

EL DORADO

K A N S A S

PLANNING COMMISSION AGENDA

December 19, 2024

5:30 PM

1. CALL TO ORDER & ROLL CALL

Steve Fellers
Lawrence Fischetti
James Barnaby
Debbra Laforge
Scott Leason
Brad Long
Austin Letts
Norman Wilks

2. APPROVAL OF MINUTES

1 - APPROVAL OF MINUTES 10/24/24

3. NEW BUSINESS

ITEM NO. 1 - CONSIDERATION OF CEDAR RIDGE ESTATES PRELIMINARY PLAT

- A. Presentation of Request
- B. Public Hearing
- C. Discussion by Planning Commission
- D. Motion

4. OLD BUSINESS

5. STAFF ITEMS

6. ADJOURNMENT

EL DORADO

KANSAS

PLANNING COMMISSION MINUTES-DRAFT

October 24, 2024

5:30 p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Letts called the meeting to order at 5:30 pm.

Members Present

Debbra LaForge

Scott Leason

Austin Letts

Brad Long

Norman Wilks

Staff Present

Scott Rickard

Others Present

Wade Wilkinson

2. APPROVAL OF MINUTES 8/22/24

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 24-09-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 119 W ASH FROM C-1 (GENERAL BUSINESS DISTRICT TO C-2 (CENTRAL BUSINESS DISTRICT)).

A. Presentation of Request

AJW Development Fund LLC. requests the rezoning of the property located at 119 W Ash from C-1 General Business District to C-2 Central Business District. The property is currently utilized for retail space on the first floor, and the applicant proposes adding residential apartments to the second floor.

The area surrounding 119 W Ash features a variety of zoning classifications, including C-2 to the east and north, C-1 next door, R-1 single-family residential to the west, and I-1 light industrial to the south. The rezoning to C-2 aligns with the existing character of the neighborhood, particularly as C-2 zoning encourages the type of mixed-use development seen in the surrounding properties, where commercial, residential, and institutional uses coexist.

Mr. Rickard noted that Butler County Printing is concerned about parking in his lot, especially during the sales that are occurring in the retail space.

Mr. Rickard stated that the lot to the north, the east and west sides of Gordy Street, and off-street parking around the building are for public parking. The zoning district C-2 doesn't require a specific number of parking spaces.

Commissioner Long asked Mr. Wilkinson if he had visited with Butler County Printing. Mr. Wilkinson stated he has not and will discuss with his tenants where they can park. Commissioner Long inquired how many apartments would be built and what business was in the retail space. Mr. Wilkinson stated two apartments will be built, and the current commercial space is for estate sales. Commissioner Long asked how much traffic is generated, and Mr. Wilkinson said he was unsure; they are not open full-time, so it is not constant.

Commissioner LaForge inquired what would happen if Butler County Printing did not approve. Mr. Wilkinson will discuss this with them and request that the vehicles be towed.

Commissioner Wilks inquired if the parking lot to the north could accommodate additional cars. Mr. Rickard stated the east side of the parking area is usually very sparse.

B. Public Hearing

Commissioner Letts opened the public hearing. There being no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

Commissioner Long said this is a good project, and he is all for it. Commissioner Wilks stated that parking was his concern, but it has been addressed.

D. Motion

Commissioner Leason moved to recommend the approval of 24-09-REZ, an application by AJW Development Fund LLC to rezone the property located at 119 W Ash from C-1 General Business District to C-2 Central Business District, for the reasons stated in the staff recommendation and as heard at this public hearing, seconded by Commissioner Wilks.

ROLL CALL VOTE

Commissioner LaForge	Y
Commissioner Leason	Y
Chairman Letts	Y
Commissioner Long	Y
Commissioner Wilks	Y

ITEM NO. 2 – PUBLIC HEARING TO CONSIDER ZONING ORDINANCE AMENDMENTS TO PUBLICATIONS.

A. Presentation of Request

Mr. Rickard requested an amendment to the zoning ordinance for notifications. One procedure before a public hearing is to publish an official notice in the newspaper of general circulation at least 20 days before the hearing. These notices are published in the Butler County Times-Gazette.

Due to the increase in social media and online content, the local newspaper's publication dates, size, circulation, and staffing have decreased. Therefore, in March 2024, the City Commission adopted a resolution designating the city website as the official newspaper for the City of El Dorado.

To stay consistent with other City publications, Staff recommends designating the city website as the official newspaper of general circulation for publications.

Commissioner Long inquired if other Cities are doing the same. Mr. Rickard stated they are, and state law has transitioned into allowing municipalities to make this change.

Commissioner Wilks asked if it would shorten the timeline of the projects. Mr. Rickard stated it would.

B. Public Hearing

Commissioner Letts opened the public hearing. There being no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

Commissioner LaForge inquired if notices would still be sent to the buffer area. Mr. Rickard stated that they would, and it is state law to send and publish notices.

Commissioner Long inquired if the notices would continue to be published in the newspaper. Mr. Rickard stated the publications will continue in the paper for now but could cease in the future.

Commissioner Letts noted that it is a state regulation to follow for publications, and we are not changing guidelines; we are just changing where the publications will be placed. Mr. Rickard stated this is to make the official publication on the city website.

Commissioner LaForge inquired if the notices would be published in the paper after the meeting. Mr. Rickard stated they would not.

Commissioner Wilks inquired if the City Commission decided to have the website as the official newspaper. Mr. Rickard stated that the City Commission made the city website the official newspaper of general circulation for publications. Commissioner Wilks suggested having a place to access the notices on the website's front page instead of going into the different pages.

Mr. Rickard stated it was a good idea and would bring the suggestion up with the city information officer.

D. Motion

Commissioner Leason moved to recommend approval of the above amendments to the Zoning Regulations, designating the city website as the official newspaper of general circulation for publications, for the reasons stated in the staff report and heard at this public hearing, seconded by Commissioner LaForge.

ROLL CALL VOTE

Commissioner LaForge	Y
Commissioner Leason	Y
Chairman Letts	Y
Commissioner Long	Y
Commissioner Wilks	Y

ITEM NO. 3 – PUBLIC HEARING TO CONSIDER ZONING ORDINANCE AMENDMENTS TO THE BOARD OF ZONING APPEALS.

A. Presentation of Request

The Board of Zoning Appeals is a Board created by the Governing Body with jurisdiction and the statutory authority to hear and determine appeals and variances to the zoning regulations. Currently, the Board of Zoning Appeals meets only every couple of years. Since the Planning Commission meets frequently and stays current on the zoning regulations, City staff would like to streamline the process and designate the Planning Commission to function as the City's Board of Zoning Appeals.

B. Public Hearing

Commissioner Letts opened the public hearing. There being no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

No discussion ensued.

D. Motion

Commissioner Leason moved to recommend approval of the Zoning Regulation amendments to designate the Planning Commission to function as the Board of Zoning Appeals for the reasons stated in the staff report and heard at this public hearing, seconded by Commissioner Long.

ROLL CALL VOTE

Commissioner LaForge	Y
Commissioner Leason	Y
Chairman Letts	Y
Commissioner Long	Y
Commissioner Wilks	Y

4. OLD BUSINESS

5. STAFF ITEMS

Next Meeting: November 21, 2024. The pending items on the agenda are a rezone in the ETJ, which Butler County has denied, and the Business Park Plat.

Mr. Rickard provided updates on the following items:

The development on West Towanda behind Butler Community College will present a conceptual, preliminary plat for the entire area.

There is interest in developing some land in the north part of town.

The special use permit for the Industrial Park is still on hold.

6. ADJOURNMENT

The meeting was adjourned at 6:05 pm.

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EXISTING	
	RIGHT OF WAY
	PERMANENT EASEMENT
	PROPERTY LINE
	HORIZONTAL CONTROL POINT
	BENCHMARK
	SURVEY MARKER
	SOIL BORING
	SANITARY SEWER AND MANHOLE
	FORCE MAIN AND LIFT STATION
	SANITARY SEWER SERVICE & CLEANOUT
	WATER MAIN, HYDRANT, VALVE AND MANHOLE
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	GAS MAIN, VALVE, VENT AND METER
	HANDHOLE
	BURIED FIBER OPTIC CABLE AND MANHOLE
	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
	BURIED TV CABLE, PEDESTAL AND MANHOLE
	BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
	OVERHEAD WIRE, POLE AND GUY WIRE
	LIGHT POLE
	TRAFFIC SIGNAL
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RAILROAD TRACKS
	DECIDUOUS AND CONIFEROUS TREE
	BUSH / SHRUB AND STUMP
	EDGE OF WOODED AREA
	WETLAND
	BUILDING
	FENCE (UNIDENTIFIED)
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	ELECTRIC WIRE FENCE
	WOOD FENCE
	WOVEN WIRE FENCE
	PLATE BEAM GUARDRAIL
	CABLE GUARDRAIL
	POST / BOLLARD
	RETAINING WALL
PROPOSED	
	STREET CENTERLINE
	RIGHT-OF-WAY
	PERMANENT EASEMENT
	TEMPORARY EASEMENT
	CONSTRUCTION LIMITS
	SANITARY SEWER, BULKHEAD AND MANHOLE
	FORCE MAIN
	SANITARY SERVICE AND CLEANOUT
	WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
	WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	DRAIN TILE
	DITCH / SWALE
	RIPRAP
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RETAINING WALL

CEDAR RIDGE ESTATES

EL DORADO, KANSAS

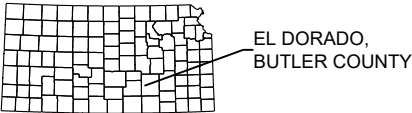
PRELIMINARY PLAT



INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE PLAN
3-11	PRELIMINARY PLAT
12	GRADING PLAN
13	UTILITY LAYOUT

THIS PLAN CONTAINS 13 SHEETS.

PROJECT LOCATION



EL DORADO, KANSAS



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KS.

PROJECT NO.

174758

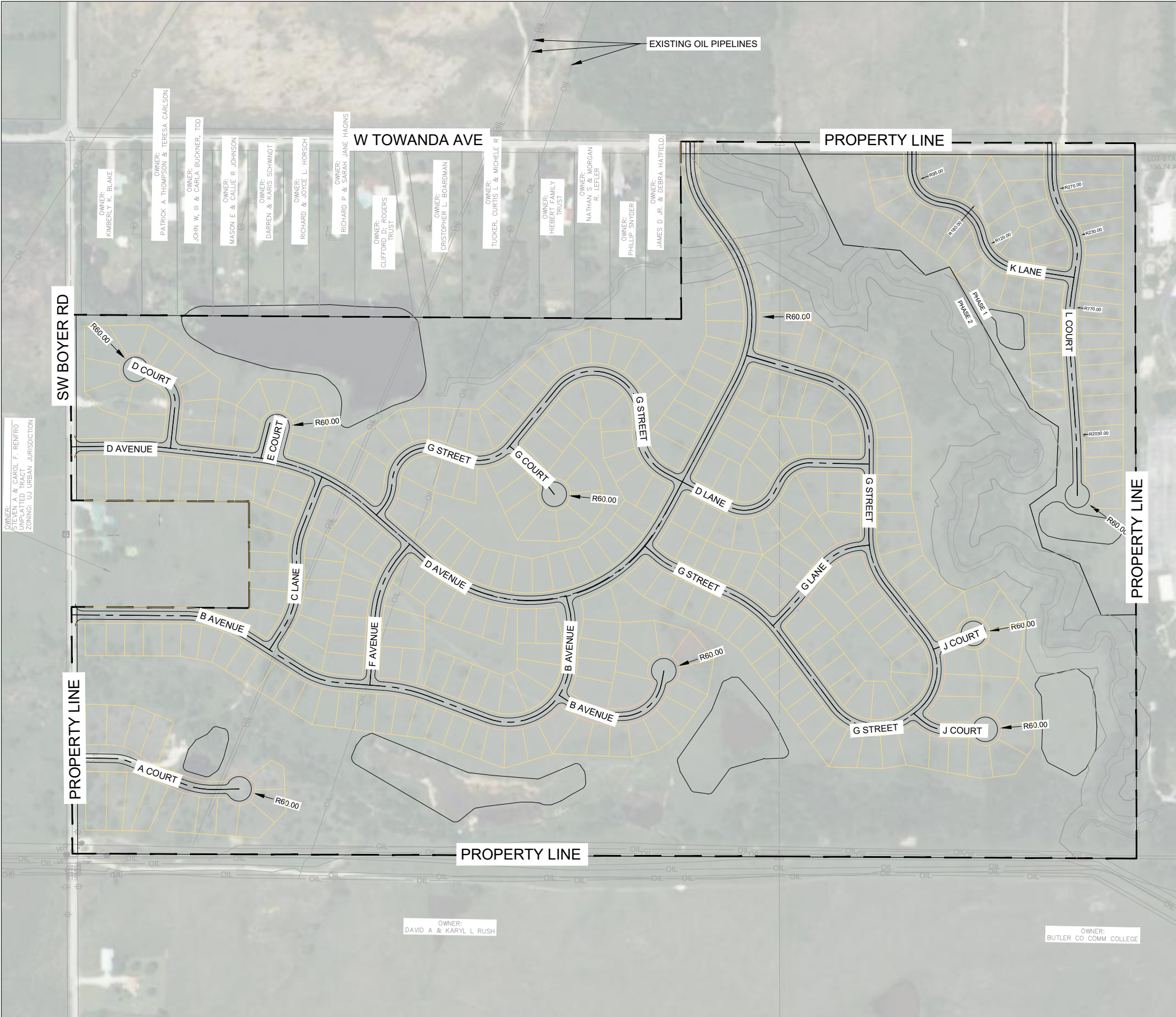
Signature _____ JAKE VASA

Date: 12-07-2023 Lic. No. 23227

1

of 9

Save: 10/11/2024 1:52 AM gmotion Plot: 10/11/2024 11:55 AM X:\PT\STS\SA\FHA\174758\5-final-dsgn\5-drawings\10-Civil\cad\dwg\sheet\174758_SP.dwg



CEDAR RIDGE ESTATES

PROJECT DATA TABLE		
LEGAL	S09, T26, R05E, ACRES 118.2, NW4 EXC BEG NW/C NW4 E2269 S660 W2269 N660 TO POB EXC BEG 1360S NW/C NW4 E660 S396 W660 N396 TO POB LESS ROW	
SPECIFICATIONS	CITY OF EL DORADO	
PROJECT AREA	196.5 ACRES	
OWNER	SAFE HARBOR, LLC	
	2704 TOWANDA AVENUE	
PROJECT COORDINATION	CITY OF EL DORADO	BUTLER COUNTY
ENGINEER / PREPARER	JAKE VASA, PE - SEH INC.	
	15750 DODGE RD SUITE 304, OMAHA, NEBRASKA 68118	
SURVEYOR	TRENTON HEINEN, PS - KAW VALLEY ENGINEERING	
	200 N EMPORIA AVE, WICHITA, KS 67202	

GENERAL SITE NOTES:

- SANITARY SEWER PIPES SHALL BE 8" UNLESS SHOWN OTHERWISE.
- WATER MAIN PIPES SHALL BE 8" UNLESS SHOWN OTHERWISE.
- THE CURRENT ZONING IS AG AGRICULTURAL AND R-3 RESIDENTIAL MULTIFAMILY DWELLING DISTRICT.
- PROPOSED ZONING IS R-3 RESIDENTIAL MULTI FAMILY DWELLING DISTRICT.
- SIDEWALKS AND PEDESTRIAN WALKING PATHS SHALL BE A MINIMUM OF 5' WIDE, CONCRETE MATERIAL. PEDESTRIAN PATH AND CROSSING LOCATIONS WILL BE COORDINATED WITH THE CITY OF EL DORADO TO DETERMINE THE LOCATIONS THAT ARE IN THE BEST INTEREST OF THE CITY AND SAFE FOR PEDESTRIANS. SIDEWALKS WILL BE ON ONE SIDE OF EACH STREET, BUT NOT IN THE ALLEY WAYS.
- DRAINAGE FROM THE PROPOSED SUBDIVISION WILL BE ROUTED THROUGH THE EXISTING CREEK-WAYS AS A VEGETATED BUFFER. ALL DRAINAGE CALCULATIONS ARE PROVIDED IN THE PRELIMINARY DRAINAGE REPORT.
- THE EXISTING BASE FLOOD ELEVATION (BFE) IS SHOWN ON THE GRADING PLAN. STRUCTURES WILL HAVE A LOWEST OPENING ELEVATION OF 2' HIGHER THAN THE LOWERED BFE.
- GRADING OPERATIONS AND EROSION CONTROL MEASURES WILL FOLLOW THE KANSAS DEPT. OF HEALTH AND ENVIRONMENT STANDARDS AND GUIDELINES.
- ROADWAY INTERSECTION ANGLES ARE BETWEEN 80 AND 90 DEGREES.
- STOPPING SIGHT DISTANCE FOR ALL HORIZONTAL AND VERTICAL CURVES ARE 200' OR GREATER.
- INTERSECTIONS ARE OFFSET (JOGGED) GREATER THAN 150'.

SEH Project	174758	Rev.#		Revision Issue Description	Date	Rev.#		Revision Issue Description	Date
Drawn By	-								
Designed By	-								
Checked By	-								

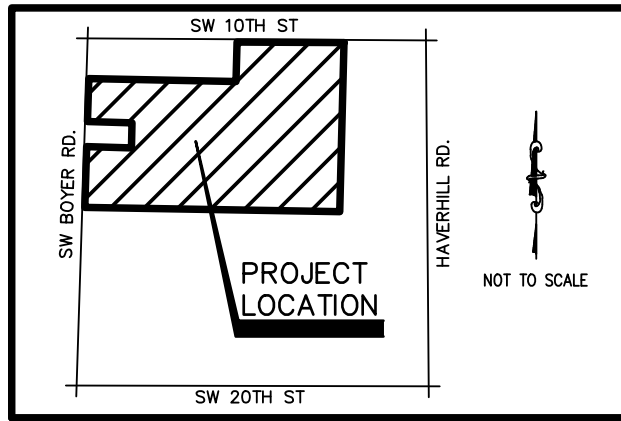
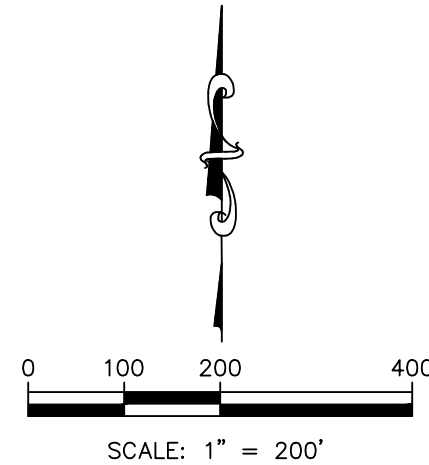


CEDAR RIDGE ESTATES
EL DORADO, KANSAS

SITE PLAN

PRELIMINARY PLAT
123 ADDITION

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, T26S, R5E,
OF THE 6TH P.M., BUTLER COUNTY, KANSAS



LEGEND

- △ SECTION CORNER FOUND
- ▲ SECTION CORNER SET
- MONUMENT FOUND
- 1/2" X 24" REBAR W/KVE CLS-20 CAP SET
- (M) MEASURED
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- ELECTRIC BOX
- DEADMAN ANCHOR
- OU— (2) FOOTPRINT OF OVERHEAD UTILITY - # LINES
- TELEPHONE PEDESTAL
- T — TELEPHONE LINE
- FOC — FIBER OPTIC LINE
- FGC FIBER OPTIC SIGN
- GS GAS SIGN
- VP GAS TANK VENT PIPE
- WV WATER LINE GATE VALVE
- W WATER METER
- FD FIRE HYDRANT
- W — WATER LINE
- SS SANITARY SEWER MANHOLE
- S — SANITARY SEWER LINE
- STREET SIGN
- GP GATE POST
- X — BARB WIRE FENCE
- 1.344— 1' CONTOUR INTERVAL
- PM PIPELINE MARKER
- B/B EDGE TO EDGE OF ASPHALT
- U.E. UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- FLOOD ZONE LINE
- ZONE A

NOTES:

- DATE OF SURVEY:
- EXISTING USE OF PROPERTY:
- PROPERTY IS ZONED (UJ) URBAN JURISDICTION
- EXISTING UTILITIES ARE SHOWN BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- PROPERTY IS LOCATED IN THE MULTIPLE ZONES: ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; ZONE A, SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED. PER FLOOD INSURANCE RATE MAP NO. 20015C0367E, EFFECTIVE DATE JUNE 2, 2009.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS AN ASSUMED BEARING OF N 89°23'35" E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, T26S, R5E, BUTLER COUNTY, KANSAS.

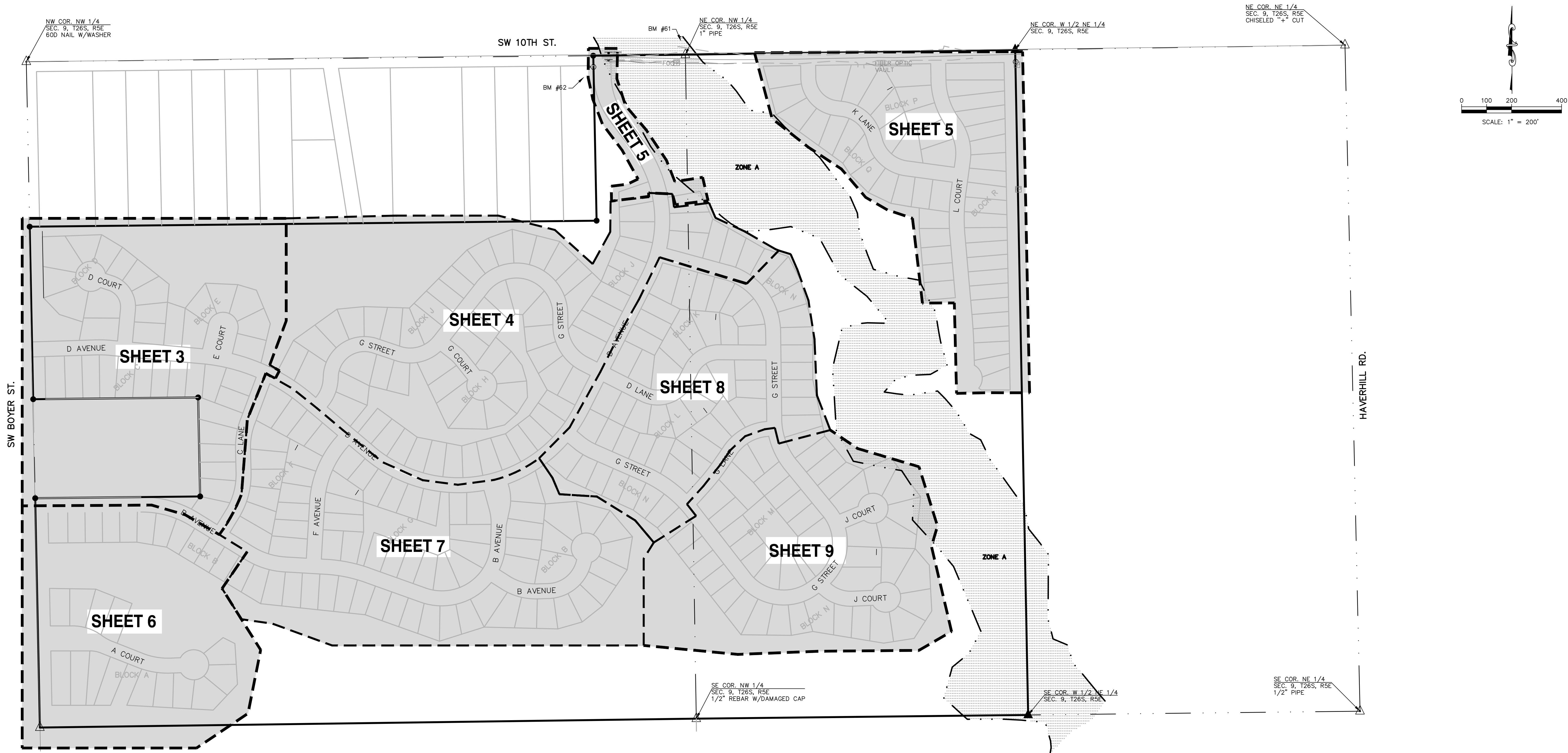
SURVEYOR:

KAW VALLEY ENGINEERING
TRENTON C. HEINEN
9139 E. 37TH STREET N.
WICHITA, KANSAS 67226

APPLICANT/DEVELOPER

SEH, INC.
15750 W. DODGE ROAD, SUITE 304
OMAHA, NEBRASKA 68118

	200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304 wh@kveng.com www.kveng.com	PROJECT NO. G23 2704
		DRAWN BY AL
		CHECKED BY TCH
		DATE 2704PRLM SHEET 1 OF 9
PROJECT: PRELIMINARY PLAT		PREPARED FOR: SEH, INC. 15750 W. DODGE ROAD, SUITE 304 OMAHA, NEBRASKA 68118
EL DORADO, BUTLER COUNTY, KS.		
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24		



KEY MAP

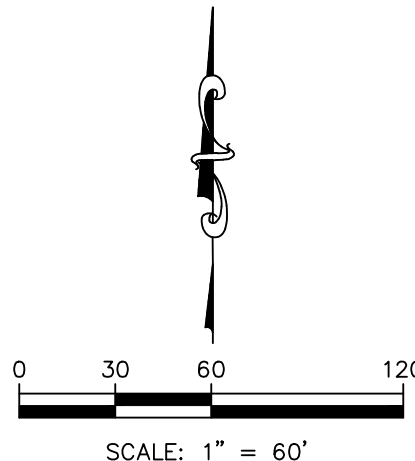
SEE SHEET 2 FOR OVERALL DIMENSIONS
SEE SHEETS 3-9 FOR LOT & CENTERLINE DIMENSIONS

 KAW VALLEY ENGINEERING		200 N. EMPORIA, SUITE 100 WICHITA, KANSAS 67202 PH. (316) 440-4304 wh@kveng.com www.kveng.com	PROJECT NO. G23 2704 DRAWN BY AL CHECKED BY TCH CFN 2704PRLM SHEET 2 OF 9
PROJECT: PRELIMINARY PLAT		PREPARED FOR: SEH, INC. 15750 W. DODGE ROAD, SUITE 304 OMAHA, NEBRASKA 68118	
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24			

SW BOYER ST.



CURVE TABLE			
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	N 71°56'05" W	124.04'	126.12'
C2	N 79°14'39" W	55.99'	56.32'
C3	N 79°14'39" W	44.79'	45.05'
C4	S 61°10'45" E	50.89'	51.03'
C5	S 80°14'23" E	122.20'	123.06'
C6	N 74°32'15" W	221.44'	224.37'
C7	N 88°17'12" W	61.12'	61.16'
C8	N 33°09'51" W	124.18'	133.98'
C9	N 76°32'46" W	60.00'	94.25'
C10	N 67°19'51" W	449.85'	456.88'
C11	S 09°35'26" W	112.38'	113.05'
C12	N 15°09'49" E	169.09'	171.41'
C13	S 72°32'48" E	145.95'	147.43'
C14	N 21°53'40" E	93.83'	95.43'
C15	S 56°00'26" W	213.74'	246.64'
C16	S 21°44'53" W	252.16'	256.53'
C17	N 78°29'57" W	169.62'	170.19'
C18	N 73°18'00" E	172.27'	183.50'
C19	N 45°06'54" W	46.19'	46.30'
C20	N 78°31'41" E	861.98'	990.51'
C21	N 06°55'05" W	58.10'	58.30'
C22	N 06°55'05" W	58.10'	58.30'
C23	N 01°33'36" W	94.80'	95.71'
C24	N 55°31'47" E	364.50'	424.88'
C25	S 74°41'15" E	132.99'	135.00'
C26	N 48°50'35" E	189.93'	205.67'
C27	N 71°14'24" W	329.94'	430.70'
C28	S 31°53'57" E	181.13'	190.38'
C29	S 58°23'35" E	68.83'	69.05'
C30	S 18°52'29" E	200.76'	203.99'
C31	S 18°52'29" E	182.51'	185.44'
C32	S 18°52'29" E	164.26'	166.90'
C33	N 04°49'27" W	526.35'	554.30'
C34	N 71°56'06" E	176.78'	196.35'
C35	N 52°02'56" W	246.27'	248.83'
C36	S 58°37'08" W	131.31'	138.25'
C37	N 38°26'17" E	107.40'	107.48'
C38	N 37°45'01" W	301.23'	323.29'
C39	S 58°27'35" W	161.87'	166.65'
C40	S 82°37'34" E	282.02'	313.00'
C41	S 20°00'18" E	198.32'	202.12'
C42	N 06°37'00" E	287.36'	320.60'
C43	S 71°35'57" E	107.08'	109.50'
C44	S 41°27'33" E	162.78'	177.26'
C45	N 49°25'27" W	161.90'	171.01'
C46	S 49°31'29" E	162.34'	171.53'
C47	S 19°02'22" E	182.24'	185.16'
C48	N 14°30'11" W	151.25'	155.11'
C49	S 01°21'08" W	177.31'	177.68'
C50	N 03°15'52" W	121.86'	121.88'
C51	N 10°54'42" W	92.74'	105.99'



LEGEND

- SECTION CORNER FOUND
- SECTION CORNER SET
- MONUMENT FOUND
- 1/2" X 24" REBAR W/KVE CLS-20 CAP SET
- MEASURED
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- ELECTRIC BOX
- DEADMAN ANCHOR
- FOOTPRINT OF OVERHEAD UTILITY - # LINES
- TELEPHONE PEDESTAL
- TELEPHONE LINE
- FIBER OPTIC LINE
- FIBER OPTIC SIGN
- GAS SIGN
- GAS TANK VENT PIPE
- WATER LINE GATE VALVE
- WATER METER
- FIRE HYDRANT
- WATER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- STREET SIGN
- GATE POST
- BARB WIRE FENCE
- 1' CONTOUR INTERVAL
- EDGE TO EDGE OF ASPHALT
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- FLOOD ZONE LINE
- ZONE A

200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304
wh@kveng.com | www.kveng.com

PROJECT:
PRELIMINARY PLAT

EL DORADO, BUTLER COUNTY, KS.

PREPARED FOR:
SEH, INC.

15750 W. DODGE ROAD, SUITE 304
OMAHA, NEBRASKA 68118

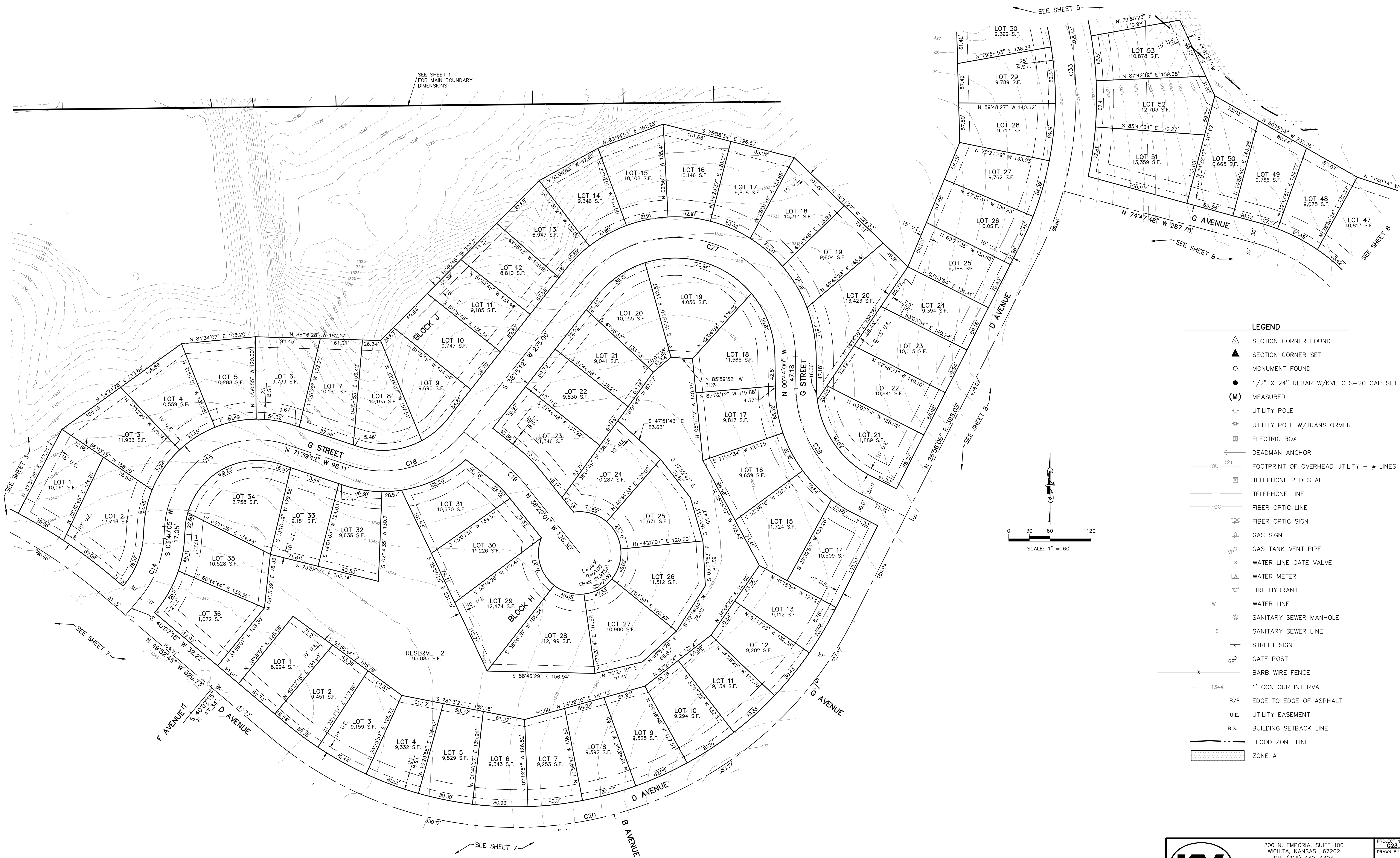
PROJECT NO.
G23 2704

DRAWN BY
AL

CHECKED BY
TCH

DATE
2704PRLM

SHEET
3 OF 9



- LEGEND**
- SECTION CORNER FOUND
 - SECTION CORNER SET
 - MONUMENT FOUND
 - 1/2" X 24" REBAR W/KVE CLS-20 CAP SET
 - MEASURED
 - UTILITY POLE
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 - GAS SIGN
 - GAS TANK VENT PIPE
 - WATER LINE GATE VALVE
 - WATER METER
 - FIRE HYDRANT
 - WATER LINE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER LINE
 - STREET SIGN
 - GATE POST
 - BARB WIRE FENCE
 - 1' CONTOUR INTERVAL
 - B/B EDGE TO EDGE OF ASPHALT
 - U.E. UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - FLOOD ZONE LINE
 - ZONE A



KAW VALLEY ENGINEERING

200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304
wh@kveng.com | www.kveng.com

PROJECT NO. **G23 2704**
DRAWN BY **AL**
CHECKED BY **TCH**
DATE **2704PRLM**
SHEET **4 OF 9**

PROJECT: **PRELIMINARY PLAT**
PREPARED FOR: **SEH, INC.**
EL DORADO, BUTLER COUNTY, KS.
15750 W. DODGE ROAD, SUITE 304
OMAHA, NEBRASKA 68118

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



LEGEND

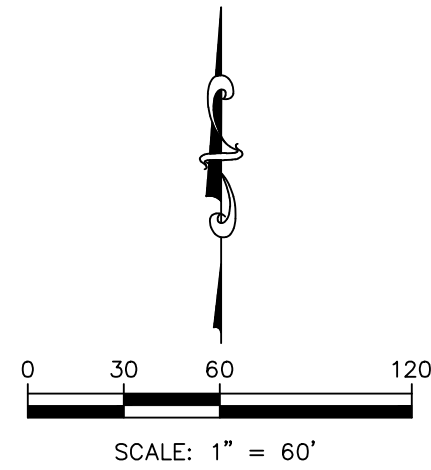
- SECTION CORNER FOUND
- SECTION CORNER SET
- MONUMENT FOUND
- 1/2" X 24" REBAR W/KVE CLS-20 CAP SET
- (M) MEASURED
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- ELECTRIC BOX
- DEADMAN ANCHOR
- FOOTPRINT OF OVERHEAD UTILITY - # LINES
- TELEPHONE PEDESTAL
- TELEPHONE LINE
- FIBER OPTIC LINE
- FIBER OPTIC SIGN
- GAS SIGN
- GAS TANK VENT PIPE
- WATER LINE GATE VALVE
- WATER METER
- FIRE HYDRANT
- WATER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- STREET SIGN
- GATE POST
- BARB WIRE FENCE
- 1' CONTOUR INTERVAL
- B/B EDGE TO EDGE OF ASPHALT
- U.E. UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- FLOOD ZONE LINE
- ZONE A

200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304
wh@kveng.com | www.kveng.com

PROJECT NO. **G23 2704**
DRAWN BY **AL**
CHECKED BY **TCH**
DATE **2704PRLM**
SHEET **5 OF 9**

PROJECT: **PRELIMINARY PLAT**
PREPARED FOR: **SEH, INC.**
EL DORADO, BUTLER COUNTY, KS.
15750 W. DODGE ROAD, SUITE 304
OMAHA, NEBRASKA 68118

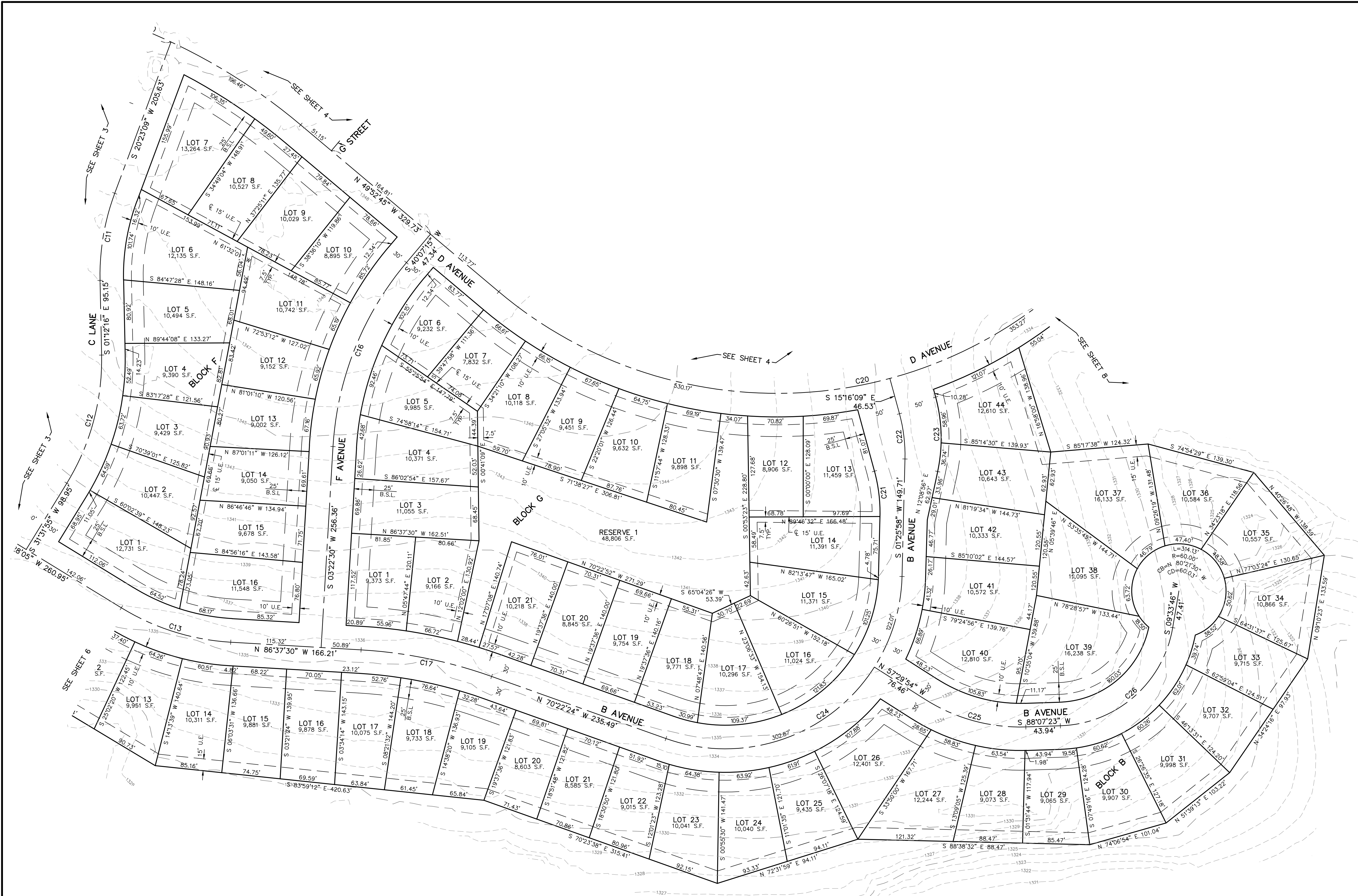
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		DRAWN BY AL
		CHECKED BY TCH
		DATE 2704PRLM SHEET 6 OF 9
PROJECT: PRELIMINARY PLAT		PREPARED FOR: SEH, INC.
EL DORADO, BUTLER COUNTY, KS.		15750 W. DODGE ROAD, SUITE 304 OMAHA, NEBRASKA 68118
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0 30 60 120

SCALE: 1" = 60'

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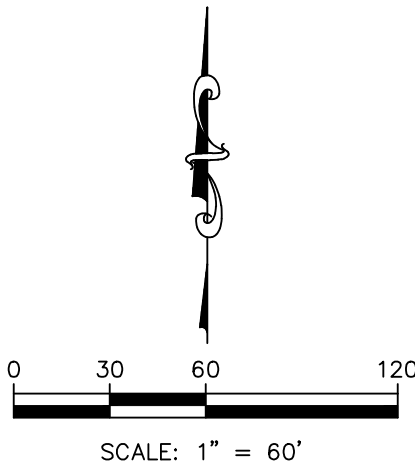
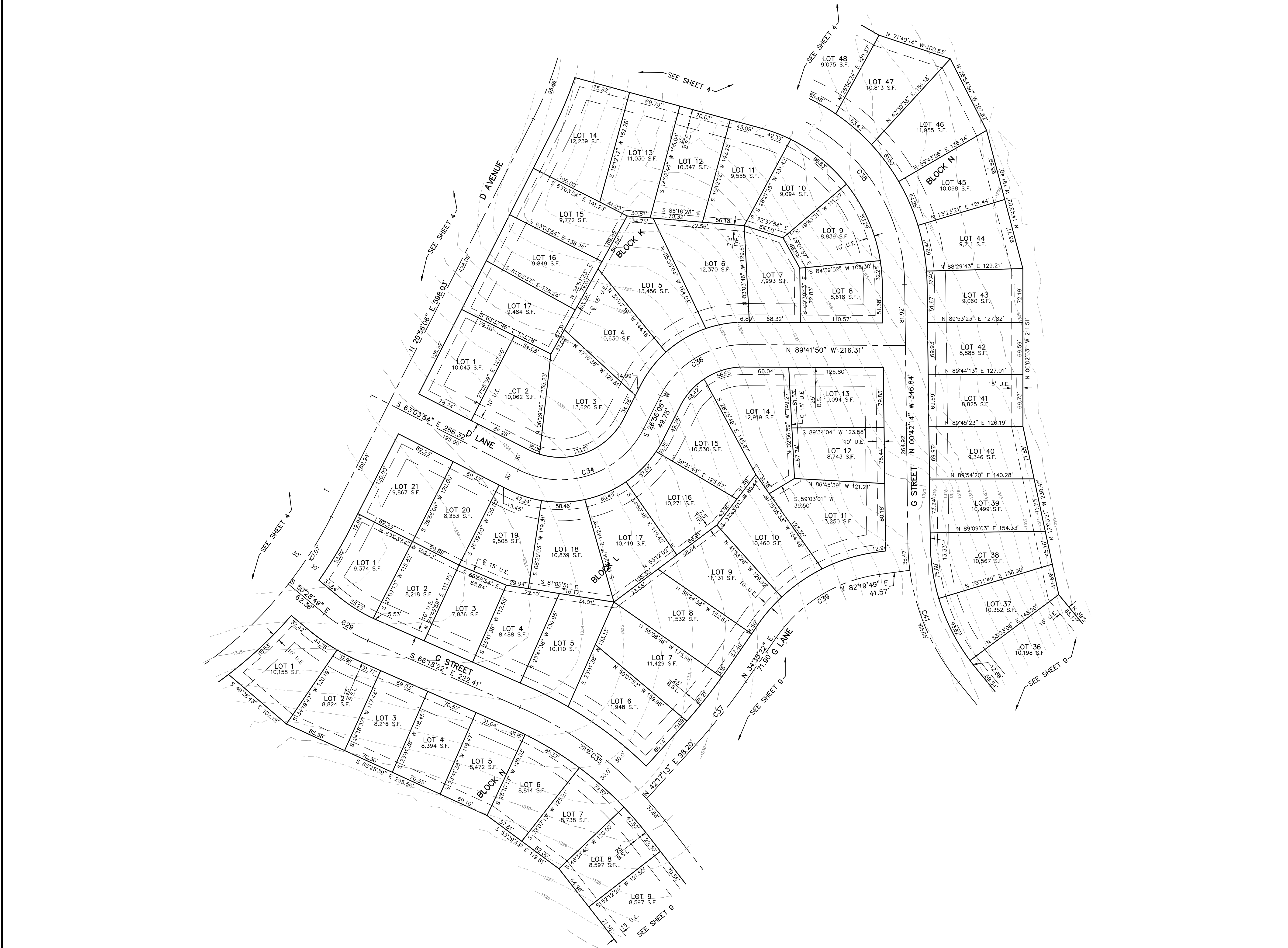
PROJECT NO. **G23 2704**
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CHECKED BY **TCH**
DATE **2704PRLM**
SHEET **7 OF 9**

PROJECT:
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EL DORADO, BUTLER COUNTY, KS.

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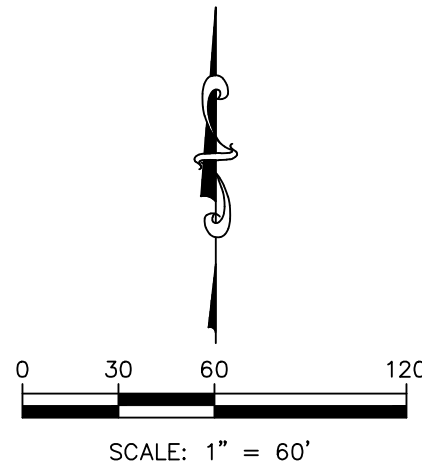
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8 OF 9

PROJECT:
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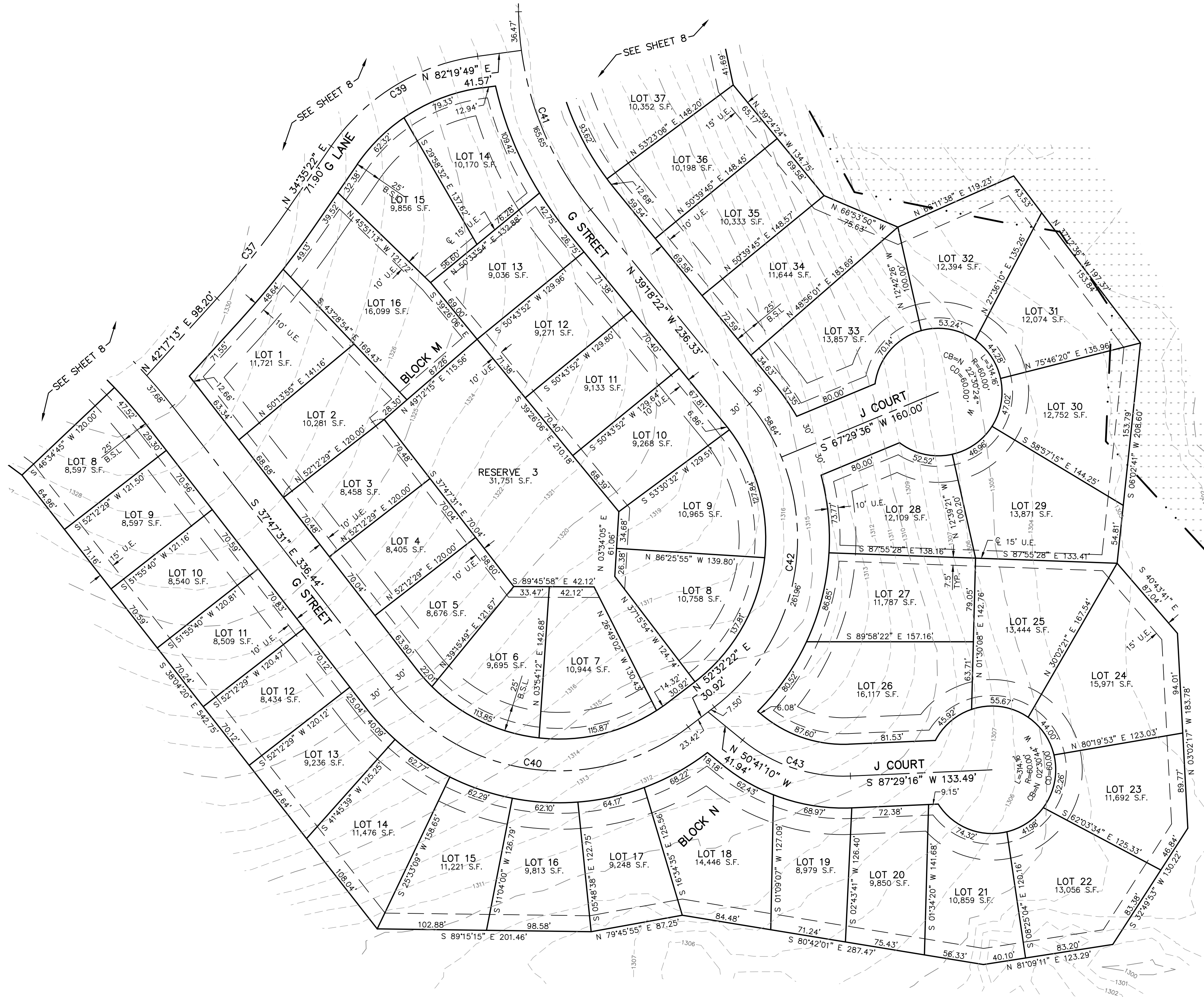
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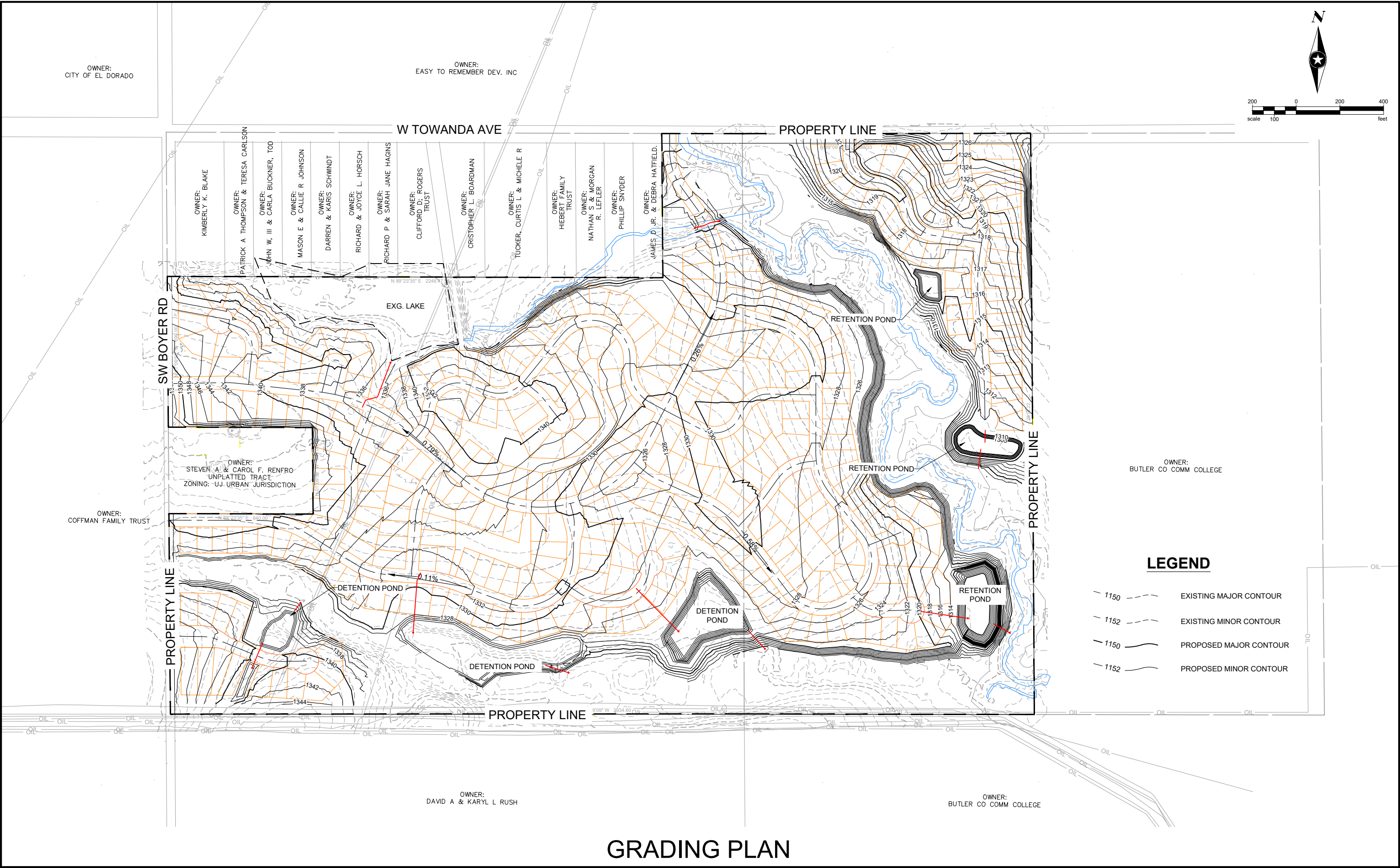
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9 OF 9

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

EL DORADO, BUTLER COUNTY, KS.

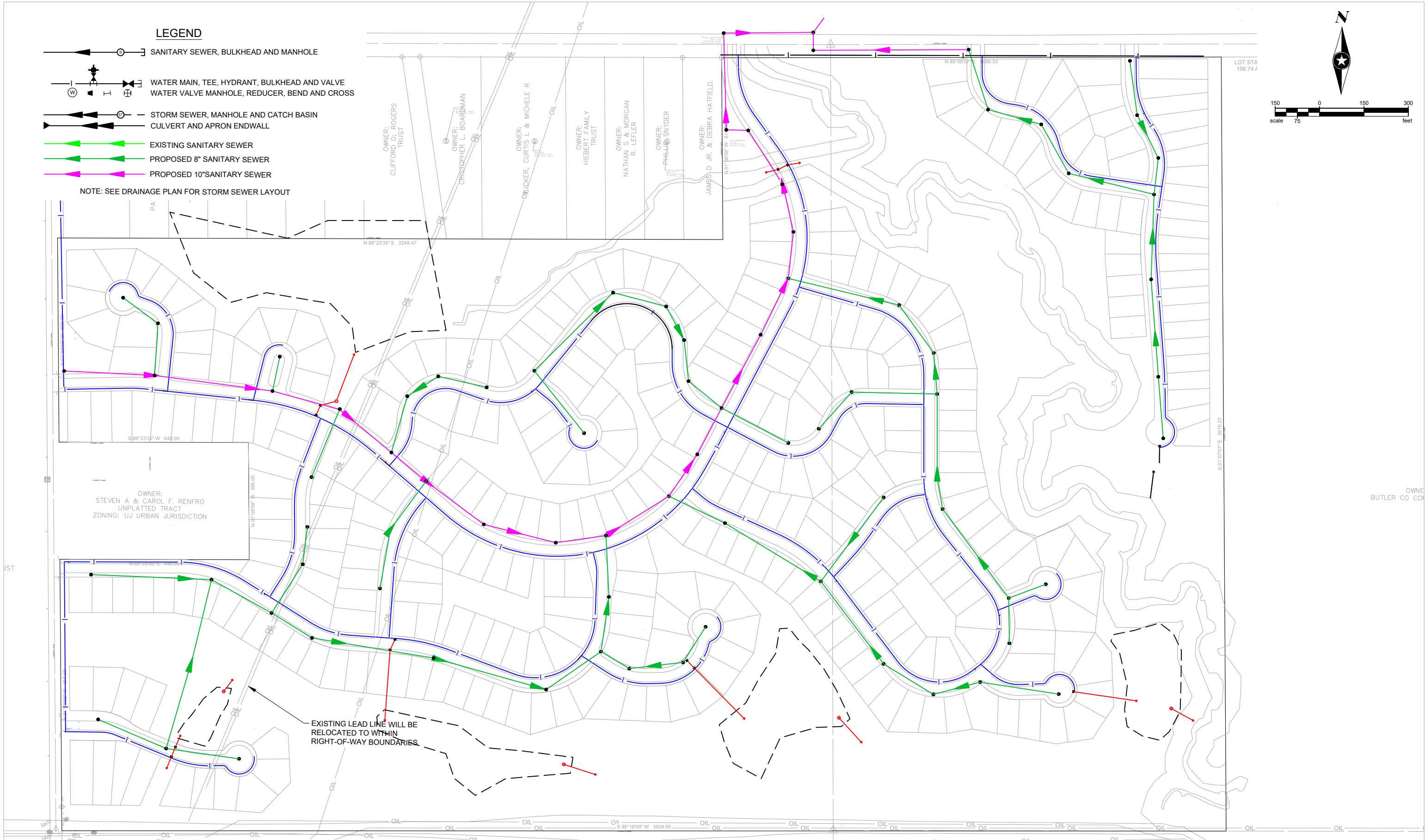
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Page 17 of 19



SEH Project	174758	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date	CEDAR RIDGE ESTATES EL DORADO, KANSAS	GRADING PLAN	12 of 13
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Designed By	--	.			.					
Checked By	--	.			.					
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UTILITY LAYOUT