6/17/2024	6/18/2024	6/24/2024	7/8/2024	7/17/2024	7/19/2024	7/25/2024				
6/18/2024	6/28/2024	7/16/2024	7/22/2024	7/23/2024	7/29/2024	8/12/2024	8/21/2024	8/23/2024	8/29/2024				
7/16/2024	7/26/2024	8/13/2024	8/19/2024	8/20/2024	8/26/2024	9/9/2024	9/18/2024	9/20/2024	9/26/2024				
8/20/2024	8/30/2024	9/17/2024	9/23/2024	9/24/2024	9/30/2024	10/14/2024	10/23/2024	10/25/2024	10/31/2024				
9/17/2024	9/27/2024	10/16/2024	10/22/2024	10/23/2024	10/29/2024	11/12/2024	11/25/2024	11/27/2024	12/5/2024				
10/15/2024	10/25/2024	11/12/2024	11/18/2024	11/19/2024	11/25/2024	12/9/2024	12/30/2024	1/3/2025	1/9/2025				
11/22/2024	12/2/2024	12/17/2024	12/23/2024	12/24/2024	12/30/2024	1/13/2025	1/22/2025	1/24/2025	1/30/2025				
12/17/2024	12/27/2024	1/14/2025	1/20/2025	1/21/2025	1/27/2025	2/10/2025	2/19/2025	2/21/2025	2/27/2025				
Tuesday	NOTES:	engineering includes fina	l studies, final design, and	construction drawings. All a	proval of the preliminary plat. Initiapprovals are subject to KDHE reds of unusually heavy submission	view and approval. Appl	ications that include a traff	ic study, innovative techno					
	2	Change of zone, special	use permit, preliminary pla	an and preliminary plat petition	ons may be submitted simultaned	usly.							
	3		Final plan/final plat petitions may be filed after the preliminary plan, preliminary plat and zoning have been approved (UG BOC). Exceptions may be allowed by the Director of Planning for minor plans/plats that do not involve significant public improvements.										
	4	Street construction may begin after the filing of the final plat with the Register of Deeds.											
	5	All meeting dates are cor	ntingent upon complete su	bmissions by the progressive	e deadline schedule. If any deadl	ine is missed, the applica	tion WILL BE DELAYED.						
	6	Complete submissions w	ill be submitted to the Plan	nning + Urban Design Depar	tment at 4953 State Avenue or E	DR@wycokck.org for ver	rification by 12:00 Noon or	the deadline date.					
	7	·			lify as a complete submission.	Ç.,,	,						
					•	control by Dublic Wester							
	8				ved (UG BOC) and streets are ac	•							
	9			<u> </u>	and the final plan (if necessary)								
	10	Complete application sub	mittal will be determined p	prior to the application being	distributed for review. Applicant	will be notified if the appli	cation is determined to be	incomplete.					
	12	Final plats will not be place	ced on a Planning Commi	ssion agenda unless Plannin	g Engineering has been approve	ed.							
	13	It is highly recommended	that the applicant schedu	lle a comment review meetin	g to review comments with staff.								
	14	Incomplete, sloppy or tec	hnically deficient plans ma	It is highly recommended that the applicant schedule a comment review meeting to review comments with staff. Incomplete, sloppy or technically deficient plans may be returned without complete review.									
	1-7			ay bo rotarriou marout compi	0.01011011.								

Minimum Required Submissions

Development Applicat Unified Government of Wyandotte County and Kansas City, Minimum Required Submissi		2007 J. Commission of Commissi	Them Pay	Walley St. Ne. Soots	ime of one of the other of the	400 (CC) (CC) (A) (A) (A) (A) (A) (A) (A) (A) (A) (A	Programming Progra	teld V.	1,00Ho,0,1	Landmark Designary	100, 100, 100, 100, 100, 100, 100, 100,
Application	√	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	✓	✓	√	√	✓	✓	✓	√	✓
Fee (check made to UNIFIED TREASURER)	✓	✓	✓	✓	✓	✓			✓		
Legal description (electronically - MS Word File)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Affidavit of ownership/authorization	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Title report (if owner does not match UG records)	✓	✓	✓	✓	*	✓	✓	✓	*	*	*
Digital pictures (.jpg format of all sides/directions)	✓	✓	✓	*	*	✓	✓	✓	*	*	*
Density calculations/development summary	✓	✓	✓	*		*	✓	✓			
Storm water/drainage calculations	✓	✓	✓	*			✓	✓			
Preliminary grading plan	✓	✓		*			✓				
Final grading and erosion control plan			✓					✓	*	*	*
Zoning map	✓										
Preliminary development plan		✓		*							
Final development plan			✓	*		✓				*	*
Preliminary plat							✓				
Final plat								✓			
Preliminary engineering	*	✓					✓				
Final engineering	*		✓					✓			
Lighting plan			✓			*				*	*
Landscape plan	*	✓	✓			*				*	*
Sign plan and details			✓			*				*	*
Elevations	*	✓	✓			*				*	*
Material palate (material samples and paint chips)			✓			*				*	*
Checklist	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Paper copies	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electronic copy (CD-ROM MS W ORD / ADOBE PDF)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Covenants and restrictions							✓	✓		*	

NOTES: ✓ Mandatory submission * Determined by staff at pre-application meeting

- 1. All checked Items must be submitted in proper form by the application deadline. Incomplete applications will be held until complete and then entered into the review process at the next deadline date.
- 2. For small or existing sites the applicant may request a waiver of specific detailed submission requirements in writing to the Director of Planning ten days in advance of the submission deadline.
- 3. Additional information may be required for unique and/or complex project.
- All plans and documents including studies and reports shall be placed on a CD or USB Flash Drive formatted in Adobe PDF and MS Word.



Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423 Kansas City, Kansas 66101 www.wycokck.org/planning Phone: (913) 573-5750 Fax: (913) 573-5796 Email: planninginfo@wycokck.org

Fee Schedule

Effective April 30, 2023

	DE	SCRIPTION OF SERVICES	UNIT	FEE
I.	MA	STER PLAN AMENDMENTS		
	Master Plan Amendment			No Charge
II.	CHANGE OF ZONE APPLICATIONS		TRACT SIZE	FEE
	A.	Agricultural Zones	All Sizes	\$160.00
	B.	Low Density Residential Zones	0-5 Acres	\$160.00
		R, RP, R-1, RP-1, R-1(B), RP-1(B),	5.1-10 Acres	\$210.00
		R-2, RP-2, R-2(B), RP-2(B)	10.1-20 Acres	\$260.00
			Over 20 Acres	\$315.00
	C.	Medium and High-Density Residential Zones	0-5 Acres	\$260.00
		R-3, RP-3, R-4, RP-4, R-5, RP-5, R-6, RP-6, RM	5.1-10 Acres	\$365.00
			10.1-20 Acres	\$470.00
			Over 20 Acres	\$470.00 plus \$55.00 for each 5 acres over 20.
	D.	Office Zones and Multiple District Applications	0-5 Acres	\$260.00
		C-0 and CP-0	5.1-10 Acres	\$365.00
			10.1-20 Acres	\$470.00
			Over 20 Acres	\$550.00 plus \$55.00 for each 5 acres over 20.
	E.	Commercial Zones	0-5 Acres	\$365.00
		C-1, CP-1, C-2, CP-2, C-3, CP-3, TND	5.1-10 Acres	\$520.00
		0-1, 01-1, 0-2, 01-2, 0-0, 01-0, 1ND	10.1-15 Acres	\$625.00
			15.1-20 Acres	\$730.00
			Over 20 Acres	\$730.00 plus \$55.00 for each 5 acres over 20.
	F.	Industrial Zones	0-5 Acres	\$420.00
		M-1, MP-1, M-2, MP-2, M-3, MP-3, B-P	5.1-10 Acres	\$520.00
		101-1, 1011 -1, 101-2, 1011 -2, 101-0, 1011 -0, D-F	10.1-15 Acres	\$625.00
			15.1-20 Acres	\$730.00
			Over 20 Acres	\$730.00 plus \$55.00 for each 5 acres over 20.

	DESCRIPTION OF SERVICES	UNIT	FEE	
III.	SPECIAL USE PERMIT APPLICATIONS (not specific	cally listed below)	FEE	
	0-5 Acres	\$365.00		
	5.1-10 Acres		\$470.00	
	10.1-15 Acres		\$575.00	
	15.1-20 Acres		\$680.00	
	Over 20 Acres		\$680.00 plus \$55.00 for each 5 acres over 20.	
IV.	HOME OCCUPATION SPECIAL USE PERMIT AP	PLICATIONS	FEE	
	Home Occupations		\$80.00	
	Keeping of Farm Animals		\$80.00	
	Kennel Permits		\$365.00	
	Temporary Use of Land		\$365.00	
V.	MISCELLANEOUS SPECIAL USE PERMIT APPL	ICATIONS	FEE	
	Fill or removal of earth materials	\$150.00		
	Special event permits (10 days or less)	\$315.00		
	Uses of educational, religious, philanthropic or eleemosynary in nature	\$365.00		
	Group Dwellings	\$260.00		
	Permits under section 27-593(b) (excluding	0-5 Acres	\$780.00	
	group dwellings)	5.1-10 Acres	\$940.00	
		10.1-15 Acres	\$1,145.00	
		15.1-20 Acres	\$1,355.00	
		Over 20 Acres	\$1,355.00 plus \$105.00 for each 5 acres over 20.	
VI.	SHORT TERM RENTAL APPLICATIONS		FEE	
	Special Use Permit Review	0-5 Acres	\$365.00	
		5.1-10 Acres	\$470.00	
		10.1-15 Acres	\$575.00	
		15.1-20 Acres	\$680.00	
		Over 20 Acres	\$680.00 plus \$55.00 for each 5 acres over 20.	
	Administrative Review	\$50.00		
VII.	VARIANCE (APPEAL) APPLICATIONS		FEE	
	Carport Appeals	\$105.00		
	Agricultural/Residential Appeals		\$105.00	
	Commercial/Industrial Appeals		\$210.00	
	Appeal of Director's Interpretation or Administr	ative Review	\$200.00	

	DESCRIPTION OF SERVICES	UNIT	FEE		
VIII.	PLAT APPLICATIONS	UNIT	FEE		
	Preliminary and Final Plat Application		No Charge		
	Kansas City Kansas Plat Recording	Per Lot	First 10 Lots - \$7.00		
			Lots 11 and up - \$6.00		
	Lot Split	Per Split	\$25.00		
IX.	PLAN REVIEW APPLICATIONS		FEE		
	Preliminary Plan Review		\$150.00		
	Final Plan Review		\$250.00		
	Preliminary and Final Plan Review		\$250.00		
x	VACATION APPLICATIONS	FEE			
	Agricultural/Residential	\$105.00			
	Commercial/Industrial		\$315.00		
XI.	HISTORIC LANDMARK REVIEW APPLICATION	FEE			
	Environs Review	\$50.00			
	Certificate of Appropriateness	\$75.00			
	Historic Designation (District/Landmark)	\$150.00			
XII.	SIGN PERMIT APPLCATIONS	UNIT	FEE		
	Incidental Signs	Per Sign	\$25.00		
	Flags	Per Flag	\$25.00		
	Attached Signs	Per Sign	\$30.00		
	Detached Signs	Per Sign	\$80.00		
	Billboards	Less than 300 SqFt	\$160.00		
		More than 300 SqFt	\$315.00		
XIII.	MISELLANEOUS FEES		FEE		
	Ordinance Publication Fees (for successful Change of Zone, Special Use petitions)	\$125.00			
XIV.	KANSAS OPEN RECORDS ACT				
	See Wyandotte County Clerks O	ffice for "Kansas Open Rec	ords Act Fees"		



Unified Government of Wyandotte County · Kansas City, Kansas

701 N 7th Street, Suite 423 Kansas City, Kansas 66101 www.wycokck.org/planning

Phone: (913) 573-5750 Fax: (913) 573-5796 Email: planninginfo@wycokck.org

Electronic Document Review: Applicant Users Guide

What is Electronic Document Review?

Electronic Document Review (EDR) is an efficient and cost-effective method of submitting plans to the Unified Government's Department of Planning + Urban Design (Planning Commission/Board of Zoning Appeals) and Development Review Committee (commercial building permit applications). EDR saves applicants time and money by reducing the amount of printed material necessary for navigating the development process. By carefully adhering to the list of required materials, found below, you can help our staff efficiently process and review your application.

What will I need?

You can participate in the EDR process with the free version of Adobe Acrobat Reader (click here to download). However, your functionality increases if you have an up-to-date version of Adobe Acrobat Pro or DC.

A complete Development Review Committee submittal shall include:

- 1. DRC permit application.
- 2. DRC Plan review fee.
- 3. 1 flash drive or CD containing PDFs of the plan set with electronic seal and signature of all design professionals on all documents. CD shall contain reports, calculations, specs, COMchecks, transmittal letter, etc. Files must be labeled according to the file naming standards in this document.
- 4. 1 hard set of complete construction plans, signed and sealed by a Kansas-licensed professional(s).

A complete Planning Commission or Board of Zoning Appeals submittal shall include:

- 1. Development application.
- 2. Development application fee.
- 3. 2 individual CDs containing PDFs of the plan set with electronic seal and signature of all design professionals on all documents. The CDs shall contain reports, calculations, specs, COMchecks, transmittal letter, etc. Additionally, the CDs will include a legal description of the property in MS Word format. Files must be labeled according to the file naming standards in this document.
- 4. Reference the submittal checklist for additional submittal requirements, such as, material palette, affidavits, etc. This document only applied to plan set submittals.

EDR: Applicant Users Guide

Electronic plan submittal standards:

- 1. Individual CDs containing PDFs of the plan set shall follow the File Plan Naming Standard.
 - a. PDF sheets shall be saved as D sheets, 24" x 36".
 - b. Submittal shall include complete set of the project as a PDF (civil, architectural, MEP, etc).
 - c. Plan set shall have the legend or table of contents hyperlinked to each section/sheet listed.
 - d. Each sheet shall be required to have the digital seal and signature of the Kansas licensed surveyor, architect, and/or engineer and the seal date. Plans will not be reviewed unless each sheet is sealed and dated. Supporting reports, calculations, COMcheck required seal and signature as well.
- 2. Re-submittal shall follow the same schedule for Planning Commission and DRC applications as listed above. CD cover shall be labeled by the project name, address, and submittal date. A PDF detailed transmittal letter specifying how staff comments were addressed shall be included on the CD. The submitted electronic plans shall not use the color "red" for plans, drawings, notations, etc.
- 3. If revisions are required to the DRC plan set, applicant is responsible for inserting revised sheets into the DRC plan set. This will be a requirement for the submittals and final permitting approvals. This is critical, as it is the set that will be returned to the job site and referenced for inspections.
- 4. Revised sheets will be accepted via email, with a 150 mb per e-mail limit, at EDR@wycokck.org. If submitting in this manner, send a follow up e-mail to verify receipt. A PDF detailed transmittal letter specifying how staff comments were addressed shall be included on the CD. The submitted electronic plans shall not use the color "red" for plans, drawings, notations, etc. Reference File Plan Naming Standards. Final PDF record of plan sets shall be provided at the time of permit issuance if revised sheets were received via email. Seal date shall match the seal date of the approved sheets. Transmittal letter confirming seal dates and sheets shall be provided by the architect and/or engineer of the record shall be signed and sealed.
- 5. New electronic sumbittals and re-submittals shall follow the same submittal process. Submittals shall be provided to the DRC coordinator for distribution:

Neighborhood Resource Center Attn: DRC Coordinator 4953 State Avenue Kansas City, Kansas 66102 (913) 573-8664 | edr@wycokck.org

If the electronic submittal is not at the minimal standards listed above, it will not be accepted. Size of your project is taken into consideration and additional printed plan sets may be requested. It shall be at the discretion of the DRC members to accept electronic plan review submittals for DRC projects. If you have a substantially large project, please contact the DRC Coordinator to discuss prior to submittal.

New to DRC

- EDR Submittal Guidelines
- DRC Certificate of Occupancy Inspection Request Guidelines
- Track the status of your DRC plan review online at www.wycokck.org/DRC
- DRC building permits will not be issued until all fees/permits are acquired with the Public Works
 Department
- Credit card payments are now accepted with the Department of Planning + Urban Design. A 2.5% transaction fee will be applied.

File Plan Naming Standards for EDR

When preparing your plan sheets for an Electronic Document Review (EDR) submittal, please follow the file naming structure shown below. All file names will begin with a letter(s) designation followed by two numbers. Example: Architectural drawings would be designated as Ao1 through A99.

Exception: The applicant's cover sheet must always start with the number o (zero) followed by the letters cs (cover sheet) and then a number: ocs1, ocs2, etc. Using the number o (zero) will ensure that your cover sheet will always be alphabetically on top of the list in EDR.

Cover sheet index/legend for your plan set shall be labeled to these standards, in additional to each sheet of your plans. Each set of your supporting documents will be a separate file and must be clearly named.

Example: Zo1 COMcheck Building Envelope

Zo2 Retaining Wall Calculations

Resubmitted plan sheets shall designate R behind the sheet title and include the revision date. Example: Original sheet titled Ao1 and revised sheet titled Ao1R_1_12_14. For DRC Electronic Document Review (EDR) submittal requirements reference Electronic Document Review Submittal Requirements.

We have referenced a standard naming practice for construction plan sets. Plan set shall have the legend or table of contents hyperlinked to each section/sheet listed.

Abbreviation	Definition	Examples
0cs	Your Cover Sheet(s)	0cs1, 0cs2, etc. (zerocs1)
Α	Architectural Drawing	A01, A02, etc.
С	Civil Engineering & Site Work	C01, C02, etc.
D	Demolition Drawings	D01, D02, etc.
Dt	Details	Dt01, Dt02, etc.
E	Electrical Drawings	E01, E02, etc.
Eq	Equipment Plan	Eq01, Eq02, etc.
F	Fire (Fire Protection) Drawings	F01, F02, etc.
G	Grading Plans	G01, G02, etc.
Gen	General Project Requirements	Gen01, Gen02, etc.
Н	Hazardous Materials	H01, H02, etc.
I	Interior Plans	I01, I02, etc.
Irr	Irrigation Plans	Irr01, Irr02, etc.
L	Landscape Plans	L01, L02, etc.
M	Mechanical Plans	M01, M02, etc.
Р	Plumbing Drawings	P01, P02, etc.
PI	Plant Drawings	Pl01, Pl02, etc.
S	Structural Drawings	S01, S02, etc.
Sec	Section Drawings	Sec01, Sec02, etc.
SP	Site Plan (plot plan)	SP01, SP02, etc.
Т	Telecommunications Plan	T01, T02, etc.
Х	Existing Plan	X01, X02, etc.
W	Water Plan	W01, W02, etc.
Z	Supporting Documents	Z01, Z02, etc.



Unified Government of Wyandotte County · Kansas City, Kansas

701 N 7th Street, Suite 423 Kansas City, Kansas 66101 www.wycokck.org/planning

Phone: (913) 573-5750 Fax: (913) 573-5796 Email: planninginfo@wycokck.org

Contact List

The land development process frequently requires input from a variety of people and organizations. This can include utility companies, local school districts and many departments of the Unified Government. This contact list has been included in the application packet to better facilitate collaboration between you and the other entities involved in the development process. If you can't find a contact you need in this list, feel free to reach out to the Department of Planning + Urban Design and we'll be happy to assist you.

Board of Public Utilities

Water Engineering Jenny Li 540 Minnesota Avenue Kansas City, KS 66101-2930 913-573-9845 Fax – 913-573-9851 jl@bpu.com

Gloria Barnett, Water Services Clerk New Water Services and Maintenance 913-573-9843 gbarnett@bpu.com

Electric Engineering

Courtney Connor, Supervisor Transmission and Distribution Engineering 6742 Riverview Avenue Kansas City, KS 66102 913-573-9538 Fax - 913-573-9579 cconnor@bpu.com

Mathew Kreig 6742 Riverview Avenue Kansas City, KS 66102 913-573-9842 mkreig@bpu.com Mike Quimby, Electric Service Clerk New Electric Services and Temporary Services 6742 Riverview Avenue Kansas City, KS 66102 913-573-9531 Fax - 913-573-9579 mquimby@bpu.com

Building Inspection Department

Anthony Hutchingson, Chief Building Inspector
Neighborhood Resource Center
4953 State Avenue
Kansas City, KS 66102
913-573-8620
Fax - 913-573-8622
buildinginspection@wycokck.org

Chamber of Commerce

Daniel Silva, President 727 Minnesota Avenue P.O. Box 171337 Kansas City, KS 66117 913-371-3070 Fax: 913-371-3732 daniel@kckchamber.com www.kckchamber.com

Contact List 1 of 3

Convention and Visitors Bureau

Alan Carr, Executive Director 755 Minnesota Avenue P.O. Box 171517 Kansas City, KS 66117 913-321-5800 Fax – 913-371-0204 alan@VisitKansasCityKS.com

Code Enforcement

Patrick Holton, Division Manager Neighborhood Resource Center 4953 State Avenue Kansas City, KS 66102 913-573-8600 Fax - 913-573-8732 pholton@wycokck.org

Fire Department

Harvey Fields 815 North 6th Street Kansas City, KS 66101 913-573-5550 Fax – 913-551-0490 hfields@kckfd.org

GAS SERVICE

Atmos Energy

Richard Yunghans 25090 West 110th Terrace Olathe, KS 66061 913-254-6355 richard.yunghans@atmosenergy.com

Kansas Gas Service Company

Christina Murphy 1421 North 3rd Street Kansas City, KS 66101 913-599-8953 Fax – 913-599-8989

GeoSpatial Services

Chris Cooley, Director 710 North 7th Street, Room 200 Kansas City, KS 66101 913-573-2941 Fax – 913-573-4106 ccooley@wycokck.org

Kansas City Area Transportation Authority

1200 East 18th Street Kansas City, MO 64108 816-346-0200 metro@kcata.org

Kansas Department of Transportation

Chris Herrick, Director of Planning and Development Eisenhower State Office Building 700 Southwest Harrison Street Topeka, KS 66603 785-296-2252

Livable Neighborhoods

Kayla Hower, Director Neighborhood Resource Center (913) 573-8645 <u>kjhower@wycokck.org</u> 4953 State Avenue Kansas City, KS 6610

Public Works Department

Jeff Fisher (Streets)
Sarah White (Sanitary Sewers and Stormwater)
Troy Shaw (Traffic Regulations)
701 North 7th Street, Room 712
Kansas City, KS 66101
913-573-5700
Fax - 913-573-5435
jfisher@wycokck.org
swhite@wycokck.org
tshaw@wycokck.org

Rental Licensing

Rachel Miskec Neighborhood Resource Center 4953 State Avenue Kansas City, KS 66102 913-573-8649 Fax – 913-573-8731 rmiskec@wycokck.org

SCHOOL DISTRICTS

Bonner Springs Unified School District #204

Dan Brungardt, Superintendent 2200 South 138th Street Bonner Springs, KS 66012 913-422-5600 Fax - 913-422-4193

Contact List 2 of 3

Board of Education of Kansas City Kansas #500

Dr. Anna Stubblefield, Superintendent 2010 N 59th Street Kansas City, Kansas 66104 913-279-2235 Fax – 913-279-2084 charles.foust@kckps.org

Kansas City Kansas Community College

Dr. Greg Mosier, President 7250 State Avenue Kansas City, Kansas 66112 913-334-1100 Fax - 913-288-7609 gmosier@kckcc.edu

Piper Unified School District Office #203

Dr. Jessica Dain, Superintendent 3130 N 122nd Street Kansas City, Kansas 66109 913-721-2088 Fax – 913-721-3573 bmccann@piperschools.com

Turner Unified School District Board of Education #202

Jason Dandoy, Superintendent 800 South 55th Street Kansas City, Kansas 66106 913-288-4100 Fax – 913-288-3401 dandoyj@turnerusd202.org

TELECOMMUNICATION

AT&T

2121 E. 63rd Street Kansas City, MO 64130 800-403-3302

Midco

2000 West 31st Street, Suite C Lawrence, KS 66046 800-888-1300

Spectrum

550 Westport Road Kansas City, MO 64111 866-874-2389

Wyandotte County Economic Development Council

Greg Kindle
727 Minnesota Avenue
P.O. Box 171337
Kansas City, KS 66117
913-371-3070
Fax: 913-371-3732
gkindle@wyedc.org

Wyandotte County Conservation District

Cheri Miller, District Director 1204 North 79th Street Kansas City, KS 66112 913-334-6329 Fax - 913-334-6349 wyco.conservation@gmail.com

Wyandotte County Health Department

Juliann VanLiew, Director 619 Ann Avenue Kansas City, KS 66101 913-573-8855 Fax – 913-321-7932 tgarrison@wycokck.org

Department of Planning + Urban Design

701 N 7th Street, Suite 423 Kansas City, Kansas 66101 Phone: (913)-573-5750 Fax: (913)-573-5796 planninginfo@wycokck.org www.wycokck.org/planning

Contact List 3 of 3



Planning and Urban Design

701 North 7th Street, Room 423 Kansas City, Kansas 66101 Email: planninginfo@wycokck.org

Phone: (913) 573-5750 Fax: (913) 573-5796

www.wycokck.org/planning

NEIGHBORHOOD MEETING GUIDELINES

CRITERIA:

Neighborhood Meeting are required to be conducted fourteen (14) days prior to the City Planning Commission meeting for the following applications:

- Change of Zone Applications
- Special Use Permit Applications Examples:
 - Fill Permits
 - Kennels
 - Temporary Use of Land for Commercial or Industrial Purposes (i.e. parking of heavy trucks, temporary trailers, etc.)
 - Live Entertainment
- Preliminary Plan Review Applications

NOTE: Although a neighborhood meeting is not required for home occupation or livestock special use permit applications, it is strongly recommended that one be conducted.

INFORMATION PROVIDED BY URBAN PLANNING AND LAND USE DEPARTMENT TO HELP YOU WITH YOUR NEIGHBORHOOD **MEETING:**

- Instructions/Sample Letter to send out for meeting.
- > Affidavit to be signed that the neighborhood meeting was held.
- > List of people to be notified of the meeting (property owners within 200' of the property in question, staff, District Commissioner.) NOTE: List will be mailed one (1) week after the deadline for submission of applications.
- List of possible neighborhood meeting locations.
- > Sample minutes to follow when taking minutes at the neighborhood meeting (attached).

NOTICE OF NEIGHBORHOOD MEETING:

- Determine location of your meeting. NOTE: The meeting must be held in Kansas City, Kansas and in close proximity to the proposed project.
- > Opt for a public meeting place
- Meetings should be in late afternoon/early evening
- Use attached letter as a SAMPLE to write your letter.
- ➤ Notices should be mailed ten (10) days prior to the date of the neighborhood meeting. Although notices are not required to be sent certified mail, it is recommended so the applicant has a record that the notices were sent.

NEIGHBORHOOD MEETING:

- Provide a sign-in sheet
- ➤ If no one shows up for the neighborhood meeting at the scheduled time it is recommended that the applicant wait 30 minutes before leaving.
- Presentation:
 - Provide accurate details/photos/plans for review
 - Answer/address guestions and concerns
 - Detail who will be involved (clients, customers, buyers, etc.)
 - Detail operational activity (residential, use, noise, traffic, etc)

AFTER NEIGHBORHOOD MEETING:

- ➤ The following shall be sent to the Urban Planning and Land Use Department via e-mail, fax, U. S. mail or in person (two (2) business days after your meeting (twelve (12) days before the City Planning Commission Meeting):
 - Sign-in sheet
 - Minutes from meeting
 - Affidavit confirming that the neighborhood meeting was conducted.



Urban Planning and Land Use

701 North 7th Street, Room 423 Kansas City, Kansas 66101 Email: planninginfo@wycokck.org

Phone: (913) 573-5750 Fax: (913) 573-5796 www.wycokck.org/planning

ZONING SIGN PLACEMENT GUIDELINES

When placing a zoning sign, keep in mind the purpose of the sign is to inform the public of a pending public hearing. The following criteria are intended to assist in placing the sign.

- 1. Place the sign conspicuously
- 2. Place the face of the sign parallel to the street.
- 3. If there is a choice of streets, place the sign on the most traveled street
- 4. Post the sign so that it is legible above grass and shrubs in the area
- 5. The sign should not be placed in the public right-of-way. The right-of-way usually begins at a fence line, utility line or sidewalk. When in doubt, place the sign at least 10 feet behind the edge of the street.
- 6. The use of trees near the right-of-way and fences are ideal for posting the notice.
- 7. If trees and fences are not available the use of two "tomato" stakes or a realty style sign are preferred.
- 8. The sign must be posted at least 20 days prior to the public hearing and needs to be kept in place until the Planning Commission meeting.



Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423 Kansas City, Kansas 66101 www.wycokck.org/planning

Detailed Application Checklist

Phone: (913) 573-5750

Email: planninginfo@wycokck.org

Fax: (913) 573-5796

ITEMS REQUIRED FOR ALL APPLICATIONS

1. Pre-Application Meeting Completed (Section 27-197)

a. PLEASE NOTE: All applicants MUST have a pre-application meeting prior to submitting an application. If a pre-application has not been held then the submittal will not be accepted.

2. Application (Section 27-198)

- a. Completed Application
- b. Signed Application Declaration
- c. Signed Owner Consent Form

3. Application Fee (Section 27-198)

- a. Check
- b. Credit Card
- c. Cash

4. Legal Description (Section 27-198)

a. The legal description is on the deed to the property. If you can not find the legal description, please reach out to the Register of Deeds at (913) 573-2841.

5. Title Report (Section 27-198)

a. If the owner appears as the owner in county records, no title report is necessary. The name/entity must match exactly or a title report showing the current owner is required.

6. Digital Pictures (Section 27-198)

- a. If the site is currently raw land, submit 4-6 pictures giving the overall condition of the property.
- b. If there are structures, provide pictures of all 4 sides of each building as well as pictures showing the overall site.

ITEMS REQUIRED FOR SPECIFIC APPLICATIONS

1. Change of Zone (Section 27-211), Special Use Permit (Section 27-214) and Short-Term Rental (Section 27-214 and Section 27-623)

- a. Preliminary site plan;
- b. Preliminary landscape plan;
- c. Floor Plan; (if applicable)
- d. Zoning Map; (Change of Zone Only)
- e. Business Plan (if applicable) (Special Use Permit only)
- f. Security Plan (if applicable) (Special Use Permit only)
- g. 3rd party home inspection (Short-Term Rentals Only)
- h. Proof of Liability Insurance Policy of \$1,000,000 (Short-Term Rentals Only)

2. Preliminary and Final Plats (Section 27-215)

a. See Code Section 27-215 for detailed list

3. Preliminary Development Plan (Section 27-212)

- a. Preliminary site plan;
- b. Preliminary landscape plan;
- c. Preliminary utility plan including storm water;
- d. Preliminary 4 sided elevations;
- e. If the proposal EXACTLY replicates another Wyandotte County Project, Pictures may be substituted for preliminary elevations;
- f. Preliminary list of materials and colors;
- g. Preliminary lighting plan if abutting a residential property or residential zone;
- h. Preliminary Engineering; and,
- i. A traffic study may be required. This should be discussed at the preapplication meeting.

4. Final Development Plan (Section 27-212)

- a. Site plan;
- b. Landscape plan;
 - i. Landscape Plan Sheet
 - ii. Include Planting Details
 - iii. Locate any statuary or art
 - iv. List in table format types and quantities of plant materials
 - v. Include Irrigation Plan
 - vi. Include details of perennial or annual planting areas
- c. Utility plan including storm water;
- d. Four (4) sided elevations;
- e. Material Palette including sample materials and colors (a small board 11X17 is sufficient);
- f. Lighting plan if abutting a residential property or residential zone otherwise showing the proposed light poles is sufficient;
- g. Detail sheets on other amenities and open spaces; and,
- h. Final Engineering and Civil Plans. (See Below)
- i. Sign Plan and Details
 - i. Sign Plan showing each sign location; and,
 - ii. Detail of the size and dimension of each sign.

ENGINEERING ITEMS (if applicable)

1. Storm Water Drainage Calculations

- a. Preliminary:
 - i. Gross detention calculations for 100-year floodplain;
 - ii. Stick map with proposed location and routing;
 - iii. Indicate the tie in point to the existing system; and,
 - iv. Information on any portion of the system that is not gravity flow.

b. Final

- i. Obtain from Public Works a copy of STORM DRAINAGE DESIGN CRITERIA FOR PRIVATE DEVELOPMENTS be sure to ask for a copy that includes the review check list. The standard book includes the criteria, directions and sample charts/graphs.
- ii. Submit drawings in accordance with the criteria.

2. Preliminary Grading Plan

- a. Show area of slope of less than 5 percent;
- b. Show areas of slope between 5 and 10 percent;
- c. Show areas of slop greater than 10 percent; and,
- d. Show preliminary erosion control plan.

3. Final Grading Plan

- a. Show existing and proposed 2' contours;
- b. Show final site balance calculations;
- c. Show final erosion control plan; and,
- d. Indicate where any excess dirt/shortage of dirt is going to/coming from

4. Preliminary Engineering

- a. See #7 above for storm water;
- b. Street layout with preliminary line and grade over proposed grading;
- c. Sewer layout (stick map) with location and routing to the existing system;
- d. Any plans for sewer systems other than a gravity system;
- e. Water and electric are designed by the Board of Public Utilities; and,
- f. Reference the following documents:
 - i. TECHNICAL PROVISIONS AND STANDARD DRAWINGS
 - ii. MINIMUM DESIGN STANDARDS FOR SANITARY SEWERS

5. Final Engineering

- a. See #7 above for storm water
- b. Complete street documents
- c. Complete Sewer documents
- d. Complete plans for sewer systems other than a gravity system
- e. Reference the following documents:
 - i. TECHNICAL PROVISIONS AND STANDARD DRAWINGS
 - ii. MINIMUM DESIGN STANDARDS FOR SANITARY SEWERS

R E A L T Y	NOTES	



NATIONAL

National Land Realty 2110 S. 4th Street Suite A Leavenworth, KS 66048 NationalLand.com

