

(Published in [www.andoverks.gov](http://www.andoverks.gov) on June 21, 2025)

ORDINANCE NO. 1966

AN ORDINANCE AUTHORIZING THE CONSTRUCTION OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF ANDOVER, KANSAS, AS HERETOFORE DETERMINED ADVISABLE AND AUTHORIZED TO BE MADE BY RESOLUTION NO. 25-16 OF THE CITY, UNDER THE AUTHORITY OF K.S.A. 12-6a01 *ET SEQ.*, AS AMENDED AND SUPPLEMENTED; PROVIDING FOR THE PAYMENT OF THE COSTS OF SAID IMPROVEMENTS; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS FOR THE PAYMENT OF THE COSTS OF SAID IMPROVEMENTS AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF TEMPORARY IMPROVEMENT NOTES FROM TIME TO TIME AS FUNDS ARE NEEDED FOR THE ORDERLY CONSTRUCTION OF SAID IMPROVEMENTS.

WHEREAS, the governing body of the City of Andover, Kansas (the "City") has heretofore by Resolution No. 25-16 (the "Authorizing Resolution"), duly adopted this June 10, 2025, and to be published in the City's official newspaper as required by law on June 21, 2025, found and determined it to be advisable and authorized the making of certain Tuscany Addition Fifth Phase Sanitary Sewer Improvements, Tuscany Addition Fifth Phase Water Distribution System Improvements, and Tuscany Addition Fifth Phase Paving Improvements (collectively the "Improvements") in the City, as provided by K.S.A. 12-6a01, *et seq.*, as amended and supplemented, at a total estimated cost of \$1,243,000 (said cost may be increased to include temporary interest or finance costs incurred during the course of design and construction of the project, and also may be increased at the rate of 1% per month from and after June 1, 2025), which costs will be levied and assessed against properties benefiting from the Improvements; and

WHEREAS, the governing body of the City, upon an examination thereof, has considered and found and determined certain subject petitions filed on June 6, 2025 (the "Petitions") to be sufficient, having been signed by the owners of record, whether resident or not, of all of the property liable for assessment for the costs of the Improvements; and

WHEREAS, the governing body of the City has commenced consideration of the Petitions (as described in the Authorizing Resolution); and

WHEREAS, the governing body hereby finds and determines it to be necessary to authorize the construction of the Improvements; to provide for the payment of the costs thereof not otherwise paid in cash by the property owner; and to authorize and provide for the issuance of temporary improvement notes from time to time as funds are needed for the orderly construction of the Improvements;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ANDOVER, KANSAS:

SECTION 1. It is hereby authorized, ordered and directed that the Improvements (as defined above) determined advisable and authorized by the Authorizing Resolution (as defined above), shall be constructed in accordance with the plans and specifications and estimates of costs therefor, which are hereby approved by the governing body and directed to be placed on file in the office of the City Clerk where they shall be available for public inspection.

SECTION 2. It is hereby authorized, ordered and directed that the costs of the Improvements, when finally determined, shall be levied and assessed to the respective properties liable therefor as set forth in the Authorizing Resolution and in the manner provided by K.S.A. 12-6a01 *et seq.*, as amended and supplemented; and that for the purpose of providing funds to pay any portion of such special assessments which are not paid in cash, general obligation bonds of the City shall be issued in the manner authorized and provided by law; provided that, said general obligation bonds may be issued in combination with other general obligation bonds being issued by the City as shall be determined by the governing body at the time of such issuance to be in the best interest of the City.

SECTION 3. It is hereby further authorized, ordered and directed that in the absence of otherwise available funds, in order to temporarily finance the estimated costs of the Improvements until the levying and collection of the special assessments and the issuance of the general obligation bonds as hereinbefore provided, there may be issued temporary improvement notes (the "Notes"), such notes to be issued from time to time upon subsequent resolution or resolutions of the City which shall provide and set forth the details of the Notes, including the fixing of the dates, terms, denominations, interest rates and maturity dates (not exceeding four years from the date of the notes and redeemable at any time prior to the stated maturity thereof). Such Notes shall be issued and provision shall be made therefor as funds are needed and required for the orderly construction of the Improvements; and the Mayor and City Clerk are hereby authorized, ordered and directed to prepare and execute each of such Notes in accordance with the terms of this Ordinance and the terms of the subsequent resolution or resolutions providing for same; and shall deliver the Notes to persons having claims against the City in connection with the Improvements, or may sell the Notes at private or public sale and apply the proceeds therefrom to the payment of the actual costs and expenses of the Improvements. Any Notes issued under the authority of this Section shall be issued under and will contain a recital that they are issued under the authority of K.S.A. 10-123 and K.S.A. 12-6a01, inclusive, as amended and supplemented, and shall contain all other usual and required recitals and covenants and be in the form required therefor by said K.S.A. 10-123; and said Notes may be issued in combinations with any other temporary notes being issued by the City as shall be determined by the governing body at the time of such issuance to be in the City's best interest.

SECTION 4. This Ordinance shall be in force and take effect from and after its passage, adoption and approval and publication one time in the City's official newspaper.

SECTION 5. Ordinance Nos. 1929 and 1944 are hereby repealed.

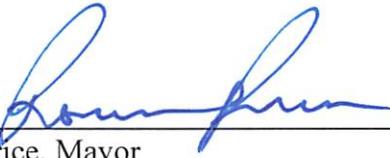
*[Remainder of Page Intentionally Left Blank]*

PASSED, ADOPTED AND APPROVED by the governing body of the City of Andover, Kansas on the 10<sup>th</sup> day of June, 2025.

CITY OF ANDOVER, KANSAS



ATTEST:

By   
Ronnie Price, Mayor

By   
Dana Engstrom, City Clerk

## EXCERPT OF MINUTES

The governing body of the City of Andover, Kansas met at the normal meeting place in the City on June 10, 2025 at 7:00 p.m., with Mayor Ronnie Price presiding, and the following members of the governing body present: Tim Berry, Philip Hamilton, Michael Henry, Jodi Ocadiz, Mike Warrington, and Paul Wemmer.

and the following members absent: None

Thereupon, and among other business, there was presented to the governing body a Resolution entitled:

A RESOLUTION DETERMINING THE ADVISABILITY OF MAKING CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF ANDOVER, KANSAS; SETTING FORTH THE GENERAL NATURE OF THE IMPROVEMENTS, THE ESTIMATED OR PROBABLE COSTS THEREOF, THE EXTENT OF THE BENEFIT DISTRICT TO BE ASSESSED FOR THE COSTS THEREOF, THE METHOD OF ASSESSMENT AND THE APPORTIONMENT OF THE COSTS BETWEEN THE BENEFIT DISTRICT AND THE CITY-AT-LARGE; AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH THE FINDINGS OF THE GOVERNING BODY; AND DIRECTING THE PUBLICATION AND RECORDING OF THIS RESOLUTION (TUSCANY ADDITION FIFTH PHASE SANITARY SEWER IMPROVEMENTS, TUSCANY ADDITION FIFTH PHASE WATER DISTRIBUTION SYSTEM IMPROVEMENTS, AND TUSCANY ADDITION FIFTH PHASE PAVING IMPROVEMENTS ).

Thereupon, the Resolution was considered and discussed; and on motion of President Henry, seconded by Council member Wemmer, the Resolution was adopted by a majority vote of all members present.

Thereupon, the Resolution having been adopted by a majority vote of the members of the governing body present, it was given No. 25-16, and was directed to be signed by the Mayor and attested by the City Clerk; and the City Clerk was directed to cause the publication of the Resolution one time as set forth therein and required by law, and to record the Resolution in the Office of the Register of Deeds of Butler County, Kansas.

Thereupon, and among other business, there was presented to the governing body, an Ordinance entitled:

AN ORDINANCE AUTHORIZING THE CONSTRUCTION OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF ANDOVER, KANSAS, AS HERETOFORE DETERMINED ADVISABLE AND AUTHORIZED TO BE MADE BY RESOLUTION NO. 25-16 OF THE CITY, UNDER THE AUTHORITY OF K.S.A. 12-6a01 *ET SEQ.*, AS AMENDED AND SUPPLEMENTED; PROVIDING FOR THE PAYMENT OF THE COSTS OF SAID IMPROVEMENTS; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS FOR THE PAYMENT OF THE COSTS OF SAID IMPROVEMENTS AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF TEMPORARY IMPROVEMENT NOTES FROM TIME TO TIME AS FUNDS ARE NEEDED FOR THE ORDERLY CONSTRUCTION OF SAID IMPROVEMENTS.

Thereupon, the Ordinance was considered and discussed; and on motion of Council President Henry, seconded by Council member Hamilton, the Ordinance was adopted by a majority vote of all members of the governing body.

Thereupon, the Ordinance having been adopted by a majority vote of the members of governing body, it was given No. 1966 and directed to be signed by the Mayor and attested by the City Clerk; and the City Clerk was directed to cause the publication of the Ordinance one time as set forth therein and required by law.

\*\*\*\*

CITY CLERK'S  
CERTIFICATION OF EXCERPT OF MINUTES

I hereby certify that the foregoing is a true and correct Excerpt of the Minutes of the proceedings at the June 10, 2025 meeting of the governing body of the City of Andover, Kansas.



  
\_\_\_\_\_  
Dana Engstrom, City Clerk

# Z-PUD25-0004 - Tuscany 5th Addition

Menu Reports Help

File Date: 02/17/2025

Application Status: Plan Review

Assigned To:

Description of Work: Final Planned Unit Development Replat of Fourth Phase & Plan an Addition to Andover, Butler County, Kansas.

Application Detail: Detail

Application Type: Final Planned Unit Development

Documents:	File Name	Document Group	Category	Description	Type	Docum
	<u>Tuscany 5th Addition F...</u>	PLNG_PUD	Other Plans	Final PUD	application/pdf	Uploac
	<u>3068543_TCMT_first_name...</u>	PLNG_PUD	Title Report	Title Commitment	application/pdf	Uploac
	<u>Tuscany Addition 4th P...</u>	PLNG_PUD	(Preliminary) G...	Grading Plan subst...	application/pdf	Uploac
	<u>Tuscany Addition 4th P...</u>	PLNG_PUD	(Preliminary) D...	Drainage Plan subst...	application/pdf	Uploac
	<u>No covenants.docx</u>	PLNG_PUD	Restrictive Cov...	No Covenants propos...	application/msword	Uploac

[Show all](#)

Address: 0 S VINTAGE Dr, ANDOVER, KS

Owner Name: AIR CAPITOL INDUSTRIAL PARK LLC

Owner Address: 5841 N PROSPECT RD, PARK CITY, KS 67204 200

Application Name: Tuscany 5th Addition

Parcel No: 3093104010025000

Contact Info:	Name	Organization Name	Contact Type	Status
	<u>Lou Robelli</u>	<u>Air Capitol Ind...</u>	Applicant	Active
	<u>William Keith Clevenger</u>	<u>Garver, LLC</u>	Surveyor	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
	Yes	<u>Kansas</u>	Engineer	Kenneth W Lee	Garver	Garver

Job Value: \$0.00

Total Fee Assessed: \$0.00

Total Fee Invoiced: \$0.00

Balance: \$0.00

Custom Fields: **SUBDIVISION INFORMATION**

Name of Subdivision

Tuscany

Final Plat

Final Replat of original platted area

Predominant Minimum Lot Width

60

Proposed Zoning District

PUD

Proposed type of street Surfacing

Asphalt

If Yes, Where

On North side of Vintage Drive and East side of Monticello Place

General Location

Northwest of Andover Rd and SW 120

Gross acreage of plat

9.44

Predominant Minimum Lot Area

7000

Source of Water Supply

City of Andover Public

Curb and gutter proposed

Yes

Is any portion of the proposed subdivision located in an identified floc

No

OFFICE USE ONLY

Number of Prints of the Final Plat received

Final drainage plan, if required, received

Copy of Proposed Restrictive Covenants, If any, Received Including Waiver of Protest to annexation

Methods for financing and guaranteeing i

Topographic drawing, if required, Received for plats for small tract

Original drawing or photographic equival

—

Proposed Property Use

Residential Single Family

Residential Two Family

Residential Manufactured Home

Commercial

Mixed Use

NEW STREET LINEAL FEET DETAILS

Street Name R/W Width Lineal Feet

Proposed Use Detail

Zoning or Overlay District Proposed # of lots (Number) Proposed min. lot area (Number) Average lot area (Number) Proposed min. lot width (Number) Prop

Existing Permit/Authorization

Type of Permit/Authorization Issued By Issued Date Expiration Date

Public Notification

Name Contact Type Mailing Address Email Address Note

Workflow Status: Task	Assigned To	Status	Status Date	Action By
<a href="#">Application Intake</a>		Accepted	02/18/2025	Connor Boyd
<a href="#">Plans Distribution</a>		Ready for Re...	02/18/2025	Connor Boyd
<a href="#">Director</a>	Les Mangus			
<a href="#">Engineering</a>	PEC Engineer			
<a href="#">Fire</a>	Mike Roosevelt			
<a href="#">Public Works</a>	Richard Lanzrath			
<a href="#">Utility Companies</a>	Connor Boyd			
<a href="#">Public Works-Stormwater...</a>	Matthew Perez			
Transportation Engineer				
Assistant Director				
Subdivision Committee				
Review Consolidation				
City Council				
Closure				
Planning Commission				

Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By

Application Comments: View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections: Inspection Type	Scheduled Date	Inspector	Status	Comments

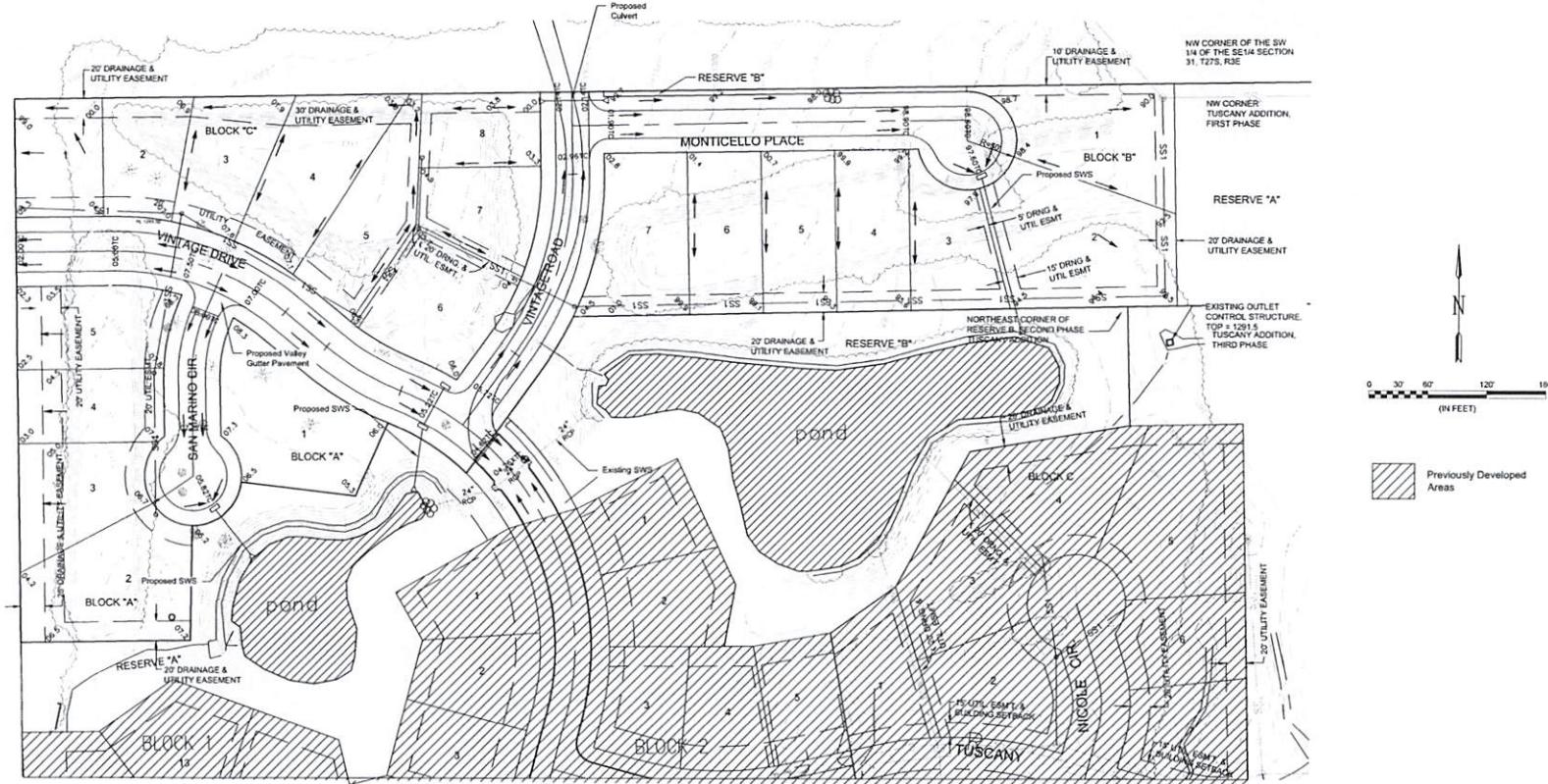
Resulted Inspections: Inspection Type	Inspection Date	Inspector	Status	Comments

# PRELIMINARY 4 CORNER GRADING PLAN TUSCANY ADDITION - PHASE 3

## an Addition to Andover, Butler County, Kansas.

**GARVER**

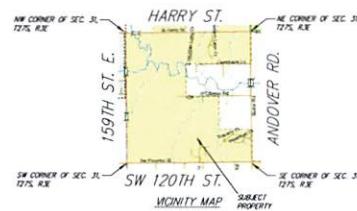
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PROFESSIONAL SERVICES  
AGREEMENT FOR THIS WORK.



BENCHMARK  
CHISELED SQUARE ON THE TOP OF CURB ON  
THE SOUTH SIDE OF TUSCANY DR., 111° E. OF  
THE CENTERLINE OF MCKENZIE CT.  
ELEVATION = 1304.63 (NAVD88, G128)

BENCHMARK  
CHISELED SQUARE ON THE TOP OF CURB ON  
THE EAST SIDE OF VINTAGE DR., 320' N. OF THE  
CENTERLINE OF TUSCANY DR.  
ELEVATION = 1364.49 (NAVDB8, G128)

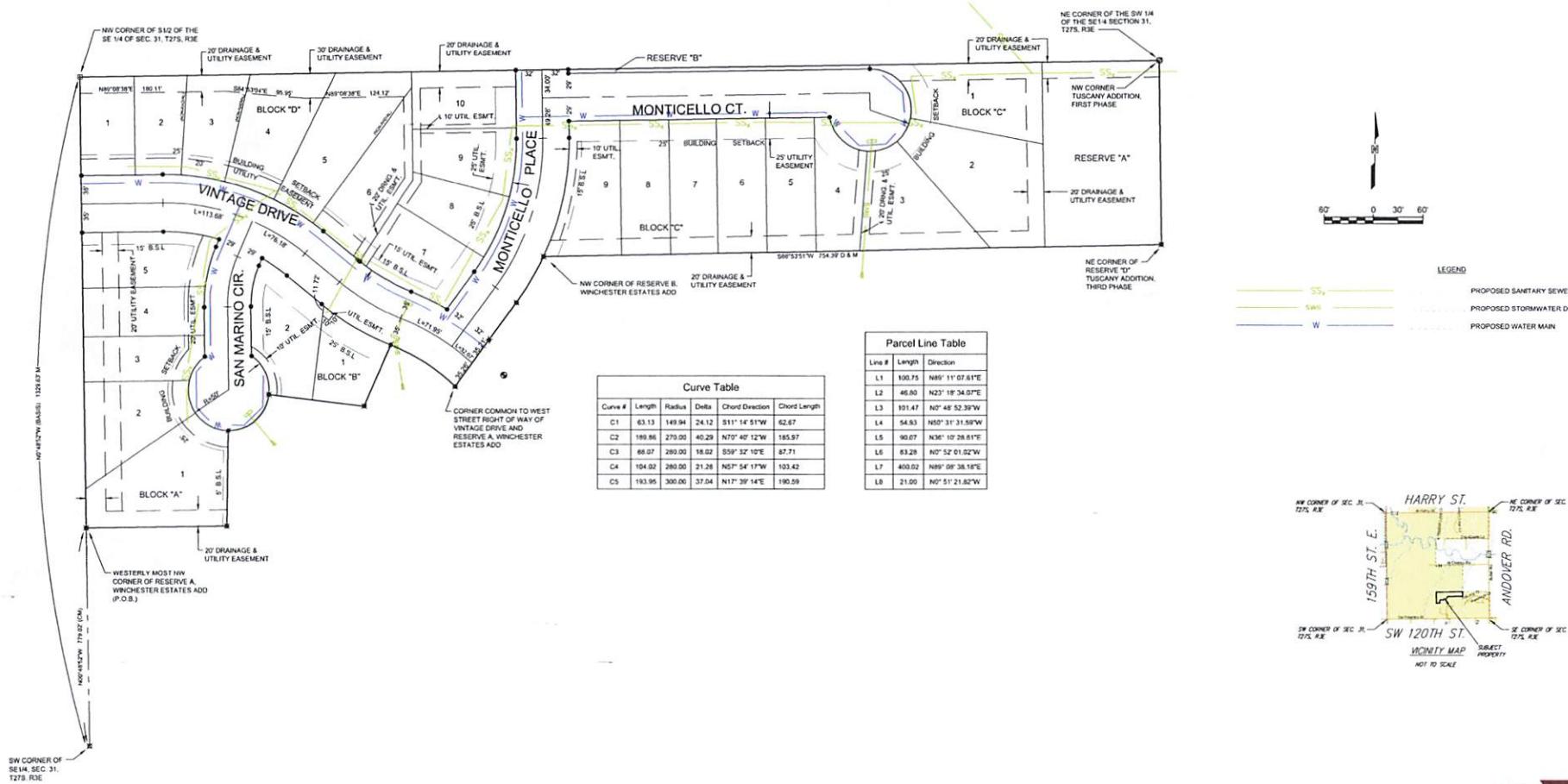
MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES		
BLOCK	LOT NO.	ELEVATION (NAVD88, G128)
A	1, 2	1306.0
B	2, 3, 4, 5, 6, 7	1297.0



<b>CITY OF ANDOVER</b> <b>KANSAS</b>	<b>TUSCANY ADDITION -PHASE 4</b> <b>FINAL PUD</b>
<b>PRELIMINARY</b> <b>DRAINAGE</b> <b>CONCEPT</b>	
<b>JOB NO.:</b> <b>DATE:</b> <b>DESIGNED BY:</b> <b>DRAWN BY:</b>	
<b>ONE INCH ON</b> <b>ORIGINAL DRAWING</b> <b>NOT ONE INCH ON THIS</b> <b>AS DRAWN ACCORDINGLY</b>	
<b>DRAWING NUMBER</b>	
<b>SHEET</b> <b>NUMBER</b>	

UTILITY PLAN  
TUSCANY 5TH ADDITION

## Final Planned Unit Development Replat of Fourth Phase & Plan an Addition to Andover, Butler County, Kansas.



# FINAL DRAINAGE PLAN TUSCANY ADDITION FOURTH PHASE

an Addition to Andover, Butler County, Kansas.



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8535 E. 21st Street North  
Suite 130  
Wichita, Kansas 67206



KENNETH W. LEWIS  
15373  
PROFESSIONAL ENGINEER

BY \_\_\_\_\_

DESCRIPTION \_\_\_\_\_

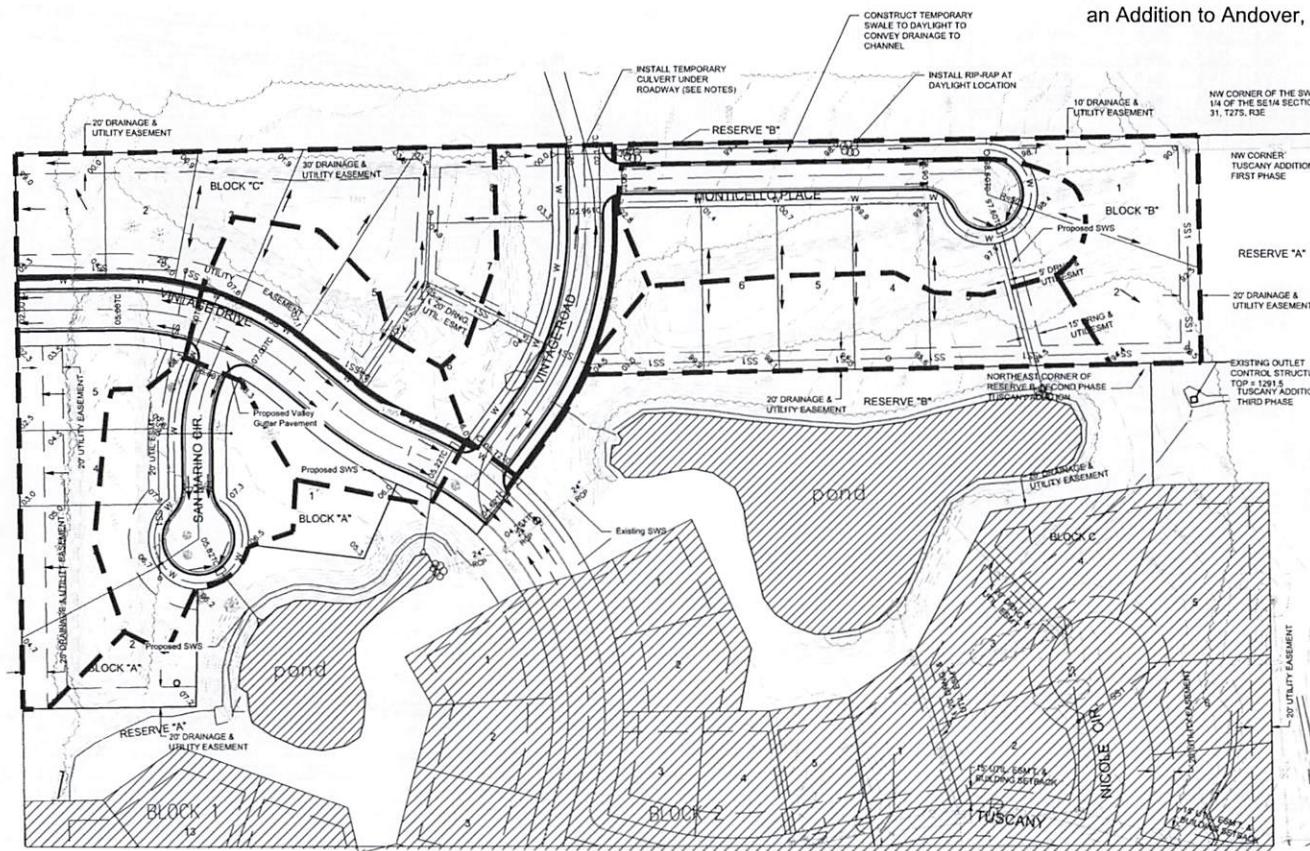
REVIS. DATE \_\_\_\_\_

CITY OF ANDOVER  
KANSAS  
TUSCANY ADDITION - PHASE 4  
FINAL PUD

PRELIMINARY  
DRAINAGE  
CONCEPT

JOB NO.:  
DATE:  
DESIGNED BY:  
DRAWN BY:  
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SHEET  
NUMBER \_\_\_\_\_



## NOTES

1. SWS Design Data is included in the Supplementary Design Data Sheet.
2. The onsite soils are Rosehill Silty Clay and Irwin Silty Clay Loam. Both are Hydrologic Soil Group D soils.
3. The existing storm water ponds were originally designed to handle the developed flow from the areas included with this PUD amendment. There are no current plans to modify the existing ponds or outflow structure.
4. Minimum Pad elevations will be established on lots adjacent to the proposed ponds and will be provided on the final plat and drainage plan. Minimum pad elevations shall be no less than 2' above the expected 100 year design water surface.
5. Temporary Culvert under Vintage Drive will direct runoff from roadway to east channel in a swale along the north side of Monticello Place. Culvert to be abandoned if future road improvements are made to handle drainage in compliance with the original drainage plan for Tuscany.

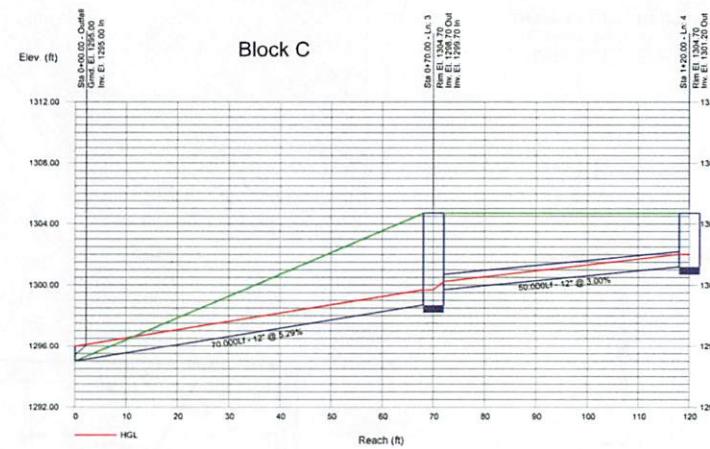
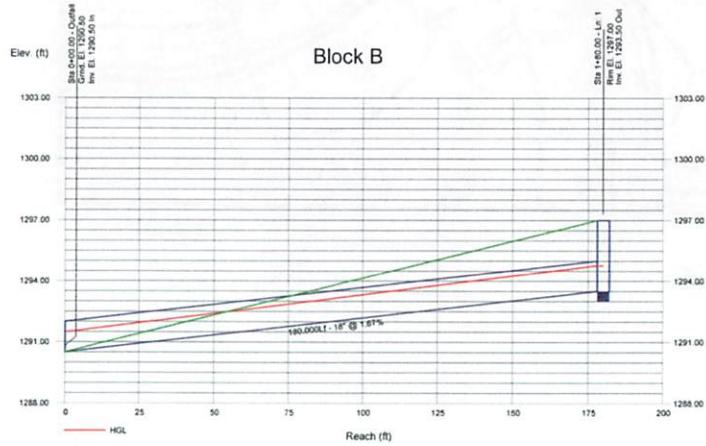
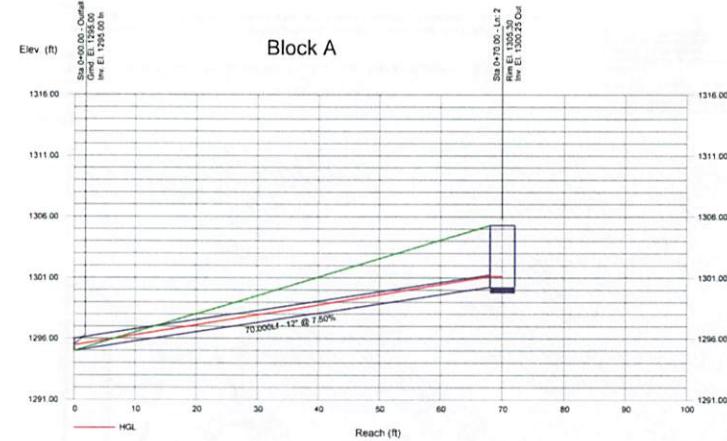
BENCHMARK  
CHISELED SQUARE ON THE TOP OF CURB ON  
THE SOUTH SIDE OF TUSCANY DR. 111 E. OF  
THE EAST LINE OF MCKENZIE CT.  
ELEVATION + 130.48 (NAVD88, G12B)

BENCHMARK  
CHISELED SQUARE ON THE TOP OF CURB ON  
THE E. SIDE OF VINTAGE DR. 200' N. OF THE  
CENTRAL LINE OF TUSCANY DR.  
ELEVATION + 130.48 (NAVD88, G12B)

Design Storm	West Pond			East Pond			Offsite (NW)			Offsite (E)			Site Total		
	Exist.	Prop.	Orig.	Exist.	Prop.	Orig.	Exist.	Prop.	Orig.	Exist.	Prop.	Orig.	Exist.	Prop.	Orig.
2 Year	0.64	3.89	5.64	1.89	4.69	4.73	3.38	3.72	8.48	2.95	1.29	1.49	8.86	13.58	20.34
10 Year	1.39	7.18	10.08	4.09	8.66	8.44	7.29	6.87	15.15	6.36	2.38	2.65	19.13	25.09	36.32
25 Year	1.98	9.40	13.13	5.85	11.33	10.99	10.44	8.99	19.73	9.10	3.12	3.46	27.37	32.85	47.32
100 Year	2.84	12.61	17.54	8.39	15.21	14.69	14.96	12.07	23.37	13.05	4.19	4.62	39.25	44.08	63.22

# SUPPLEMENTARY DESIGN INFORMATION TUSCANY ADDITION FOURTH PHASE

an Addition to Andover, Butler County, Kansas.



Design Storm	$t_c = 15$ min		Block A		Block B		Block C	
	C	I (in/hr)	Q (cfs)	A (acre)	Q (cfs)	A (acre)	Q (cfs)	A (acre)
2 Year	0.46	3.34	1.35	0.88	3.26	2.12	1.67	1.09
10 Year	0.59	4.81	2.50	0.88	6.02	2.12	3.09	1.09
25 Year	0.66	5.63	3.27	0.88	7.88	2.12	4.05	1.09
100 Year	0.73	6.83	4.39	0.88	10.57	2.12	5.43	1.09



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Suite 130  
Wichita, Kansas 67206  
KENNETH W. LEWIS  
15373  
1-24-14  
PROFESSIONAL STAMP



REV.	DATE	DESCRIPTION	BY

CITY OF ANDOVER  
KANSAS  
TUSCANY ADDITION - PHASE 4  
FINAL PLD

PRELIMINARY  
DRAINAGE  
CONCEPT

JOB NO.:  
DATE:  
DESIGNED BY:  
DRAWN BY:  
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SHEET  
NUMBER

# TUSCANY ADDITION

## Fifth Phase Final Planned Unit Development Plan, A Replat of Tuscany Addition Fourth Phase, an Addition to Andover, Butler County, Kansas.

Lying in a portion of the SE1/4 of Section 31, Township 27 South, Range 3 East of the 6th Principal Meridian, Andover, Butler County, Kansas, and being part of the Tuscany Addition Preliminary Planned Unit Development Plan.

### GENERAL PROVISIONS & PARCEL PROVISIONS

1. All utilities shall be installed underground. Easements shall be determined on the final PUD plat & plan. Utilities are permitted to cross well easements underground.

#### 2. Street Requirements:

- A. Public Streets:
  - 1. The pavement section for public streets shall meet the City of Andover Standards.
  - 2. Right of way and pavement widths for public street are as follows:
    - 70' right of way - 37' roadway width (back of curb to back of curb) with curb and gutter.
    - 64' right of way - 35' roadway width (back of curb to back of curb) with curb and gutter.
    - 58' right of way - 27' roadway width (back of curb to back of curb) with curb and gutter.
  - 3. There shall not be gated access on public streets.

B. Cul-de-sacs: All cul-de-sacs shall have a minimum property line diameter of 100 feet. Maximum length for a cul-de-sac shall not exceed 500 feet or seven times the average lot width. All cul-de-sacs shall have a minimum curb diameter of 70 feet.

C. Drainage: An overall grading and drainage plan shall be provided as a separate instrument based on a hydrology study. The plan shall be general in character but establish specific grades and drainage details. A detailed lot grading plan shall be submitted with each final PUD plat & plan which shall include a minimum foundation elevation for each lot and elevations of any grading for drainage purposes and/or curb elevations.

D. Signs: Signs for all residential parcels designating the name of the development shall be permitted in reserves at the entrances to the overall project and to the proposed parcels. The maximum size shall be as per zoning regulations.

E. Reserve Covenants: Shall be filed with the final PUD plat & plan for each parcel.

F. Relationship to Comprehensive Plan: The PUD is in keeping with Andover's Comprehensive Development Plan. This An Addition to the city zoning and subdivision regulations have been utilized as the basis for design of the PUD. The proposed development is located in a residential urban area along an arterial street. The proposed single-family lots adjoin the similar neighboring lots.

G. Homeowners Association: A Homeowners Association will be created for this Addition and will be responsible for the maintenance of open space, reserves, parking areas, signs, logo berms, landscaping, buffer areas, drainage channels, and drainage rows within the arterial street right-of-ways. Failure to properly maintain the areas listed above shall give the City of Andover the right to properly maintain the areas listed and to assess the cost of maintenance to the property owner.

### 0. Phasing Schedule:

- A. Utilities to be installed in one phase.
- B. Development of structures in this addition will be developed in one phase.
- 9. Only residential uses will be allowed within this PUD.
- 9. Sidewalks: An 8 foot sidewalk is proposed along the north side of Vintage Drive and a 5 foot sidewalk along the west side of Monticello Place.
- 10. No development shall occur on parcels without paved access.
- 11. The reserve uses shall be as listed in the Owner's Certificate on this sheet. The Reserves are to be owned and maintained by Winchester Developers, LLC, their successors and/or assigns, until such time that a homeowners association is charged with the responsibility.
- 12. All streets shall be public. Sanitary sewer, waterlines, storm sewers, detention ponds, and streets are to be public funded utilizing assessments if and where bonded indebtedness will permit.
- 13. Cross Lot Drainage: Surface stormwater drainage is permitted over and across all parcels. Underground drainage systems are to be located within drainage easements.

14. Setbacks are as indicated in parcel descriptions. For all lots the front yards are 25 ft. Corner lots at street intersections shall have one 25 foot front yard setback and one 15 foot front yard setback. All lots with 15 foot setbacks shall have 15 foot setbacks along the right-of-way of collector street. Vintage Drive, shall not be permitted access to collector street. Access is permitted over all other 15 foot setbacks with the provision that a garage fronting the 15 foot setback shall have a 25 foot setback. For all lots the side yards are 8 ft.

### PARCEL NO. 20

PART OF PRELIMINARY P.U.D. PARCEL NO. 2b  
Proposed Zoning - R-2 Single-Family Residential District  
Proposed Uses - Single-family dwellings, open space and all uses permitted in proposed reserves  
Gross parcel area - 9.44+ acres  
Open Area - 0.64+ acres  
Street Right-of-Way - 2.24+ acres  
Net parcel area - 7.14+ acres (gross area less street right-of-way)  
Deeding units - 26  
Net density - 3.69 DUs/Acre  
Gross density - 2.77 DUs/Acre  
Maximum bldg. coverage - 3,500 S.F. or 35% of lot area  
Maximum bldg. height - 35 ft.  
Maximum lot width - 25' and 15' as shown, Rear 25', Side 8'  
Parking ratio - 2.0 D.U.  
Minimum Lot Width on cul-de-sac hub - 49 feet measured along building setback line  
Minimum Lot Width on all other lots - 55 feet measured along building setback line  
Minimum Lot Area - 7,000 square feet

State of Kansas) SS  
Sedgewick County)

We, Garver, LLC, Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "TUSCANY ADDITION", Fifth Phase Final Planned Unit Development Plan, a Replat of Tuscany Addition Fourth Phase, an Addition to Andover, Butler County, Kansas, that the lines and corners herein actually exist and their positions are correctly shown to the best of my knowledge and belief and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Tuscany Addition Fourth Phase, an Addition to Andover, Butler County, Kansas.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512d, as amended.

(SEAL)

Garver, LLC.

Professional Surveyor

William K. Clevenger

State of Kansas) SS  
Sedgewick County)

The foregoing instrument acknowledged before me this \_\_\_\_ day of \_\_\_\_\_.  
2025, by Rex Reynolds, Executive Vice President of Legacy Bank, N.A., on behalf of the Bank. \_\_\_\_\_ Notary Public

My appointment expires \_\_\_\_\_.

State of Kansas) SS  
City of Andover)

This plat of "TUSCANY ADDITION", Fifth Phase Final Planned Unit Development Plan, a Replat of Tuscany Addition Fourth Phase, an Addition to Andover, Butler County, Kansas, has been submitted to and approved by the Andover City Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_. 2025.

Andover City Planning Commission

Vance Garwood \_\_\_\_\_ Chair

ATTEST: \_\_\_\_\_ Secretary  
Gary Israel

State of Kansas) SS  
City of Andover)

All dedications shown on this plat are accepted by the City Council  
of the City of Andover, Kansas, this \_\_\_\_ day of \_\_\_\_\_. 2025.

At the direction of the City Council

\_\_\_\_\_. Mayor  
Ronnie Price

ATTEST: \_\_\_\_\_ City Clerk  
Dana Engstrom

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_. 2025.

(SEAL) \_\_\_\_\_ Appointed Surveyor  
Gerald E. Olson, PLS 1516  
Butler County, Kansas

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_. 2025.

County Clerk  
Tatum Stafford

State of Kansas) SS  
Butler County)

This is to certify that this plan and plat has been filed for record in the office of the

Register of Deeds, this \_\_\_\_ day of \_\_\_\_\_. 2025, at \_\_\_\_ o'clock \_\_\_\_ M. and is duly recorded.

Book \_\_\_\_ Page \_\_\_\_.

(SEAL) \_\_\_\_\_ Register of Deeds  
Jacque Roberts

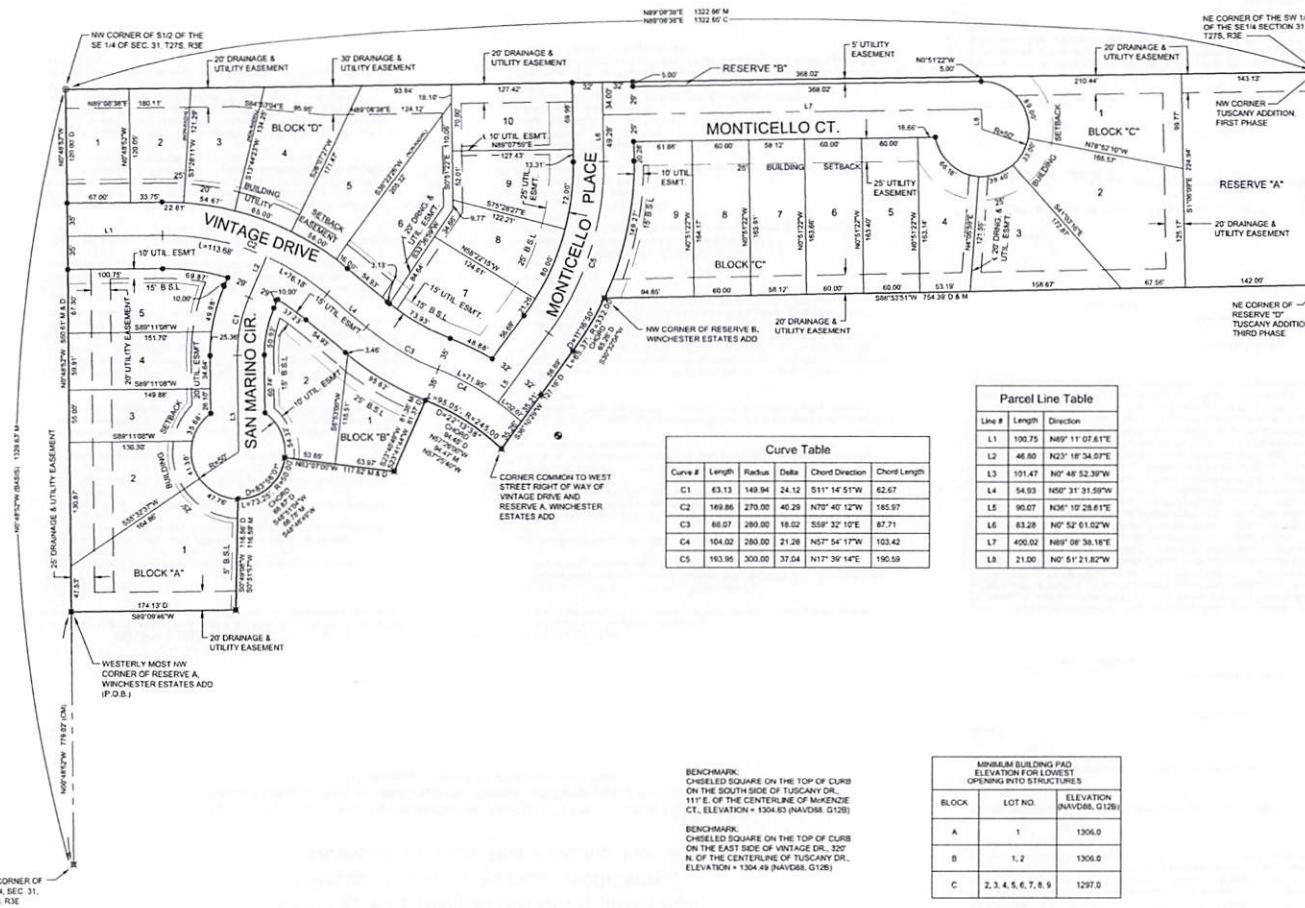


DWG FILE 141-3402756 SURVEY BASE  
PROJECT NO. 141-3402756  
MAY 14, 2025

# TUSCANY ADDITION

Fifth Phase Final Planned Unit Development Plan,  
A Replat of Tuscany Addition Fourth Phase,  
an Addition to Andover, Butler County, Kansas.

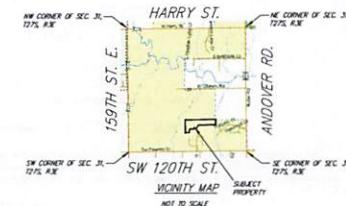
Lying in a portion of the SE1/4 of Section 31, Township 27 South, Range 3 East of the 6th Principal Meridian, Andover, Butler County, Kansas, and being part of the Tuscany Addition Preliminary Planned Unit Development Plan.



(BASIS) = Kansas Coordinate System of 1983.  
South Zone Grid Screening.  
M = Measured  
D = Described  
B.S.L. = Building Setback Line

**SURVEY MARKER LEGEND**

- CONCRETE MONUMENT (FOUND - ORIGIN UNKNOWN)
- 5/8" REBAR W/GARVER CAP (FOUND)
- 5/8" REBAR W/NO CAP (FOUND)
- △ 5/8" REBAR W/UNKNOWN CAP (FOUND)
- × 5/8" REBAR (FOUND - ORIGIN UNKNOWN)
- 5/8" REBAR W/GARVER CAP (SET)
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER
- BENCHMARK



SHEET 2 OF 2

DWG FILE: T41-2402756 SURVEY BASE  
PROJECT NO. T41-2402756  
MAY 14, 2025



GARVER  
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