



City of Leavenworth

100 N. 5th St.
Leavenworth, KS 66048
(913)684-0378

Building Permit

Application Number 13075

Date 04/19/2023

Permit Type LAND DISTURBANCE ONE SF

PARCEL NUMBER

1051500000192000

STREET ADDRESS

2120 SYCAMORE STREET

ZONE CODE

R16

JURISDICTION

LEAVENWORTH

OWNER INFORMATION

APPLICANT INFORMATION

NAME: HAKES BROTHERS KCKS LLC
ADDRESS: PO BOX 2022
LAS CRUCES, MN 88004
PHONE:

NAME: HAKES BROTHERS KCKS LLC
ADDRESS: PO BOX 2022
PHONE:

CONTRACTOR INFORMATION

NAME: HAKES BROTHERS KCKS LLC
ADDRESS: PO BOX 2022
PHONE:

LICENSE NUMBER:
LICENSE EXP. DATE:
INSURANCE EXP. DATE:

BUILDING INFORMATION

PROPOSED USE:
CONSTRUCTION TYPE:
NUMBER OF STORIES:
ESTIMATED COST OF CONSTRUCTION: \$162,028.00

HEATED SQ. FT.:
UNHEATED SQ. FT.:
GARAGE SQ. FT.:
NUMBER OF STORIES

PROJECT DESCRIPTION

LAND DISTURBANCE ONE SF

SCOPE OF WORK

CONSTRUCT A NEW 3 BEDROOM SINGLE FAMILY DWELLING
BUILDING APP#13074

PERMIT DETAILS:

I, the undersigned, hereby agree to comply with all applicable laws regulating the work. I have also received a copy of this document and understand that it is my responsibility to inform this office of any change of contractor by completing and submitting a change of contractor form if necessary. Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning. It is the responsibility of the owner/applicant to identify and abide by all easements, covenants and other regulations related to land use that may be affected by the construction work for which this permit is issued.

ANY PERMIT ISSUED EXPIRES 180 DAYS AFTER ISSUANCE IF NO WORK HAS COMMENCED.
ANY PERMIT ISSUED SHALL EXPIRE 180 DAYS AFTER ISSUANCE IF THE WORK IS DISCONTINUED FOR 180 DAYS.

Signature of Owner/Contractor

Signature of Approving Official

Permit Number

14697

Total Fees

RECIPIENT COPY

City of Leavenworth

LAND DISTURBANCE PERMIT APPLICATION

(Fill Permits Require An Additional Application)

City of Leavenworth Public Works

100 N. 5th Street
Leavenworth, KS. 66048
913 684 0378

Date 4/18/2023

Applicant Name: Hakes Brothers KCKS LLC Phone: 913-426-7965

Complete Mailing Address: PO Box 2022, Las Cruces, NM 88004

Email: purchasing.kansascity@hakesbrothers.com

Project Type

Single Family Home

Utility Extension

Commercial/Mutli-family

General Grading/Filling

Single Family Subdivision

Public Improvement Project

Building Addition

Other: explain Below

Project Location

Property Address: 2120 Sycamore St Leavenworth, KS 66048

Name of Project or Subdivision: The Branches

Owner of Record : Hakes Brothers KCKS LLC Phone number: 913-426-7965

Work Schedule Start Date: 4/29/2023 End Date: 10/29/2023

Total Site Area: _____ Acres/or 8400 Sq. Feet

Total Area of Land
Disturbance: _____ Acres/or 2442 Sq. Feet

City of Leavenworth

LAND DISTURBANCE PERMIT APPLICATION

Applicant knowledges they have provided the following documents and have been advised of inspection requirement. (Initial next to each item)

- NF Completed Land Disturbance Application
- NF Attached site specific Erosion Control Plan
- NF Attached site specific grading plan
- NF Schedule for duration of land disturbance
- NF This is a single family building project or home addition and I as applicant will follow the attached "Single Family Lot Erosion and Sediment Control Plan"
- NF The applicant by submitting this application does agree to perform all necessary work to include bi-weekly inspections and inspections after each ½" rain event (24 hour). The applicant will supply the City of Leavenworth with all inspection records upon request, and copies must be provided in order to obtain a Compliance Certificate.

The applicant fully understands that the responsible party shall comply with this permit and repair all substandard erosion control within a 24 hour period after notification of failure to comply with the plan. Failure to comply within the allotted time frame is a violation and shall be reason for the City of Leavenworth to issue a **Stop Order** on all work, repair the damaged erosion control, and clean all surrounding grounds. The contractor/owner shall be held responsible for all expense incurred to remedy the violation and may be charged with a Nuisance Complaint in Municipal Court. Contractors will be required to submit copies of BMP Inspections prior to a certificates of occupancy being issued.

Applicant Signature: NI

Owner Signature: _____



City of Leavenworth, KS Building & Construction Permit Application

FOR RESIDENTIAL AND COMMERCIAL USE

Job Address

2120 Sycamore St Leavenworth, KS 66048

Owner Hakes Brothers KCKS LLC		Physical Address(if different from above) PO Box 2022, Las Cruces, NM		Zip Code 88004	Phone # 913-426-7965	Email <small>purchasing.kansascity@hakesbrothers.com</small>
Contractor		Mailing Address		Zip Code	Phone #	Email
Architect/Designer		Mailing Address		Zip Code	Phone #	Email
Class of Work	New <input checked="" type="checkbox"/>	Addition <input type="checkbox"/>	Alteration <input type="checkbox"/>	Repair <input type="checkbox"/>	Move <input type="checkbox"/>	

Describe Work: **New home 1755 sq ft finished, 0 sq ft unfinished, 500 sq ft garage**

Roof Squares	Deck/Porch S/F (site plan required)	Carport/Garage S/F(site plan required)	Shed S/F (site plan required)	Driveway/Sidewalk S/F (site plan required)	Pool Size (site plan required)

Valuation Of Work \$:
\$161,225.00

NOTICE

THE CITY OF LEAVENWORTH USES THE FOLLOWING CODES: 2018 INTERNATIONAL RESIDENTIAL CODE, 2018 INTERNATIONAL BUILDING CODE, 2018 MECHANICAL CODE, 2018 PLUMBING CODE, 2017 INTERNATIONAL CODE COUNCEL ELECTRIC CODE, 2018 EXISTING BUILDING CODE, 2018 FUEL GAS CODE, 2018 POOL AND SPA CODE, AND 2018 INTERNATIONAL FIRE CODE.

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONEDFOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

BY SUBMITTING THIS APPLICATION TO THE INSPECTIONS DIVISION, I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHEATHER SPECIFIED HEREIN OR NOT. THE GRANTING OF THIS PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

**APPLICATION ONLY, THIS IS NOT A PERMIT
ALL PERMITS ARE SUBJECT TO PLAN REVIEWS**

For questions or submittal please contact 913-684-0378 or email permits@firstcity.org



Gordon Energy & Drainage

15735 S. Mahaffie
Olathe, KS 66062
Phone: (913) 764-6229
Fax: (913) 764-8198

Client: Hakes Brothers
Address: PO Box 2022
Las Cruces, NM 88004
Phone: (575) 373-8300

Visual Inspection

Permit Nbr: KSR
Project Name: The Branches
Project Location:
Leavenworth, KS
Sublot: Sycamore St, Lot 18
Site Contact: Russell Flinn
Phone: (913) 426-7965
Inspection Type: SWPPP Compliance Inspection
Inspection Interval: Rain Event
Inspection Date: 01/26/2024 11:41 am

Current Activity:
Various Multiple Activities

Weather at time of inspection:
Temperature: 35 degrees, Cloudy

Rain Event Data (if applicable):

Approximate Rain Event Date: 01/25/2024
Est. Precipitation in Inches: 0.61
Precipitation Data Source: Rain Gauge
Rain Event Status: Post-Storm
Est. Rain Event Duration: More than 2 hours

Inspected By:

Mike Sommer (913) 764-6229

- | | | |
|----|--|-----|
| 1) | Do conditions exist that prevent inspection at this time? | No |
| 2) | Are construction drives installed and maintained, as required? | Yes |
| 3) | Are adjacent roads free of excessive sediment tracking? | Yes |
| 4) | Are perimeter controls installed and maintained, as required? | Yes |
| 5) | Are soil stockpiles properly protected and stabilized? | Yes |
| 6) | Are disturbed areas not actively being worked stabilized, as required? | Yes |

7)	Are natural resource areas (e.g., streams, wetlands, mature trees, etc.) protected, as required?	Yes
8)	Are trash, debris and solid wastes collected and managed, as required?	Yes
9)	Are portable toilets properly located and adequately secured?	Yes
10)	Are non-stormwater discharges, if any, (e.g., wash water, dewatering) controlled, as required?	Yes
11)	Are other/non-classified BMP's (if any) installed and maintained as required?	Yes
12)	General notes or observations.	None recorded
13)	Has the site reached final stabilization (70% growth density) and can the project be closed out with regard to Soil and Erosion Requirements?	No

Summary of Work Items Closed

Status	Date Closed	Work Item Description
Closed	01/26/2024	Install straw wattles along curb line.
Client Remediation Notes:		None recorded.
Work Item Closing Notes:		Wattles installed 1/26/2024.

If you would like to cancel inspections please contact Britta Nevius directly.

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Gordon Energy & Drainage

15735 S. Mahaffie
Olathe, KS 66062
Phone: (913) 764-6229
Fax: (913) 764-8198

Client: Hakes Brothers
Address: PO Box 2022
Las Cruces, NM 88004
Phone: (575) 373-8300

Visual Inspection

Permit Nbr: KSR
Project Name: The Branches
Project Location:
Leavenworth, KS
Site Contact: Russell Flinn
Phone: (913) 426-7965
Inspection Type: SWPPP Compliance Inspection
Inspection Interval: Weekly
Inspection Date: 01/19/2024 01:59 pm

Current Activity:
Various Multiple Activities

Weather at time of inspection:
Temperature: 9 degrees, Clear

Rain Event Data (if applicable):
Approximate Rain Event Date: N/A
Est. Precipitation in Inches: N/A
Precipitation Data Source: N/A

Inspected By:

Mike Sommer (913) 764-6229

- | | | |
|----|--|-----------------------|
| 1) | Do conditions exist that prevent inspection at this time? | No |
| 2) | Are construction drives installed and maintained, as required? | Yes |
| 3) | Are adjacent roads free of excessive sediment tracking? | Yes |
| 4) | Are perimeter controls installed and maintained, as required?
Maintenance Action Required - Noted 01/16/2024 - Open for 3 days.
Repair silt fence at undeveloped lots where damaged in numerous locations. Work not completed due to site conditions. | Open Work Items Exist |
| 5) | Are storm drain inlets protected, as required?
Maintenance Action Required - Noted 01/16/2024 - Open for 3 days.
Clean curb inlets and repair BMPs as required. Work not completed due to site conditions. | Open Work Items Exist |
| 6) | Are soil stockpiles properly protected and stabilized? | Open Work Items Exist |

Maintenance Action Required - Noted 01/16/2024 - Open for 3 days.

Erosion is visible on stockpiles on undeveloped lots north of Lot 23. Rework eroded areas and stabilize as required. Extend north end of silt fence as necessary.

7)	Are disturbed areas not actively being worked stabilized, as required?	Yes
8)	Are sediment basins/traps installed and maintained, as required?	Yes
9)	Are check dams installed and visibly functioning, as required?	Yes
10)	Are discharge points protected as required and free of evidence of sediment deposits?	Yes
11)	Are natural resource areas (e.g., streams, wetlands, mature trees, etc.) protected, as required?	Yes
12)	Are trash, debris and solid wastes collected and managed, as required?	Yes
13)	Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked and maintained, as required?	Yes
14)	Is the site free of visible signs of erosion? Maintenance Action Required - Noted 01/16/2024 - Open for 3 days. Erosion present on undeveloped lots. Rework and stabilize areas that do not have adequate vegetation as required.	Open Work Items Exist
15)	Does the site comply with dust control requirements?	Yes
16)	Are vehicle and equipment fueling, cleaning and maintenance areas properly located and free of evidence of leaks and spills, as required?	Yes
17)	Are chemicals/materials that are potential stormwater contaminants stored and managed, as required?	Yes
18)	Are portable toilets properly located and adequately secured? Maintenance Action Required - Noted 01/16/2024 - Open for 3 days. Portable toilet at Lot 13 needs to be relocated away from curb inlet.	Open Work Items Exist
19)	Are non-stormwater discharges, if any, (e.g., wash water, dewatering) controlled, as required?	Yes
20)	Builder Lots	Yes
21)	Are other/non-classified BMP's (if any) installed and maintained as required?	Yes

22) General notes or observations.

See notes

Notes Recorded:

Active lot items have been set up as reports for each individual lot.

23) Has the site reached final stabilization (70% growth density) and can the project be closed out with regard to Soil and Erosion Requirements?

No

Summary of Work Items Closed

Status	Date Closed	Work Item Description
Closed	01/19/2024	Lot 16- Lot is scheduled for sod. If sod installation is delayed, install straw wattles as required along street. Client Remediation Notes: None recorded.
Work Item Closing		Transferred to individual lot report.
Notes:		
Closed	01/19/2024	Lot 17- Lot is scheduled for sod. If sod installation is delayed, install straw wattles as required along street. Client Remediation Notes: None recorded.
Work Item Closing		Transferred to individual lot report.
Notes:		
Closed	01/19/2024	Lot 18 - Lot is scheduled for sod. If sod installation is delayed, install straw wattles as required along street. Client Remediation Notes: None recorded.
Work Item Closing		Transferred to individual lot report.
Notes:		
Closed	01/19/2024	Lot 19 - Lot is scheduled for sod. If sod installation is delayed, install straw wattles as required along street. Client Remediation Notes: None recorded.
Work Item Closing		Transferred to individual lot report.
Notes:		
Closed	01/19/2024	Lot 14 - Repair/reinstall silt fence where necessary. Client Remediation Notes: None recorded.
Work Item Closing		Transferred to individual lot report.
Notes:		
Closed	01/19/2024	Lot 15 - Repair/reinstall silt fence where necessary. Client Remediation Notes: None recorded.
Work Item Closing		Transferred to individual lot report.
Notes:		
Closed	01/19/2024	Lot 23 - Install BMPs as appropriate. Client Remediation Notes: None recorded.
Work Item Closing		Transferred to individual lot report.

If you would like to cancel inspections please contact Britta Nevius directly.