

BARROW LOGGING PLANNED DEVELOPMENT MASTER PLAN

DATE:
May 19, 2022

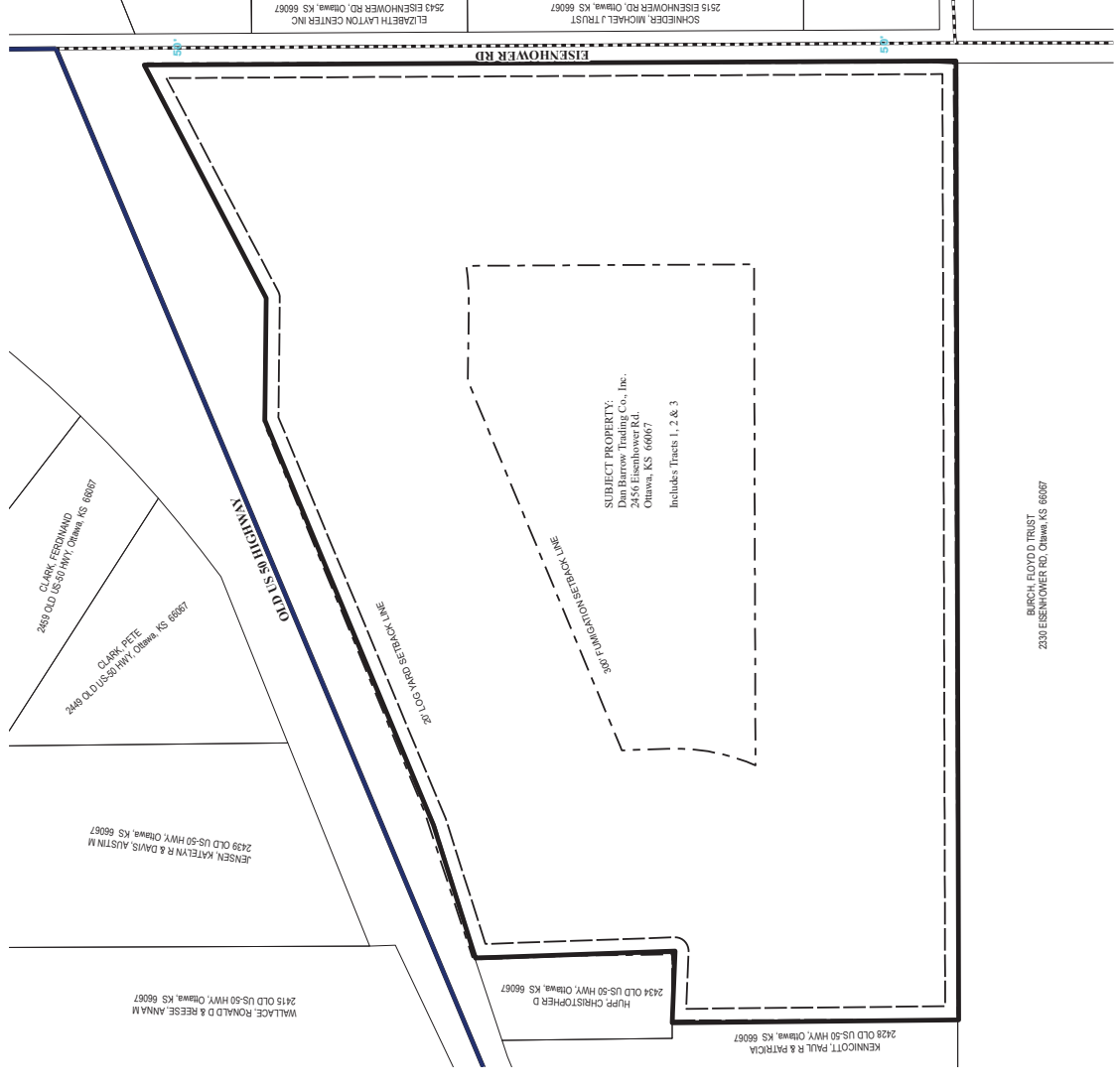
PROPERTY OWNER:
Dan Barrow Trading Co., Inc.
2456 Eisenhower Rd.
Ottawa, KS 66067

DESCRIPTION:

Tract 1:
Commencing at the S.E. corner of Sec. 15, Twp. 17S, Rng. 19E, thence West on Section line 766.53 feet, thence North parallel with the East line of said Section 1011.55 feet, more or less, to the center of Highway No. 33-1-S, thence North along the center of said public road 701 feet, more or less, to a point on the East line of said Section 759 feet North of the place of beginning, thence South 759 feet to the place of beginning, excepting therefrom a Southwesterly direction along the center of said public road 701 feet, more or less, to a point on the East line of said Section 759 feet North of the place of beginning, excepting therefrom Highway No. 33-1-S86, also previously known as Highway 50-S and containing in the aggregate 18 acres, more or less, except land described in that certain deed for Highway purposes recorded in Deed Book "137", page 96, and land described in that certain condemnation for Highway purposes recorded in Book "Misc. 277" page 309, in the Register of Deeds office of Franklin County, Kansas.

Tract 2:
Commencing at a point 766.53 feet West of the S.E. corner of the S.E. ¼ of Sec. 15, Twp. 17S, Rng. 19E, thence West 675.4 feet, thence North parallel with the East line of said Sec. 15, 420 feet, thence East 100 feet, thence North parallel with the East line of Sec. 15, to the center of Highway 50-S, thence in a Northerly direction along the center of said Highway 50-S to a point due North of the place of beginning, thence South 1011.55 feet, more or less, to the place of beginning, except land described in that certain deed for Highway purposes recorded in Deed Book 137, page 94, and land described in that certain condemnation for Highway purposes recorded in Book "Misc. 277" page 309, in said Register of Deeds office.

Tract 3:
Commencing 46 rods North of the S.E. corner of Sec. 15, Twp. 17S, Rng. 19E, thence in a Northwesterly direction up center of a road 24 rods and 7 links to the center of old state road running in a Northerly and Southwesterly direction, thence Northerly up the center of said old State Road to the East line of said Sec. 15, thence South to the place of beginning, containing 5 ½ acres, more or less, except land described in that certain condemnation for Highway purposes recorded in Book "Misc. 277" page 309, in the Register of Deeds office, and condemnation Case No. 20-502 in the District Court of said County, all in Franklin County, Kansas.



RECORDED WITH THE FRANKLIN COUNTY REGISTER OF DEEDS

SUE MCCAY, REGISTER OF DEEDS

This Planned Development Overlay District/Final Development Plan was approved in accordance with the requirements of Article 15 of the Franklin County Zoning Regulations, Franklin County, Kansas. The Plan may only be amended as set out in Article 15, or as prescribed in the resolution that created the Planned Development, or as may subsequently be approved, amended and recorded.

Kenneth A. Cook, Planning Director

OWNERS CERTIFICATE: Dan Barrow, Inc. owner, Dan Barrow, and all future assigns, agree to comply with the conditions and restrictions as set forth on the Final Development Plan for Barrow Logging Planned Development Overlay.

IN TESTIMONY WHEREOF, The owners of the above described property, Dan Barrow Trading Co., Inc., has signed these presents this _____ day of _____, 2022.

Dan Barrow, Owner
Dan Barrow Trading Co., Inc.

STATE OF KANSAS vs
BEFORE ME, the Notary Public, on this _____ day of _____, 2022, before me, a Notary Public in and for said County and State, came Dan Barrow, Owner, Dan Barrow Trading Co., Inc., Owner(s) of the above described property.

I hereby set my hand and affix my notary seal the date written above.

NOTARY PUBLIC

My Commission Expires: _____

GENERAL REQUIREMENTS:

- (1) The standards applicable to the basic zoning of C-2 shall apply unless otherwise stated.
- (2) Proposed Zoning: Planned Development Overlay District with a basic zoning of C-2, Highway Commercial District with other specific uses limited to Log Yard including indoor and outdoor storage; scale; small scale sawmill; wood product manufacturing, processing or sale; fumigation; offices; and auxiliary residential uses.
- (3) A fumigation facility is permitted and shall comply with all State and Federal Regulations.
- (4) Auxiliary residential uses are limited to the two mobile homes currently located on the site and to house individuals who oversee, maintain and provide security for the property and the operations conducted thereon.
- (5) The existing approval of a Special Use Permit (2009-1792) for a Propane Storage Facility is not imposed by the approval of this PD Development Plan and all conditions of approval of said Special Use Permit as adopted by Resolution 20-34 shall remain in effect. Any modifications proposed to said Special Use Permit shall require approval of an amended Special Use Permit.
- (6) The applicant must record the PD Development Plan with the Franklin County Register of Deeds within sixty (60) days upon approval of the Governing Body. Failure by the applicant to record the PD Development Plan with the required number of copies of the recorded Plan within ninety (90) days of the date of action by the Governing Body shall render the Zoning Petition Null and Void.
- (7) All regulations of the Franklin County Zoning Regulations shall apply unless stated otherwise herein.
- (8) Outdoor storage shall be limited to operable and licensed vehicles; storage uses specifically enumerated in the C-2 District; and, materials incidental to the operation of a Log Yard.
- (9) Any outdoor use of the property as part of a Log Yard or associated and incidental uses shall comply with the following setback and screening requirements:
 - a. No outdoor storage of materials and equipment shall be located within 20-feet of a front property line. The right-of-way line encasement to any public road shall be considered the front property line.
 - b. No use of the property for a Log Yard or associated and incidental uses shall occur within 20-feet of a property zoned for Residential or Agricultural purposes.
 - c. All fumigation activities associated with the operation of a Log Yard must be located a minimum of 500-feet from any front, side or rear property line.
 - d. All activities permitted in the C-2 District shall comply with specific requirements provided for said use in the C-2 District regulations.
 - e. All landscaping and screening currently installed on the property shall be maintained and if any portion dies shall be replaced by the next planting season.
- (10) All lighting shall be arranged, located or screened to direct light away from adjoining or abutting properties, shall utilize a fixture such as a shobee, design (fully shielded), that directs light downward and prevents light from traveling out above a horizontal plane relative to the bulb; overall lighting shall not exceed 0.5 lumens per square foot.
- (11) All parking and loading spaces, including drive aisles shall comply with Article 21 (Parking and Loading Regulations) of the Franklin County Zoning Regulations. Surfaces of parking and loading spaces and drive aisles may be gravel.
- (12) All signage shall comply with Article 22 (Sign Regulations) of the Franklin County Zoning Regulations as provided for Commercial Districts.



VICINITY MAP -- SEC 15, TWN 17S, RNG 19E
NOT TO SCALE

NOTES:
This Planned Development Master Plan is not a survey and has been created for consideration of a Planned Development Master Plan.