

Chris Cruse

From: Chris Cruse
Sent: Tuesday, November 19, 2024 1:22 PM
To: FILE@cruseandassoc.com
Subject: Narrative for Sageview BLA/Short Plat of TPNs 953187, 952782, and 953188

Narrative – This application is for a boundary line adjustment (BLA) of TPNs 953187, 952782, and 953188 and a follow up short plat (SP) of adjusted TPN 953188 allowed by KCC 16.12.040. Both the BLA and SP are being processed together to show final parcel configuration as previously discussed with KCCDS. Proposed lots B and C are existing lots and are to be processed under KCC 16.10. Proposed lots A1 and A2 are being subdivided under KCC 16.12.040 and are to be processed under KCC 16.32.

Proposed lot A1 will be 21.92 acres of hay field with barn and continue to use the access off Thrall Road.

Proposed lot A2 will be 3.44 acres around the home at 11461 Thrall Road. The 3.44 acre parcel size is allowed by KCC 16.12.040(1)(iii)(c) to match the existing improvements and meet required setbacks from well for reserve drain field area.

Proposed lot B will be 20.93 acres of hay field and continue to use the access from Busch Road.

Proposed lot C will be 3.02 acres of hay field. Future access will be from a 30' easement across TPN 952783.

See application map for additional information.

Existing Descriptions:

Lot 9A of SP-06-105 and Lots 1 and 2 of SP-07-55, see title report for full descriptions.

Proposed Descriptions:

Lots A1, A2, B and C of the short plat to be recorded after review and authorization to record has been granted by the planner.

Thanks,
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