We encourage everyone to view the meeting live via YouTube.

Leavenworth County
Board of County Commissioners
Regular Meeting Agenda

300 Walnut Street, Suite 225
Leavenworth, KS 66048
April 1, 2026
9:00 a.m.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT PRAYER

III. ROLL CALL

IV. PUBLIC COMMENT: Public Comment shall be allowed at the beginning of each meeting and opened again at the end of the meeting after all regularly scheduled agenda items. Comments shall be limited to five minutes per person; however, commenters may speak for up to five minutes at both the beginning and end of each meeting. There should be no expectation of interaction by the Commission during this time. Everyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 a.m. the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow-up if needed prior to the meeting. During times when the Courthouse is closed to the general public anyone wishing to make public comment will provide their comments in writing no later than 8:00 a.m. the Monday immediately preceding the meeting. The comments will be included and distributed with the normal meeting packet.

V. ADMINISTRATIVE BUSINESS:

a) County Clerk report

b) Child Abuse Prevention Month Proclamation

c) National Government Month Proclamation

VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a

member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.

a) Approval of the minutes of the meeting of March 25, 2026

b) Approval of the schedule for the week of April 6, 2026

c) Approval of the check register

d) Approve and sign the OCB's

VII. FORMAL BOARD ACTION:

a) Consider a motion to appoint Luisa Maxson to the Wyandotte/Leavenworth Areawide Advisory Council representing the Leavenworth County Council on Aging.

b) Consider a motion to approve the Edward J. Bryne grant agreement.

c) Consider a motion to authorize the chairman to sign an MOU between the County and CoreCivic for EMS services.

d) Consider a motion to find that the proposed final plat as outlined in Case DEV-26-002 is compliant with the County Zoning and Subdivision Regulations and move that the proposed final plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

e) **Resolution 2026-8, a request for a special use permit for H2R Ranch.**

- Consider a motion that the proposed special use permit complies with the Golden Factors and move to adopt Resolution 2026-8 and conditionally approve the special use permit as outlined in Case DEV-25-121 based on the recommendation and conditions of the Planning Commission, the findings as set forth in the staff report and as substantiated by the facts, testimony and evidence presented at the public hearing.

- Consider a motion that the proposed special use permit does not comply with the Golden Factors **(list factors)** and move to deny Resolution 2026-8 and deny the special use permit as outline in Case DEV-25-121.

- Consider a motion that the proposed special use permit complies with the Golden Factors and move to adopt Resolution 2026-8 and conditionally approve the special use permit as outlined in Case DEV-25-121 based on the recommendation and conditions of the Planning Commission, the findings as set forth in the staff report and as substantiated by the facts, testimony and evidence presented at the public hearing subject to the following additional conditions **(list conditions or modifications).**

f) Consider a motion to approve the 5- year capital improvement plan for road and bridge improvement projects.

VIII. PRESENTATIONS AND DISCUSSION ITEMS: presentations are materials of general concern where no action or vote is requested or anticipated.

a) Extension office report

b) KCATA presentation

c) Executive session if needed

IX. ADJOURNMENT

WORK SESSION TO DISCUSS COUNTY-WIDE TRANSPORTATION

LEAVENWORTH COUNTY COMMISSIONERS
MEETING SCHEDULE

Monday, March 30, 2026

Tuesday, March 31, 2026

Wednesday, April 1, 2026

9:00 a.m. Leavenworth County Commission meeting
- Commission Meeting Room, 300 Walnut, Leavenworth KS

Thursday, April 2, 2026

Friday, April 3, 2026

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

National Child Abuse Prevention Month Proclamation

April 1, 2026

WHEREAS, in 2026 early data shows 41,935 reports were made to the child protective services in the state of Kansas with 71% of assigned reports were classified as involving abuse or neglect; and

WHEREAS, child abuse and neglect are a serious problem affecting every segment of our community, and finding solutions requires input and action from everyone; and

WHEREAS, our children are our most valuable resources and will shape the future of the state of Kansas; and

WHEREAS, child abuse can have a long-term psychological, emotional and physical effects that have lasting consequences for victims of abuse; and

WHEREAS, protective factors are conditions that reduce or eliminate risk and promote the social, emotional and developmental well-being of children; and

WHEREAS, effective child abuse prevention activities succeed because of the partnerships created between child welfare professionals, education, health, community and faith-based organizations, businesses, law enforcement agencies and families; and

WHEREAS, communities must make every effort to promote programs and activities that create strong and thriving children and families; and

WHEREAS, we acknowledge that we must work together as a community to increase awareness about child abuse and contribute to promote the social and emotional well-being of children and families in a safe, stable and nurturing environment; and

WHEREAS, prevention remains the best defense for our children and families.

NOW, THEREFORE, I Mike Stieben, Leavenworth County Chairperson, do hereby proclaim April 2026 as National Child Abuse Prevention Month in Leavenworth County, Kansas and urge all citizens to recognize this month by dedicating ourselves to the task of improving the quality of life for all children and families.

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Mike Stieben, BOCC Chairperson

Proclamation Declaring

April 2026

National County Government Month

Leavenworth County, Kansas

WHEREAS, the nation's 3,069 counties serving more than 330 million Americans provide essential services to create healthy, safe and vibrant communities; and

WHEREAS, counties fulfill a vast range of responsibilities and deliver services that touch nearly every aspect of our residents' lives; and

WHEREAS, Leavenworth County and all counties take pride in our responsibility to protect and enhance the health, wellbeing and safety of our residents in efficient and cost-effective ways; and

WHEREAS, each year since 1991 the National Association of Counties has encouraged counties across the country to elevate awareness of county responsibilities, programs and services;

NOW, THEREFORE, BE IT RESOLVED THAT I, Mike Stieben, Chairman of the Leavenworth County Commission, do hereby proclaim April 2026 as National County Government Month and encourage all county officials, employees, schools and residents to participate in county government celebration activities.

In witness whereof, I have hereunto set my hand and affixed the seal of Leavenworth County this 1st day of April, 2026, in Leavenworth County, Kansas

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Mike Stieben, BOCC Chairperson

*******March 25, 2026 ********

The Board of County Commissioners met in regular session on Wednesday, March 25, 2026. Commissioner Smith, Commissioner Reid, Commissioner Culbertson, Commissioner Dove and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; Misty Brown, County Counselor; Dave Martin, Information Systems Director; John Jacobson, Planning and Zoning Director; Amy Allison, Planning and Zoning Deputy Director

PUBLIC COMMENT:

Colonel Sunday presented the Board a draft agreement for EMS services on Fort Leavenworth.

Laura Wyckoff, Ben Morgan, EJ Fike; Ted Grinter, Kevin Gruer, Alicia Boswell , Stacey Schmitt and Nancy Carpenter commented.

ADMINISTRATIVE BUSINESS:

Commissioner Reid inquired if the Board received a letter from Senator Klemp regarding Kaw Valley special use permit.

Commissioner Stieben indicated the letter expresses interest in rail spur from Union Pacific Railroad.

Misty Brown indicated the letter should not be considered since it was not presented at the public hearing.

Commissioner Reid read the letter from Senator Klemp.

A motion was made by Commissioner Culbertson and seconded by Commissioner Smith to accept the consent agenda for Wednesday, March 25, 2026, as presented.
Motion passed, 5-0.

John Groves requested allocation of funds from the Leavenworth County Special Alcohol Funds.

A motion was made by Commissioner Smith and seconded by Commissioner Culbertson to distribute funds from the Leavenworth County Special Alcohol Fund as recommended.
Motion passed, 5-0.

Dave Martin requested approval of the purchase of vulnerability maintenance software.

A motion was made by Commissioner Smith and seconded by Commissioner Culbertson to approve the purchase of Tenable Vulnerability Management Software in the amount of $19,000.00.
Motion passed, 5-0.

Draft

Amy Allison presented Resolution 2026-7, a request for a special use permit for Kaw Valley, LLC.

A motion was made by Commissioner Smith and seconded by Commissioner Dove that since the Planning Commission's original recommendation in November, the applicant has suggested substantial changes for the Commission's consideration. These suggested changes include moving their operation into Leavenworth County and allowing retail sales on site, a new primary haul route, and royalty payments to the County. These changes, if implemented, could affect the intensity of use, the traffic patterns and materially alter the nature, scope, and potential impacts of the proposed use. The current record does not reflect the applicant's proposed changes to the application, and that makes it difficult for the Commission to properly evaluate the request. Simply put, the original public hearing record is no longer adequate for the County Commission to make a fully informed decision. In addition, due process and fundamental fairness require that neighboring property owners and the public have an opportunity to review and comment on the revised proposal. If the Commission includes the suggestions the applicant has brought forward, the changes could affect key considerations such as compatibility with surrounding uses, the traffic impact, the overall effect on the relative gain to economic development, public health, safety, and welfare which would require an updated analysis consistent with the Golden factors. Given the potential impacts to local roads, I'd encourage the applicant to consider evaluating alternatives to exclusive road use, including the feasibility of incorporating a rail loop. Understanding whether rail service is viable could help address traffic, safety, and road maintenance concerns, while still keeping the decision grounded in what's practical and achievable. The Planning Commission has not evaluated or made a recommendation on the proposed changes to the application, and I cannot either vote to approve or disapprove this matter at this time so I move that Case DEV-25-021 matter be remanded back to the Planning Commission with direction to the Planning to:
1. conduct a new public hearing and consider the newly proposed haul route, retail sales from the site, the applicant's reclamation plan, and the proposed royalty payment as well as any other proposed changes,
2.Evaluate the application as modified under all applicable criteria, including the Golden factors; and
3. develop an updated record and recommendation for consideration by the County Commission.

Commissioner Reid read a letter from the Union Pacific Railroad.

Aaron March, counsel for Kaw Valley, LLC commented.

Motion passed, 4-1, Commissioner Culbertson voting nay.

Commissioner Stieben presented a list small businesses and special use permits that have been approved in the last seven years.

A motion was made by Commissioner Culbertson and seconded by Commissioner Smith to adjourn.

Draft

Motion passed, 5-0.

The Board adjourned at 10:02 a.m.

Draft

LEAVENWORTH COUNTY COMMISSIONERS
MEETING SCHEDULE

Monday, April 6, 2026

Tuesday, April 7, 2026

Wednesday, April 8, 2026

9:00 a.m. Leavenworth County Commission meeting
- Commission Meeting Room, 300 Walnut, Leavenworth KS

Thursday, April 9, 2026

11:30 a.m. LCDC quarterly luncheon

Friday, April 10, 2026

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

START DATE: 03/20/2026 END DATE: 03/26/2026

TYPES OF CHECKS SELECTED: * ALL TYPES
CHECK RANGE SELECTED: * No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
761		03/25/2026	2	WATER DEPT			
			140114	6-001-5-14-220	300 WALNUT ST	677.84	
			140112	6-001-5-32-392	514 S 2ND ST	20.00	
			140115	6-001-5-32-392	JUSTICE CENTER	3,695.20	
			140116	6-001-5-32-392	514 S 2ND ST	20.00	
			140113	6-001-5-33-392	CUSHING AND 312 5TH AVE	118.68	
			140113	6-001-5-33-392	CUSHING AND 312 5TH AVE	376.84	
			140111	6-195-5-00-290	COMM CORR 520	88.80	
					WARRANT TOTAL		4,997.36
762		03/25/2026	1013	SHARPS COMPLIANCE OF TEXAS, LL			
			140125	6-160-5-00-208	30 GAL TAKEAWA RECOVERY SYSTEM	336.75	
					WARRANT TOTAL		336.75
763		03/25/2026	1123	POMP'S TIRE SERVICE INC			
			140088	6-133-5-00-309	TIRES	2,101.00	
			140088	6-133-5-00-309	TIRES	987.18	
			140088	6-133-5-00-309	TIRES	618.50	
			140101	6-137-5-00-321	MOUNTING PLATES	140.00	
					WARRANT TOTAL		3,846.68
764		03/25/2026	8103	CHARTER COMMUNICATIONS			
			140060	6-001-5-07-219	INTERNET ACCESS FOR MENTAL HEA	183.10	
					WARRANT TOTAL		183.10
765		03/25/2026	8686	EVERGY KANSAS CENTRAL INC			
			140050	6-001-5-05-215	STATION 1	524.35	
			140131	6-133-5-00-251	SERVICES	1,097.78	
			140131	6-133-5-00-251	SERVICES	767.33	
			140131	6-133-5-00-251	SERVICES	28.40	
			140131	6-133-5-00-251	SERVICES	86.08	
			140063	6-212-5-00-2	14679 METROPOLITAN AVE	226.07	
					WARRANT TOTAL		2,730.01
766		03/24/2026	648	COMMERCE BANK-COMMERCIAL CARDS			
			140011	6-001-5-02-203	KEPPLER CC STATEMENT MARCH	200.00	
			140011	6-001-5-02-209	KEPPLER CC STATEMENT MARCH	100.00	
			139994	6-001-5-03-211	TREAS CC STATEMENT MARCH	299.60	
			139994	6-001-5-03-301	TREAS CC STATEMENT MARCH	376.40	
			140041	6-001-5-04-203	TODD CC MAWRCH STATEMENT	155.00	
			140041	6-001-5-04-211	TODD CC MAWRCH STATEMENT	8.62	
			140041	6-001-5-04-301	TODD CC MAWRCH STATEMENT	437.79	
			139998	6-001-5-05-205	EMS CC STATEMENT MARCH	1.20	
			139998	6-001-5-05-209	EMS CC STATEMENT MARCH	654.00	
			139998	6-001-5-05-210	EMS CC STATEMENT MARCH	262.78	
			139998	6-001-5-05-212	EMS CC STATEMENT MARCH	52.95	
			139998	6-001-5-05-215	EMS CC STATEMENT MARCH	63.29	
			140020	6-001-5-05-216	BAILY CC STATEMENT MARCH	137.12	
			140025	6-001-5-05-280	JOHNSON CC MARCH STATEMENT	41.14	
			139998	6-001-5-05-282	EMS CC STATEMENT MARCH	381.48	
			139998	6-001-5-05-290	EMS CC STATEMENT MARCH	221.18	
			139998	6-001-5-05-301	EMS CC STATEMENT MARCH	312.45	
			139998	6-001-5-05-306	EMS CC STATEMENT MARCH	1,266.28	
			140021	6-001-5-05-306	FLICKERINGER CC STATEMENT MARC	152.15	
			140022	6-001-5-05-306	STRANGE CC STATEMENT MARCH	121.96	

START DATE: 03/20/2026 END DATE: 03/26/2026

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WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			140023	6-001-5-05-306	LEFTWITCH CC MARCH STATEMENT	262.57	
			139998	6-001-5-05-350	EMS CC STATEMENT MARCH	2,499.50	
			140025	6-001-5-05-350	JOHNSON CC MARCH STATEMENT	3.07-	
			140024	6-001-5-05-380	TRAFFIS CC MARCH STATEMENT	136.70-	
			139998	6-001-5-05-381	EMS CC STATEMENT MARCH	5,773.40	
			140025	6-001-5-05-381	JOHNSON CC MARCH STATEMENT	125.75	
			139998	6-001-5-05-383	EMS CC STATEMENT MARCH	454.42	
			140023	6-001-5-05-383	LEFTWITCH CC MARCH STATEMENT	22.50	
			140008	6-001-5-06-301	CHAMBERLAIN CC STATEMENT MARCH	64.05	
			140013	6-001-5-07-202	SO CC STATEMENT MARCH	99.99	
			140016	6-001-5-07-202	DEDEKE CC STATEMENT MARWCH	951.81	
			140043	6-001-5-07-202	SO CC MARCH STATEMENT	639.00	
			140047	6-001-5-07-203	SHERIFF CC STATEMENT	30.00	
			140047	6-001-5-07-208	SHERIFF CC STATEMENT	190.05	
			140016	6-001-5-07-210	DEDEKE CC STATEMENT MARWCH	4,468.92	
			140047	6-001-5-07-210	SHERIFF CC STATEMENT	48.46	
			140047	6-001-5-07-218	SHERIFF CC STATEMENT	50.16	
			140047	6-001-5-07-251	SHERIFF CC STATEMENT	69.50	
			140013	6-001-5-07-253	SO CC STATEMENT MARCH	167.94	
			140013	6-001-5-07-254	SO CC STATEMENT MARCH	53.99	
			140047	6-001-5-07-301	SHERIFF CC STATEMENT	53.13	
			140043	6-001-5-07-302	SO CC MARCH STATEMENT	18.32	
			140047	6-001-5-07-350	SHERIFF CC STATEMENT	54.42	
			140047	6-001-5-07-355	SHERIFF CC STATEMENT	116.21	
			140043	6-001-5-07-357	SO CC MARCH STATEMENT	769.60	
			140047	6-001-5-07-357	SHERIFF CC STATEMENT	185.15	
			140013	6-001-5-07-359	SO CC STATEMENT MARCH	90.00	
			140047	6-001-5-07-359	SHERIFF CC STATEMENT	325.87	
			140013	6-001-5-07-362	SO CC STATEMENT MARCH	200.00	
			140031	6-001-5-09-301	LOUGHRY MARCH CC STATEMENT	451.79	
			140032	6-001-5-09-301	MATZEDER CC MARCH STATEMENT	198.17	
			140029	6-001-5-11-202	THOMPSON MARCH CC STATEMENT	9,624.63	
			140045	6-001-5-11-205	CO ATTY MARCH CC STATEMENT	9.90	
			140030	6-001-5-11-212	GRAHAM CC MARCH STATEMENT	957.65	
			140028	6-001-5-11-301	FILBERT MARCH CC STATEMENT	1,355.30	
			140030	6-001-5-11-301	GRAHAM CC MARCH STATEMENT	294.26	
			140017	6-001-5-12-204	MAGAHA CC STATEMENT MARCH	22.73	
			140012	6-001-5-19-205	CROSSLAND CC STATEMENT MARCH	77.04	
			140007	6-001-5-19-217	CLEMENS CC STATEMENT MARCH	100.00	
			140012	6-001-5-19-301	CROSSLAND CC STATEMENT MARCH	38.33	
			139984	6-001-5-28-215	HR CC STATEMENT MAR	80.62	
			140026	6-001-5-31-288	B&G MARCH CC STATEMENT	1,595.00	
			140026	6-001-5-31-289	B&G MARCH CC STATEMENT	110.00	
			140026	6-001-5-31-290	B&G MARCH CC STATEMENT	520.00	
			140026	6-001-5-31-297	B&G MARCH CC STATEMENT	97.00	
			140026	6-001-5-31-301	B&G MARCH CC STATEMENT	498.00	
			140005	6-001-5-31-312	CUMMINGS CC STATEMENT MARCH	88.34	
			140006	6-001-5-31-312	TOMLIN CC STATEMENT MARCH	90.93	
			140026	6-001-5-31-312	B&G MARCH CC STATEMENT	295.76	
			140026	6-001-5-31-313	B&G MARCH CC STATEMENT	2,133.00	

START DATE: 03/20/2026 END DATE: 03/26/2026

TYPES OF CHECKS SELECTED: * ALL TYPES
CHECK RANGE SELECTED: * No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			140005	6-001-5-31-316	CUMMINGS CC STATEMENT MARCH	76.71	
			139985	6-001-5-31-317	B&G CC STATEMENT MARCH	29.27	
			140005	6-001-5-31-317	CUMMINGS CC STATEMENT MARCH	239.94	
			140026	6-001-5-31-317	B&G MARCH CC STATEMENT	233.58	
			140026	6-001-5-31-390	B&G MARCH CC STATEMENT	1,224.18	
			140026	6-001-5-32-297	B&G MARCH CC STATEMENT	954.48	
			140005	6-001-5-32-391	CUMMINGS CC STATEMENT MARCH	102.28	
			140006	6-001-5-32-391	TOMLIN CC STATEMENT MARCH	106.54	
			140026	6-001-5-32-391	B&G MARCH CC STATEMENT	861.59	
			140026	6-001-5-33-296	B&G MARCH CC STATEMENT	580.98	
			139985	6-001-5-33-391	B&G CC STATEMENT MARCH	99.56	
			140005	6-001-5-33-391	CUMMINGS CC STATEMENT MARCH	822.34	
			140006	6-001-5-33-391	TOMLIN CC STATEMENT MARCH	1,364.19	
			140026	6-001-5-33-391	B&G MARCH CC STATEMENT	709.43	
			140003	6-001-5-41-201	MURRAY CC STATEMENT MARCH	50.70	
			140004	6-001-5-41-211	APP CC STATEMENT MARCH	239.26	
			140003	6-001-5-41-371	MURRAY CC STATEMENT MARCH	402.95	
			140011	6-001-5-49-211	KEPPLER CC STATEMENT MARCH	675.41	
			139986	6-001-5-49-350	ELECT CC STATEMENT MARCH	29.65	
			139999	6-001-5-49-350	PW CC STATEMENT MARCH	390.63	
			140009	6-001-5-49-350	MONROE CC STATEMENT MARCH	428.58	
			140010	6-001-5-49-350	SCHERMBECK CC STATEMENT MARCH	108.99	
			140011	6-001-5-49-350	KEPPLER CC STATEMENT MARCH	39.25	
			140001	6-001-5-53-202	PW CC STATEMENT MARCH	1,074.44	
			140001	6-001-5-53-207	PW CC STATEMENT MARCH	153.41	
			140001	6-001-5-53-306	PW CC STATEMENT MARCH	88.93	
			140001	6-001-5-53-308	PW CC STATEMENT MARCH	49.26	
			140030	6-104-5-00-212	GRAHAM CC MARCH STATEMENT	496.33	
			139990	6-108-5-00-202	HD CC STATEMENT MAQRCH	425.00	
			139990	6-108-5-00-203	HD CC STATEMENT MAQRCH	784.00	
			139990	6-108-5-00-204	HD CC STATEMENT MAQRCH	209.63	
			139990	6-108-5-00-211	HD CC STATEMENT MAQRCH	21.68	
			139990	6-108-5-00-213	HD CC STATEMENT MAQRCH	72.00	
			139990	6-108-5-00-219	HD CC STATEMENT MAQRCH	642.01	
			139990	6-108-5-00-280	HD CC STATEMENT MAQRCH	1,350.50	
			139990	6-108-5-00-301	HD CC STATEMENT MAQRCH	573.88	
			139990	6-108-5-00-302	HD CC STATEMENT MAQRCH	16.72	
			139990	6-108-5-00-380	HD CC STATEMENT MAQRCH	1,589.32	
			139990	6-108-5-00-384	HD CC STATEMENT MAQRCH	334.75	
			139990	6-108-5-00-601	HD CC STATEMENT MAQRCH	16.98	
			139990	6-108-5-00-606	HD CC STATEMENT MAQRCH	520.95	
			139991	6-108-5-00-606	HD CC STATEMENT MARCH	69.00	
			139990	6-108-5-00-610	HD CC STATEMENT MAQRCH	141.98	
			139987	6-127-5-00-3	COM CORR CC STATEMENT MARCH	14.00	
			139988	6-127-5-00-3	COMM CORR CC STATEMENT MARCH	198.68	
			139989	6-127-5-00-3	COMM CORR CC STATEMENT MARCH	87.36	
			139995	6-127-5-00-3	SKAGGS CC STATEMENT MARCH	12.00	
			139996	6-127-5-00-3	HERRERA CC STATEMENT MARCH	130.00	
			139997	6-127-5-00-3	VANHOUGHTON CC STATEMENT MARCH	159.90	
			140002	6-133-5-00-201	PW CC STATEMENT MARCH	493.94	

START DATE: 03/20/2026 END DATE: 03/26/2026

TYPES OF CHECKS SELECTED: * ALL TYPES
CHECK RANGE SELECTED: * No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			139999	6-133-5-00-203	PW CC STATEMENT MARCH	72.37	
			140000	6-133-5-00-211	PW CC STATEMENT MARCH	1,327.68	
			140002	6-133-5-00-211	PW CC STATEMENT MARCH	540.00	
			140002	6-133-5-00-214	PW CC STATEMENT MARCH	523.37	
			140000	6-133-5-00-301	PW CC STATEMENT MARCH	17.95	
			140002	6-133-5-00-301	PW CC STATEMENT MARCH	785.77	
			139999	6-133-5-00-304	PW CC STATEMENT MARCH	86.00	
			140000	6-133-5-00-309	PW CC STATEMENT MARCH	265.47	
			140000	6-133-5-00-311	PW CC STATEMENT MARCH	280.65	
			140000	6-133-5-00-312	PW CC STATEMENT MARCH	283.17	
			140002	6-133-5-00-312	PW CC STATEMENT MARCH	109.99	
			139999	6-133-5-00-315	PW CC STATEMENT MARCH	164.94	
			140000	6-133-5-00-326	PW CC STATEMENT MARCH	3,609.82	
			139999	6-133-5-00-360	PW CC STATEMENT MARCH	526.93	
			140000	6-133-5-00-360	PW CC STATEMENT MARCH	1,088.03	
			140002	6-133-5-00-360	PW CC STATEMENT MARCH	1,886.94	
			139999	6-133-5-00-363	PW CC STATEMENT MARCH	95.89	
			139999	6-133-5-00-364	PW CC STATEMENT MARCH	867.23	
			140000	6-133-5-00-364	PW CC STATEMENT MARCH	49.45	
			140002	6-133-5-00-364	PW CC STATEMENT MARCH	232.92	
			139999	6-133-5-00-365	PW CC STATEMENT MARCH	1,643.24	
			140000	6-133-5-00-365	PW CC STATEMENT MARCH	837.89	
			140002	6-133-5-00-440	PW CC STATEMENT MARCH	2,975.00	
			139987	6-135-5-00-200	COM CORR CC STATEMENT MARCH	15.98	
			139989	6-135-5-00-200	COMM CORR CC STATEMENT MARCH	335.91	
			139996	6-135-5-00-200	HERRERA CC STATEMENT MARCH	161.50	
			140027	6-137-5-00-320	SESE MARCH CC STATEMENT	4,064.97	
			139987	6-138-5-00-227	COM CORR CC STATEMENT MARCH	162.43	
			139997	6-139-5-00-201	VANHOUGHTON CC STATEMENT MARCH	104.36	
			140038	6-144-5-00-2	CAMPBELL CC MARCH STATEMENT	446.16	
			140038	6-144-5-00-3	CAMPBELL CC MARCH STATEMENT	245.20	
			139993	6-145-5-00-209	COA KELLOGG CC STATEMENT MARCH	50.00	
			139992	6-145-5-00-210	COA RICHARDSON CC STATEMENT MA	30.00	
			140046	6-145-5-00-210	COA MARCH CC STATEMENT	30.00	
			140046	6-145-5-00-212	COA MARCH CC STATEMENT	25.99	
			140036	6-145-5-00-213	TUTTLE CC STATEMENT MARCH	1,294.39	
			140033	6-145-5-00-252	HOWARD CC STATEMENT MARCH	59.76	
			139993	6-145-5-00-253	COA KELLOGG CC STATEMENT MARCH	39.98	
			140034	6-145-5-00-254	PONTBRIANT CC SWTATEMENT MARCH	50.20	
			140046	6-145-5-00-254	COA MARCH CC STATEMENT	169.62	
			140039	6-145-5-00-303	COA CC MARCH STATEMENT	1,352.55	
			140039	6-145-5-00-305	COA CC MARCH STATEMENT	7.56	
			140046	6-145-5-00-305	COA MARCH CC STATEMENT	159.96	
			140039	6-145-5-00-345	COA CC MARCH STATEMENT	35.16	
			139993	6-145-5-00-750	COA KELLOGG CC STATEMENT MARCH	177.61	
			140033	6-145-5-00-750	HOWARD CC STATEMENT MARCH	46.25	
			140037	6-145-5-00-750	PETERSON CC STATEMENT MARCH	75.01	
			140039	6-145-5-00-750	COA CC MARCH STATEMENT	910.80	
			140046	6-145-5-00-750	COA MARCH CC STATEMENT	139.00	
			140039	6-145-5-05-201	COA CC MARCH STATEMENT	630.00	

START DATE: 03/20/2026 END DATE: 03/26/2026

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WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			140039	6-145-5-05-301	COA CC MARCH STATEMENT	12.04	
			140039	6-145-5-07-302	COA CC MARCH STATEMENT	.96	
			139994	6-146-5-00-301	TREAS CC STATEMENT MARCH	123.57	
			140040	6-147-5-00-3	HARMON CC MARCH STATEMENT	212.43	
			140019	6-160-5-00-202	SALDIVAR CC STATEMENT MARCH	1,525.00	
			140018	6-160-5-00-212	ANDERSON CC STATE4MENT MARCH	99.42	
			140018	6-160-5-00-213	ANDERSON CC STATE4MENT MARCH	229.19	
			140019	6-160-5-00-301	SALDIVAR CC STATEMENT MARCH	692.21	
			140018	6-160-5-00-304	ANDERSON CC STATE4MENT MARCH	71.94	
			140019	6-160-5-00-305	SALDIVAR CC STATEMENT MARCH	237.15	
			140015	6-194-5-00-3	MCCALLY CC STATEMENT MARCH	36.99	
			139985	6-212-5-00-2	B&G CC STATEMENT MARCH	41.88	
			140044	6-215-5-03-203	B & G MARCH CC STATEMENT	10,203.99	
					WARRANT TOTAL		103,603.74
*119262	AP	03/25/2026	4120	AAA LAUNDRY & LINEN SUPPLY CO			
			140081	6-001-5-53-215	UNIFORM RENTALS	103.31	
			140100	6-133-5-00-215	UNIFORM RENTALS WEEK 03 16 20	541.00	
			140100	6-133-5-00-312	UNIFORM RENTALS WEEK 03 16 20	267.79	
			140106	6-137-5-00-203	UNIFORM RENTALS 03 16 2026	98.73	
					WARRANT TOTAL		1,010.83
119263	AP	03/25/2026	20588	ADVANTAGE PRINTING			
			140079	6-108-5-00-301	CCL EVALUATION INVOICES	154.00	
					WARRANT TOTAL		154.00
119264	AP	03/25/2026	18253	AT&T MOBILITY			
			140120	6-001-5-05-210	AT&T AND PAR 2 BILLS	91.88	
			140074	6-001-5-07-210	AT&T MONTHLY STATEMENT	93.46	
					WARRANT TOTAL		185.34
119265	AP	03/25/2026	917	WILLIAM BECK			
			140129	6-001-5-32-209	601 S 3RD ST WATER HEATER ISSU	3,216.25	
			140128	6-001-5-33-209	711 MARSHALL	7,325.00	
					WARRANT TOTAL		10,541.25
119266	AP	03/25/2026	1057	PRIMO BRANDS			
			140076	6-160-5-00-263	WATER DELIVERY	124.41	
					WARRANT TOTAL		124.41
119267	AP	03/25/2026	1523	BOB BARKER CO INC			
			140108	6-001-5-07-359	JAIL SUPPLIES	563.76	
					WARRANT TOTAL		563.76
119268	AP	03/25/2026	198	COLLINS AUTOMOTIVE LLC			
			140080	6-001-5-07-213	FRONT & REAR ALIGNMENT AND FEE	123.15	
					WARRANT TOTAL		123.15
119269	AP	03/25/2026	661	CDJ AUTOMOTIVE LLC			
			140069	6-001-5-07-213	UNIT 139 VIN 8843 VEHICLE MAIN	53.52	
					WARRANT TOTAL		53.52
119270	AP	03/25/2026	24545	CDW GOVERNMENT INC			
			140124	6-001-5-07-359	UPS AND CYBERPOWER KAIL EXPENS	1,399.30	
			140058	6-001-5-19-301	APC BACKUP BATTERY FOR COURTRO	191.51	
			140049	6-194-5-00-2	COMPUTER, MONITOR, PRIVACY SCR	1,973.79	
					WARRANT TOTAL		3,564.60
119271	AP	03/25/2026	1043	FEDERAL INSURANCE COMPANY, CHU			
			140061	6-001-5-14-224	QUARTERLY PAYMENT FOR MULTIPLE	61,438.50	

START DATE: 03/20/2026 END DATE: 03/26/2026

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WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND # / PCH DOC #	VENDOR NAME / ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
					WARRANT TOTAL		61,438.50
119272	AP	03/25/2026	1060	COOK'S DIRECT INC			
			140077	6-001-5-07-359	DISHWASHER APRON, FLEX SPOON,	141.39	
			140077	6-001-5-07-359	DISHWASHER APRON, FLEX SPOON,	549.95	
			140077	6-001-5-07-359	DISHWASHER APRON, FLEX SPOON,	564.73	
					WARRANT TOTAL		1,256.07
119273	AP	03/25/2026	822	CUSTOM TRUCK ONE LP			
			140097	6-133-5-00-360	96 CROSS TUBES ARP STOPS	295.10	
					WARRANT TOTAL		295.10
119274	AP	03/25/2026	446	EQUIPMENT SHARE INC			
			140096	6-133-5-00-360	CASE-COLLAR AND WIRE	49.54	
					WARRANT TOTAL		49.54
119275	AP	03/25/2026	209	ELECTION SYSTEMS & SOFTWARE			
			140072	6-001-5-49-240	FIRM WARE LICENSE & EXPRESS VO	6,445.30	
					WARRANT TOTAL		6,445.30
119276	AP	03/25/2026	656	JAMES ANTWONE FLOYD			
			140051	6-001-5-09-231	COURT APPOINTED ATTORNEY	5,000.00	
					WARRANT TOTAL		5,000.00
119277	AP	03/25/2026	2588	FOLEY EQUIPMENT			
			140095	6-133-5-00-310	FLUIDS	619.30	
			140095	6-133-5-00-310	FLUIDS	199.80	
			140105	6-137-5-00-320	CUTTING EDGE, BLADE ASSY, GASK	3,185.40	
			140105	6-137-5-00-320	CUTTING EDGE, BLADE ASSY, GASK	89.56	
			140105	6-137-5-00-320	CUTTING EDGE, BLADE ASSY, GASK	40.56	
					WARRANT TOTAL		4,134.62
119278	AP	03/25/2026	774	G W VAN KEPPEL			
			140094	6-133-5-00-360	SWIVEILS, GASKET, SPRAYBAR SWI	2,228.68	
			140104	6-137-5-00-320	PARTS	716.55	
					WARRANT TOTAL		2,945.23
119279	AP	03/25/2026	268	GEN DIGITAL, INC.			
			140054	6-510-2-00-941	3 2026 PREMIUMS	2,018.85	
					WARRANT TOTAL		2,018.85
119280	AP	03/25/2026	83	M J DONOVAN ENTERPRISES, INC			
			140107	6-001-5-07-213	VEHICLE GRAPHICS UNIT 101 107	2,725.00	
					WARRANT TOTAL		2,725.00
119281	AP	03/25/2026	434	HAMM QUARRIES			
			140093	6-133-5-00-361	ROCK	5,647.92	
			140093	6-133-5-00-361	ROCK	7,606.71	
			140093	6-133-5-00-361	ROCK	14,024.54	
			140093	6-133-5-00-361	ROCK	4,755.84	
					WARRANT TOTAL		32,035.01
119282	AP	03/25/2026	3621	HERITAGE-CRYSTAL CLEAN,LLC			
			140098	6-133-5-00-310	16 GAL AND 30GAL DRUM MOUNTS	986.32	
					WARRANT TOTAL		986.32
119283	AP	03/25/2026	369	HOLLIDAY SAND & GRAVEL CO			
			140091	6-133-5-00-361	ROCK	1,757.42	
			140091	6-133-5-00-361	ROCK	233.73	
			140091	6-133-5-00-361	ROCK	1,753.15	
					WARRANT TOTAL		3,744.30
119284	AP	03/25/2026	966	ATCHISON AUTO PARTS LLC DBA NA			

START DATE: 03/20/2026 END DATE: 03/26/2026

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WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			140090	6-133-5-00-312	CONNECTOR,BLUE THREADLOCKER, R	17.91	
			140090	6-133-5-00-312	CONNECTOR,BLUE THREADLOCKER, R	74.95	
			140090	6-133-5-00-360	CONNECTOR,BLUE THREADLOCKER, R	5.50	
			140103	6-137-5-00-320	MECHANIC FUNNELS	7.80	
					WARRANT TOTAL		106.16
119285	AP	03/25/2026	834	KANSAS LEGAL SERVICES, INC			
			140052	6-001-5-09-231	COURT APPOINTED ATTORNEY	5,652.00	
					WARRANT TOTAL		5,652.00
119286	AP	03/25/2026	227	LABORATORY CORPORATION OF AMER			
			140073	6-001-5-07-219	LAB WORK FOR INMATE HEALTH	426.41	
					WARRANT TOTAL		426.41
119287	AP	03/25/2026	4755	LEAVENWORTH PAPER AND OFFICE S			
			140122	6-001-5-07-301	OFFICE SUPPLIES, JAIL EXPENSES	42.90	
			140122	6-001-5-07-301	OFFICE SUPPLIES, JAIL EXPENSES	267.00	
			140122	6-001-5-07-359	OFFICE SUPPLIES, JAIL EXPENSES	740.00	
			140122	6-001-5-07-359	OFFICE SUPPLIES, JAIL EXPENSES	16.00	
					WARRANT TOTAL		1,065.90
119288	AP	03/25/2026	537	CHERRYROAD MEDIA INC			
			140065	6-001-5-06-218	LEGAL DISPLAY	26.16	
			140066	6-001-5-06-218	LEGAL DISPLAY	13.78	
			140056	6-001-5-19-217	LEGAL NOTICE 2025 JC 066 0304	45.14	
			140057	6-001-5-19-217	LEGAL NOTICE LV 2025 JC 110 03	44.74	
					WARRANT TOTAL		129.82
119289	AP	03/25/2026	688	LOGICALIS			
			140109	6-001-5-07-262	MICROSOFT 365 1YR ANNUAL BILLI	191.03	
					WARRANT TOTAL		191.03
119290	AP	03/25/2026	1062	MARTIN MARIETTA MATERIALS, INC			
			140083	6-133-5-00-361	ROCK	5,431.53	
					WARRANT TOTAL		5,431.53
119291	AP	03/25/2026	2419	MCKESSON MEDICAL SURGICAL			
			140048	6-001-5-07-219	MEDICAL SUPPLIES INMATE HEALTH	328.54	
					WARRANT TOTAL		328.54
119292	AP	03/25/2026	232	MHC KENWORTH-OLATHE			
			140092	6-133-5-00-360	AIR FILTERS	370.70	
					WARRANT TOTAL		370.70
119293	AP	03/25/2026	2666	MONICA SWIGART			
			140067	6-001-5-14-210	RETIREMENT CAKE FOR MALBROUGH	46.51	
					WARRANT TOTAL		46.51
119294	AP	03/25/2026	2666	DUSTIN ZULE			
			140084	6-133-5-00-203	CDL PERMIT AND PHOTO REIMBURSE	13.75	
					WARRANT TOTAL		13.75
119295	AP	03/25/2026	2666	ALEX COURTER			
			140099	6-133-5-00-203	CDL REIMBURSEMENT	26.75	
					WARRANT TOTAL		26.75
119296	AP	03/25/2026	2666	DRAKE CHILDRESS			
			140118	6-146-5-00-205	MILEAGE FOR TRAINING IN TOPEKA	76.13	
					WARRANT TOTAL		76.13
119297	AP	03/25/2026	781	NEW FRONTIER MATERIALS LLC			
			140102	6-137-5-00-312	ROCK	2,060.16	
			140102	6-137-5-00-312	ROCK	16,272.48	

START DATE: 03/20/2026 END DATE: 03/26/2026

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WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND #/ PCH DOC #	VENDOR NAME/ ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
			140102	6-137-5-00-312	ROCK	1,636.18	
			140102	6-137-5-00-312	ROCK	5,520.44	
			140102	6-137-5-00-312	ROCK	25,628.46	
			140102	6-137-5-00-312	ROCK	18,146.46	
					WARRANT TOTAL		69,264.18
119298	AP	03/25/2026	680	NEXTRAN TRUCK CENTERS			
			140089	6-133-5-00-360	SPRING AND NUTS	29.34	
					WARRANT TOTAL		29.34
119299	AP	03/25/2026	803	LEAV CO NOXIOUS WEED DEPT			
			140126	6-001-5-31-209	GLSOPHATE 41% 71368 25	66.20	
					WARRANT TOTAL		66.20
119300	AP	03/25/2026	427	LAW OFFICE OF J.W PEMBLE			
			140053	6-001-5-09-231	COURT APPOINTED ATTORNEY	5,477.50	
					WARRANT TOTAL		5,477.50
119301	AP	03/25/2026	418	PENSKE COMMERCIAL VEHICLES US			
			140087	6-133-5-00-360	HOSES AND VALVE	108.54	
			140087	6-133-5-00-360	HOSES AND VALVE	272.04	
					WARRANT TOTAL		380.58
119302	AP	03/25/2026	512	PROFESSIONAL ASSOCIATION			
			140070	6-001-5-07-240	DIAGNOSTIC INTERVIEW	500.00	
					WARRANT TOTAL		500.00
119303	AP	03/25/2026	7098	QUILL CORP			
			140071	6-001-5-07-301	OFFICE SUPPLIES	116.74	
			140078	6-127-5-00-3	OFFICE SUPPLIES	51.97	
			140078	6-127-5-00-3	OFFICE SUPPLIES	53.37	
			140078	6-127-5-00-3	OFFICE SUPPLIES	26.99	
			140078	6-127-5-00-3	OFFICE SUPPLIES	84.93	
			140075	6-136-5-00-301	OFFICE SUPPLIES	25.99	
					WARRANT TOTAL		359.99
119304	AP	03/25/2026	1867	REDWOOD TOXICOLOGY LABORATORY			
			140068	6-196-5-00-201	CONFIRMATION TESTING	56.89	
					WARRANT TOTAL		56.89
119305	AP	03/25/2026	14	REFLECTIONS MEMORIAL SERVICES			
			140055	6-001-5-13-215	BURIAL FEES	775.00	
			140055	6-001-5-13-215	BURIAL FEES	775.00	
			140055	6-001-5-13-215	BURIAL FEES	775.00	
			140055	6-001-5-13-215	BURIAL FEES	775.00	
			140055	6-001-5-13-215	BURIAL FEES	775.00	
			140055	6-001-5-13-215	BURIAL FEES	775.00	
			140055	6-001-5-13-215	BURIAL FEES	775.00	
			140055	6-001-5-13-215	BURIAL FEES	775.00	
			140055	6-001-5-13-215	BURIAL FEES	775.00	
			140055	6-001-5-13-215	BURIAL FEES	775.00	
			140055	6-001-5-13-215	BURIAL FEES	775.00	
					WARRANT TOTAL		8,525.00
119306	AP	03/25/2026	1814	LEAV CO REGISTER OF DEEDS			
			140064	6-001-5-06-212	RECORDING FEE OF BOARD ORDER 2	72.00	
					WARRANT TOTAL		72.00
119307	AP	03/25/2026	13413	ALLIED SERVICES			
			140110	6-001-5-07-208	JUSTICE CENTER 601 S 3RD ST	388.50	

START DATE: 03/20/2026 END DATE: 03/26/2026

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			140110	6-001-5-07-208	JUSTICE CENTER 601 S 3RD ST	2.91	
					WARRANT TOTAL		391.41
119308	AP	03/25/2026	6148	LEAV CO SHERIFF DEPT			
			140123	6-001-5-07-253	ANIMAL CONTROL	64.03	
					WARRANT TOTAL		64.03
119309	AP	03/25/2026	915	SMITHEREEN PEST MANAGEMENT			
			140130	6-001-5-31-212	PEST CONTROL	659.00	
			140130	6-001-5-32-211	PEST CONTROL	100.00	
			140130	6-001-5-33-211	PEST CONTROL	125.00	
					WARRANT TOTAL		884.00
119310	AP	03/25/2026	870	SPX AIDS TO NAVIGATION, INC			
			140119	6-174-5-00-210	REISSUE CEHCK 118391	1,440.00	
					WARRANT TOTAL		1,440.00
119311	AP	03/25/2026	248	ELIOR,INC			
			140121	6-001-5-07-261	INMATE MEALS FOR 3-7/3-20	6,467.15	
			140121	6-001-5-07-261	INMATE MEALS FOR 3-7/3-20	6,425.23	
					WARRANT TOTAL		12,892.38
119312	AP	03/25/2026	113	SUMNERONE INC			
			140082	6-133-5-00-301	CANON COPIER SN 2UA00860	45.87	
					WARRANT TOTAL		45.87
119313	AP	03/25/2026	668	TIREHUB INC			
			140086	6-133-5-00-309	TIRES	277.38	
					WARRANT TOTAL		277.38
119314	AP	03/25/2026	392	VANDERBILT'S			
			140085	6-133-5-00-364	SAFETY BOOTS	165.00	
					WARRANT TOTAL		165.00
119315	AP	03/25/2026	298	MICHAEL D WILLIAMS			
			140127	6-001-5-32-209	JUSTICE CENTER 601 S 3RD ST	4,000.00	
					WARRANT TOTAL		4,000.00
119316	AP	03/26/2026	759	FRONTIER INTEGRATED SERVICES I			
			140139	6-123-5-00-210	SUBSTANCE ABUSE EVALUATION PAI	150.00	
					WARRANT TOTAL		150.00
119317	AP	03/26/2026	18253	AT&T MOBILITY			
			140145	6-126-5-00-210	WIRELESS SERVICE 1800 5747000	254.95	
			140146	6-136-5-00-206	WIRELESS	152.97	
			140146	6-136-5-00-246	WIRELESS	50.99	
			140147	6-138-5-00-226	WIRELESS	203.96	
					WARRANT TOTAL		662.87
119318	AP	03/26/2026	1737	AT&T			
			140132	6-174-5-00-210	EASTON, LEAVENWORTH AND FT LEA	15.66	
			140132	6-174-5-00-210	EASTON, LEAVENWORTH AND FT LEA	79.12	
			140132	6-174-5-00-210	EASTON, LEAVENWORTH AND FT LEA	79.12	
					WARRANT TOTAL		173.90
119319	AP	03/26/2026	992	FOUR CORNER SOLUTIONS LLC			
			140134	6-001-5-07-301	6 TONERS	523.94	
					WARRANT TOTAL		523.94
119320	AP	03/26/2026	70	FREESTATE ELECTRIC COOPERATIVE			
			140136	6-174-5-00-210	ELECTRIC USAGE EISENHOWER TOWE	730.55	
					WARRANT TOTAL		730.55
119321	AP	03/26/2026	7643	GOVCONNECTION INC			

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			140135	6-001-5-07-208	FXIT PDF 4 LICENSES @159 EACH	636.00	
					WARRANT TOTAL		636.00
119322	AP	03/26/2026	28526	THE GUIDANCE CENTER (TRAINING			
			140140	6-125-5-00-2	JANUARY 2026 SALARY FRINGE THO	9,570.48	
			140141	6-135-5-00-200	JANUARY 27 HOURS INDIC THERAPY	4,050.00	
			140142	6-135-5-00-201	JANUAY 2026 SALARY & FRINGE MO	2,929.60	
			140143	6-135-5-00-201	JANUARY 2026 SALARY AND FRINGE	7,807.75	
					WARRANT TOTAL		24,357.83
119323	AP	03/26/2026	2505	INTRINSIC INTERVENTIONS			
			140137	6-127-5-00-3	LAB COST	50.00	
			140137	6-127-5-00-3	LAB COST	75.00	
			140137	6-127-5-00-3	LAB COST	25.00	
			140137	6-127-5-00-3	LAB COST	60.00	
			140137	6-127-5-00-3	LAB COST	85.00	
			140137	6-127-5-00-3	LAB COST	50.00	
			140137	6-127-5-00-3	LAB COST	35.00	
			140137	6-127-5-00-3	LAB COST	50.00	
			140137	6-127-5-00-3	LAB COST	35.00	
			140137	6-127-5-00-3	LAB COST	50.00	
					WARRANT TOTAL		515.00
119324	AP	03/26/2026	4755	LEAVENWORTH PAPER AND OFFICE S			
			140148	6-145-5-00-345	BROWN SACKS, THANK YOU BAGS, A	185.87	
			140148	6-145-5-00-345	BROWN SACKS, THANK YOU BAGS, A	447.45	
			140148	6-145-5-05-301	BROWN SACKS, THANK YOU BAGS, A	63.65	
			140148	6-145-5-06-301	BROWN SACKS, THANK YOU BAGS, A	48.19	
			140148	6-145-5-06-321	BROWN SACKS, THANK YOU BAGS, A	165.21	
			140148	6-145-5-07-302	BROWN SACKS, THANK YOU BAGS, A	5.09	
			140148	6-145-5-07-321	BROWN SACKS, THANK YOU BAGS, A	27.54	
					WARRANT TOTAL		943.00
119325	AP	03/26/2026	1064	PARK PLACE PROPERTY, LLC			
			140144	6-136-5-00-3	RENT FOR PATRICK STUART	750.00	
					WARRANT TOTAL		750.00
119326	AP	03/26/2026	207	KATHRYN KAY LUNA			
			140138	6-123-5-00-210	ANGER MANAGEMENT DRUARY	100.00	
					WARRANT TOTAL		100.00
119327	AP	03/26/2026	30100	BETTY KLINEDINST			
			140150	6-001-5-49-350	BOND ELECTION TRAINING	20.00	
					WARRANT TOTAL		20.00
119328	AP	03/26/2026	30100	BETTY CLARK			
			140149	6-001-5-49-350	BOND ELECTION TRAINING	20.00	
					WARRANT TOTAL		20.00
119329	AP	03/26/2026	30100	BRENDA GNAGE			
			140152	6-001-5-49-350	BOND ELECTION TRAINING	20.00	
					WARRANT TOTAL		20.00
119330	AP	03/26/2026	30100	DEBRA STEIN			
			140153	6-001-5-49-350	BOND ELECTION TRAINING	20.00	
					WARRANT TOTAL		20.00
119331	AP	03/26/2026	30100	GINA GARNER			
			140154	6-001-5-49-350	BOND ELECTION TRAINING	20.00	
					WARRANT TOTAL		20.00

START DATE: 03/20/2026 END DATE: 03/26/2026

TYPES OF CHECKS SELECTED: * ALL TYPES
CHECK RANGE SELECTED: * No Check Range Selected

WARRANT NUMBER	CHK TYPE	WARRANT DATE	VEND # / PCH DOC #	VENDOR NAME / ACCOUNT NUMBER	DESCRIPTION	AMOUNT	TOTAL
119332	AP	03/26/2026	30100	GWEN ERNZEN			
			140155	6-001-5-49-350	BOND ELECTION TRAINING	20.00	
					WARRANT TOTAL		20.00
119333	AP	03/26/2026	30100	JACQUELYN HUFF			
			140156	6-001-5-49-350	BOND ELECTION TRAINING	20.00	
					WARRANT TOTAL		20.00
119334	AP	03/26/2026	30100	JANICE DENNEY			
			140157	6-001-5-49-350	BOND ELECTION TRAINING	20.00	
					WARRANT TOTAL		20.00
119335	AP	03/26/2026	30100	JANICE YOUNG			
			140158	6-001-5-49-350	BOND ELECTION TRAINING	20.00	
					WARRANT TOTAL		20.00
119336	AP	03/26/2026	30100	JOEL BUCK			
			140159	6-001-5-49-350	BOND ELECTION TRAINING	20.00	
					WARRANT TOTAL		20.00
119337	AP	03/26/2026	30100	KAREN L PIPER			
			140160	6-001-5-49-350	BOND ELECTION TRAINING	20.00	
					WARRANT TOTAL		20.00
119338	AP	03/26/2026	30100	SHARON SCHEURER			
			140161	6-001-5-49-350	BOND ELECTION TRAINING	20.00	
					WARRANT TOTAL		20.00
119339	AP	03/26/2026	30100	THERESA GRENIER			
			140162	6-001-5-49-350	BOND ELECTION TRAINING	20.00	
					WARRANT TOTAL		20.00
					GRAND TOTAL		403,652.41

START DATE: 03/20/2026 END DATE: 03/26/2026

TYPES OF CHECKS SELECTED: * ALL TYPES
CHECK RANGE SELECTED: * No Check Range Selected

FUND SUMMARY

001	GENERAL	190,556.74
104	DRUG PROSECUTOR'S FUND	496.33
108	COUNTY HEALTH	6,922.40
123	JUVENILE CRIME PREVENTION	250.00
125	CPJJ	9,570.48
126	COMM CORR ADULT	254.95
127	COMM CORR ADULT NON GRANT	1,334.20
133	ROAD & BRIDGE	72,257.01
135	COMM CORR OPIOID	15,300.74
136	COMM CORR JUVENILE	979.95
137	LOCAL SERVICE ROAD & BRIDGE	77,607.75
138	JUV INTAKE & ASSESSMENT	366.39
139	JDC: FAMILY STRONG	104.36
144	PALS (PETS AND LOVING SENIORS	691.36
145	COUNCIL ON AGING	6,239.84
146	COUNTY TREASURER SPECIAL	199.70
147	MEMORIALS (COA)	212.43
160	SOLID WASTE MANAGEMENT	3,316.07
174	911	2,344.45
194	VIOLENT OFFENDERS	2,010.78
195	JUVENILE DETENTION	88.80
196	DRUG TEST & SUPERVISION FEES	56.89
212	SEWER DISTRICT 2: TIMBERLAKES	267.95
215	CAPITAL IMPROVEMENTS	10,203.99
510	PAYROLL CLEARING	2,018.85
	TOTAL ALL FUNDS	403,652.41

Leavenworth County
Request for Board Action

Date: April 1, 2026

To: Board of County Commissioners

From: Connie Harmon, Director

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☐ Legal Review ☐

Action Requested: Appointment of Luisa Maxson to the Wyandotte/Leavenworth Areawide Advisory Council representing the Leavenworth County Council on Aging.

Recommendation: It is recommended that Ms. Maxson is appointed.

Analysis: This position on the Wyandotte/Leavenworth Areawide Advisory Council has been open for two years. It has been advertised monthly in the *Senior Chronicle* section of the Leavenworth Times and in the Council on Aging's monthly newsletter, *The Source*. This position is also advertised daily on the scrolling announcements in the Council on Aging lobby.

Ms. Maxson is an active member of the Leavenworth County community and has a keen interest in serving local older adults and addressing issues impacting the aging population.

Alternatives: Approve or deny

Budgetary Impact:

☒ Not Applicable
☐ Budgeted item with available funds
☐ Non-Budgeted item with available funds through prioritization
☐ Non-Budgeted item with additional funds requested

Total Amount Requested: N/A

Additional Attachments: Advisory Board Application

Live Well.
Age Well.

LEAVENWORTH COUNTY
COUNCIL ON AGING
711 Marshall Street, Suite 100
Leavenworth, KS 66048
Phone: 913.684.0777 Fax: 913.684.0779
Email: seniors1st@leavenworthcounty.gov

AREAWIDE ADVISORY COUNCIL APPLICATION

On behalf of the *Leavenworth County Council on Aging* thank you so much for your interest in board service. We know that those with an interest in being a leadership volunteer have many choices. In our community, there are an array of remarkable organizations engaged in the important work of making our world a better place. We are humbled knowing that you are interested in us.

The following application offers us an opportunity to know more about you, your skills, attributes and what you would bring to our board. It also gives you a sense of what matters to us in any board candidate.

The goal of our process is to determine if we are a good fit for each other – your level of commitment and ability to deliver on our expectations so that we are confident that you can help us to increase the scope and impact of our work. On the other side, we want to know what motivates you and how you think about our organization so that we can help to create an excellent board experience for you.

Thank you again for your interest in our work and for taking the time to complete this application with thought and care. We look forward to reviewing it with that same level of thought and care and to continuing our conversations. Please return your completed application in person or by mail to Connie Harmon, Director or by email at charmon@leavenworthcounty.gov .

PERSONAL INFORMATION

- **Name** Luisa Cecilia Maxson
- **Address:** [redacted]
- **Home Number:** [redacted]
- **Work Number:** Retired
- **Mobile Number:** [redacted]
- **Email Address:** [redacted]
- **Employer:** Retired from Eastern Kansas Health Care System. Lv, VA
- **Employer Address:** 4101 S 4th St Trafficway, Leavenworth, Ks 66048_
- **Type of Business / Organization** Health Care Center/Veterans Administration
- **Preferred Method of Contact:** ☐ Work ☒ Mobile ☐ Home

VOLUNTEER EXPERIENCE

Past and Present Membership: Boards, committees, task forces in the public sector (business, civic, community, religious, political, professional, recreational or social). Add most recent experience first.

Organization	Role/Title	Dates of Service
Eastern Kansas Health Care Center	HUD-VASH CM/RN	2014-2025
Leavenworth, First Baptist Church	Ministry Vision Group/Church Member	2024 to current
Leavenworth Coalition Group	VA Representative, for the homeless Veterans/RN	2018/2020

WHY?

Those committed to volunteering in a leadership capacity have an abundance of organizations to choose from. We are most appreciative of your interest in ours and would like to hear more. Why our organization and not any other? Please share your motivation and what it is about the Council on Aging's work that has led you to raise your hand to be a leading ambassador for us.

The COA group plays a crucial role in our community, and I believe my knowledge and experience working with the homeless population can provide new ideas to enhance services—both those currently offered and those that are still lacking.
My background includes a Bachelor's Degree in Nursing from Fort Hays University and a Master's in Organizational Leadership from the University of Kansas. My primary experience has been serving the elderly, underserved populations, and veterans in our area. Unfortunately, these groups are often overlooked due to insufficient funding, limited transportation, and inaccessible services.
During my time on the board, I hope to help drive improvements for each of these groups whenever possible and contribute suggestions to strengthen the resources available in our community.

TIME

Board service is a true commitment of time and energy. We estimate that board service could be a commitment of 2 to 4 hours each month. In addition, we ask Board members to attend 10 monthly, Zoom or in-person meetings per year.

Do you have any concerns or potential conflicts that may serve as impediments to this time commitment? If so, please explain.

No

OTHER

Who recommended you for board service?
Sharlet Untereiner and David Tuttle.

Have you ever been convicted, plead guilty or plead no contest to a crime? If yes, please explain.

No

Please identify at least two references we may contact.

Name	Relationship	Best Contact (phone or email)
Joe Slavens	Friend	[redacted]
Sharon Tuttle	Friend	[redacted]

Leavenworth County
Request for Board Action

Date: 03/25/2026
To: Board of County Commissioners
From: Leavenworth County Sheriff

Department Head Approval: Andrew D. Dedeke, Sheriff

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☐ Legal Review ☐

Action Requested: (5) minute window to present a 2025 Edward J. Byrne Grant (JAG)

Recommendation: Approval to allow presentation before BOCC in open meeting.

Analysis: N/A

Alternatives: Deny.
Budgetary Impact: None

X☐ Not Applicable
☐ Budgeted item with available funds
☐ Non-Budgeted item with available funds through prioritization
☐ Non-Budgeted item with additional funds requested

Total Amount Requested: None

Additional Attachments: Each year Leavenworth County is involved in the Edward J. Byrne (JAG) grant. We partner with Leavenworth PD in this grant process. In signing this Interlocal agreement it allows the Sheriff's Office to receive its split of the grant proceeds. $10,000.oo for this year.

Leavenworth County
Request for Board Action

Date: March 25, 2026

To: Board of County Commissioners

From: Jamie Miller

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☒ Legal Review ☒

Action Requested: Authorize the Chairman of the Board of County Commissioners to sign the MOU between the County and Core Civic.

Recommendation: Approval

Analysis:
CoreCivic requested this MOU for their Midwest Regional Reception Center. The purpose of this MOU is to establish that the County EMS will respond to and assist the facility within our realm of emergency services. EMS would provide emergency medical transport services to emergency treatment centers as needed and when available.

The MOU sets forth the services and responsibilities of both entities, and a compensation mechanism for services rendered. The MOU is requested for a one-year term period and is reviewed annually.

Budgetary Impact:

☒ Not Applicable
☐ Budget item with available funds
☐ Non-Budgeted item with available funds through prioritization
☐ Non-Budgeted item with additional funds requested

MEMORANDUM OF UNDERSTANDING
BETWEEN
LEAVENWORTH COUNTY
AND
CORECIVIC OF TENNESSEE, LLC

THIS MEMORANDUM OF UNDERSTANDING (this "**MOU**") is entered into upon the date of the last party's signature of this MOU (the "**Effective Date**") by and between **LEAVENWORTH COUNTY** ("**Agency**") in regards to Agency's EMS Department located at 500 Eisenhower Rd, Leavenworth, Kansas 66048-1282 and **CORECIVIC OF TENNESSEE, LLC** a Tennessee limited liability company ("**CoreCivic**") located at 5501 Virginia Way, Suite 110, Brentwood, Tennessee 37207 for the provision of services at **Midwest Regional Reception Center** (the "**Facility**") located at 100 Highway Terrace, Leavenworth, Kansas 66048. CoreCivic and Agency are alternatively referred to herein, individually as a "party" and collectively as the "parties".

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I. **PURPOSE:** This purpose of this MOU is to establish that Agency will respond to and assist Facility within their realm of emergency services. Agency will provide the population at Facility with emergency medical transport services to emergency treatment centers as needed and when available. Such emergency services shall comply with all appliable State, Federal and local laws, policies, standards procedures and protocols.

II. **TERM:** The term of this MOU is for a period of one (1) year from the Effective Date of this MOU and automatically extended for a like period, unless written response warrants otherwise from either party. It shall be reviewed annually on its renewal date to ensure that it is fulfilling its purpose and to make any necessary revisions.

III. **TERMINATION:** Either organization may terminate this MOU upon thirty (30) days' prior written notice without penalties or liabilities.

IV. **SERVICES**: The Agency will respond to requests for emergency medical services and will provide appropriate medical evaluation, treatment, and transport or non-transport of patients as Agency personnel determine to be medically necessary based on the circumstances presented, subject to the availability of personnel, equipment, and other resources.

During any Agency response to the Facility, CoreCivic shall ensure that a designated correctional officer or other authorized representative always accompanies the individual in custody and retains legal custody and security responsibility for such

individual. Agency personnel shall not assume custody, control, or security responsibility for any incarcerated or detained person.

Agency shall retain sole responsibility for the supervision, direction, scheduling, discipline, and management of its personnel, and nothing in this Agreement shall be construed to place such personnel under the control or supervision of CoreCivic.

Agency will seek financial compensation for services rendered from insurance sources in accordance with standard billing practices, and in the absence of insurance sources, CoreCivic shall compensate Agency for services provided pursuant to this Agreement in accordance with Agency's current transport fees.

V. **NOTICE:** Any notice or notices or notices required under this MOU may be personally delivered or sent to the other party by certified or registered mail to the parties as listed below:

Agency: Leavenworth County EMS
Attn: Jamie Miller
1050 N. 16th Street
Leavenworth, Kansas 66048-1282

Copy to: Leavenworth County Counselor
300 Walnut Street
Leavenworth, KS 66048

CoreCivic: CoreCivic of Tennessee, LLC
Attn: General Counsel
5501 Virginia Way, Suite 110
Brentwood, Tennessee 37027

Copy to: Midwest Regional Reception Center
100 Highway Terrace
Leavenworth, Kansas 66048

VI. **AMENDMENTS:** Agency and CoreCivic may request a written amendment to this MOU. Such amendments shall not be effective unless executed by authorized representatives of the parties hereto.

VII. **ENTIRE UNDERSTANDING:** This MOU sets forth the entire understanding between the parties regarding the subject matter hereof and supersedes all previous communications, negotiations and agreements between the parties.

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VIII. **GOVERNING LAW AND VENUE:** This Agreement is subject to, governed by, and construed according to the laws of the State of Kansas. Jurisdiction and venue of any suit in connection with the Agreement shall reside only in courts located in Leavenworth County, Kansas

IX. **DISCLAIMER OF LIABILITY:** Agency shall not hold harmless or indemnify the CoreCivic for any liability whatsoever. No provision of this Agreement will be given effect that attempts to require the Agency to defend, hold harmless, or indemnify Agency or third party for any acts or omissions. The liability of the Agency is defined under the Kansas Tort Claims Act (K.S.A. 75-6101 et seq.).

X. **INDEMNIFICATION:** CoreCivic shall indemnify, defend, and hold the Agency harmless from and against all claims, losses, damages, or costs arising from or in any way related to the purpose of this agreement. This indemnification shall not be subject to any limitations of remedies or warranties which are contained in this or any other agreement and shall survive termination of this or any other agreement between the parties hereto or thereto.

LEAVENWORTH COUNTY	**CORECIVIC OF TENNESSEE, LLC,** on behalf of Midwest Regional Reception Center
Name: Mike Stieben	Name: _____
Title: Commission Chair	Title: _____
Signature:	Signature:
_____	_____
Date: _____	Date: _____

Attest:

_____

Fran Keppler, County Clerk

Leavenworth County
Request for Board Action
Case No. DEV-26-002
Final Plat – The Reserve at Blake Farms
Regular Agenda

Date: April 1, 2026
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: **John Jacobson, Reviewed**

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☒ Legal Review ☒

Action Request:

Chairman, I find that the proposed Final Plat as outlined in case DEV-26-002 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

Analysis: The applicant is proposing to divide 52.9-acres into a cross-access easement subdivision that would benefit eight (8) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots will vary in size from 4.5 acres to 10.12 acre. All lots are compliant with the minimum acre and frontage requirements of the RR-2.5 zoning district. The applicant has also proposed a non-buildable tract of land for the benefit of the subdivision, consisting of multiple ponds. All lots will access from the proposed private drive (150th Drive) that will utilize, in part, an existing driveway and be extended to create the remaining frontage for all parcels. Lot 8 does have existing accessory structures that will be separated from the principal structure with this proposal. An exception was previously granted for the accessory structures. Additionally, both the house and accessory structure will have septic systems that will not be on the same parcel as the structure. The septic systems have been relocated for the house lot to bring the system into compliance with the Sanitary Code and the septic system for Lot 8 was located and found to be within the proposed lots boundaries. Last, Lots 7 and 8 are not compliant with the Lot-Width to Lot-Depth Requirement, with both exceeding the 1:1 minimum ratio (approximately 1.05:1 and 2.2:1, respectively). Both received an exception when the preliminary plat was approved.

During the review of the Final Plat, the applicant amended the layout of proposed Cross Access Easement to straighten the road. This will require the Planning Commission to reconsider approval of the preliminary plat with the final plat. This action has placed two existing structures in a non-compliance status with the required building setback on Lot 8. Both structures appear

to encroach on the building setback line by approximately 15 ft. In order to approve the new layout, an exception will need to be granted for the structures violating the building setback line.

Multiple outstanding comments will also need to be addressed by the applicant if the plat were approved. Those comments are listed in the conditions below. Consolidated Rural Water District 1 indicated that fire hydrants can be served at this site. The applicant will need to install fire hydrants in compliance with the memo submitted by the Water District and the minimum standards of the Kansas Fire Protection Plan.

During the Preliminary Plat phase, exceptions were granted for:

1. Exception to Article 40, Section 40.3.h. Non-Conforming Structure
2. Exception to Article 40, Section 40.3.i. Lot-Width to Lot-Depth

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations with the approved exceptions.

Recommendation: The Planning Commission voted 7-0 (2 absent) to recommend approval of Case No. DEV-26-002, Final Plat for The Reserve at Blake Farms, subject to conditions.

Alternatives:

1. Approve Case No. DEV-26-002, Final Plat for The Reserve at Blake Farms, with Findings of Fact, and with or without conditions; or

2. Deny Case No. DEV-26-002, Final Plat for The Reserve at Blake Farms, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-26-002, Final Plat for The Reserve at Blake Farms, with Findings of Fact; or

4. Remand the case back to the Planning Commission.

Budgetary Impact:
☒ Not Applicable
☐ Budgeted item with available funds
☐ Non-Budgeted item with available funds through prioritization
☐ Non-Budgeted item with additional funds requested

Total Amount Requested: $0.00

Additional Attachments: Staff Report, Plat

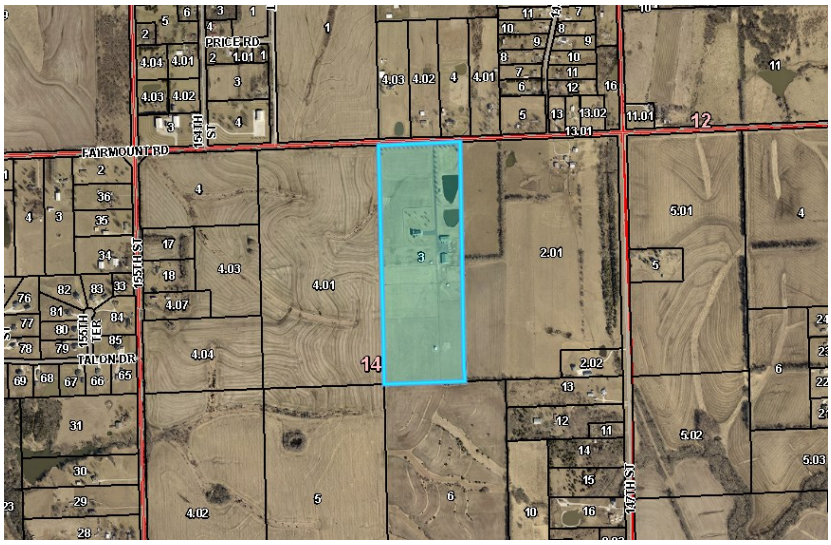
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-26-002 The Reserve at Blake Farms — March 11, 2026

REQUEST: ***Regular Agenda***
☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:
Amy Allison
Deputy Director

SUBJECT PROPERTY: 14971 Fairmount Road



APPLICANT/APPLICANT AGENT:
JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:
Kim & Lisa Blake
14971 Fairmount Road
Basehor, KS 66007

CONCURRENT APPLICATIONS:
NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:
Residential (3-unit per acre)

LEGAL DESCRIPTION:
A tract of land in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL IF THE EXCEPTION IS APPROVED

PROPERTY INFORMATION

ACTION OPTIONS:
1. Recommend approval of Case No. DEV-26-002, Final Plat for The Reserve at Blake Farms, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-002, Final Plat for The Reserve at Blake Farms to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 52.9 ACRES

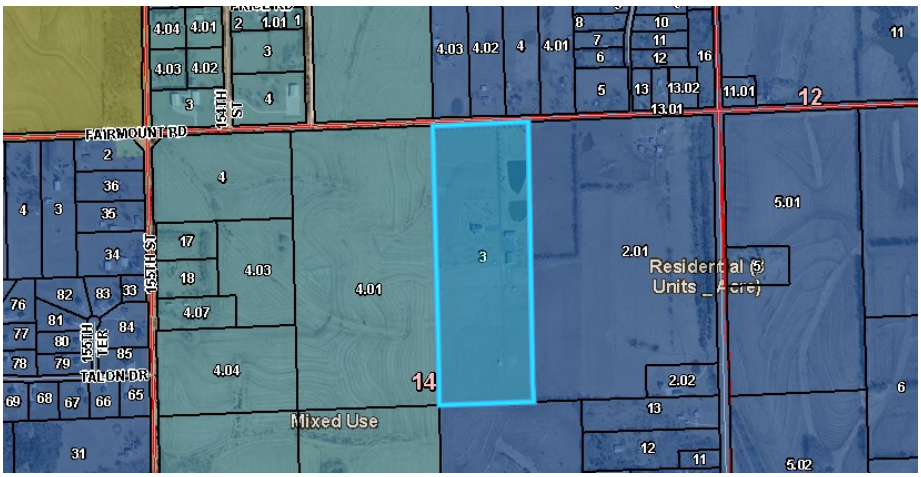
PARCEL ID NO:
156-14-0-00-00-003.00

BUILDINGS:
Single-family residence and multiple accessory structures

PROJECT SUMMARY:
Request for an amended preliminary plat and final plat approval to subdivide property located at 14971 Fairmount Road as Lots 1 through 8 of The Reserve at Blake Farms, a Cross Access Easement subdivision.

ACCESS/STREET:
Fairmount Rd - Arterial, Paved ± 22'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Fairmount

WATER: RWD 1 Cons

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:
11/5/2025

NEWSPAPER NOTIFICATION:
N/A

NOTICE TO SURROUNDING PROPERTY OWNERS:
N/A

STANDARDS TO BE CONSIDERED:			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		**Met**	**Not Met**
35-40	**Preliminary Plat Content**	X	
40-20	**Final Plat Content**	n/a	
41-6	**Access Management**	X	
41-6.B.a-c.	**Entrance Spacing**	X	
41-6.C.	**Public Road Access Management Standards**	X	
43	**Cross Access Easements**	X	
50-20	**Utility Requirements**	X	
50-30	**Other Requirements**	X	
50-40	**Minimum Design Standards**		X
	An exception from Art. 50, Sec. 40.3.h. and 40.3.i. must be approved.		
50-50	**Sensitive Land Development**	N/A	
50-60.	**Dedication of Reservation of Public Sites and Open Spaces**	N/A	

STAFF COMMENTS:

The applicant is proposing to divide 52.9-acres into a cross-access easement subdivision that would benefit eight (8) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots will vary in size from 4.5 acres to 10.12 acre. All lots are compliant with the minimum acre and frontage requirements of the RR-2.5 zoning district. The applicant has also proposed a non-buildable tract of land for the benefit of the subdivision, consisting of multiple ponds. All lots will access from the proposed private drive (150th Drive) that will utilize, in part, an existing driveway and be extended to create the remaining frontage for all parcels. Lot 8 does have existing accessory structures that will be separated from the principal structure with this proposal. An exception was previously granted for the accessory structures. Additionally, both the house and accessory structure will have septic systems that will not be on the same parcel as the structure. The septic systems have been relocated for the house lot to bring the system into compliance with the Sanitary Code and the septic system for Lot 8 was located and found to be within the proposed lots boundaries. Last, Lots 7 and 8 are not compliant with the Lot-Width to Lot-Depth Requirement, with both exceeding the 1:1 minimum ratio (approximately 1.05:1 and 2.2:1, respectively). Both received an exception when the preliminary plat was approved.

During the review of the Final Plat, the applicant amended the layout of proposed Cross Access Easement to straighten the road. This will require the Planning Commission to reconsider approval of the preliminary plat with the final plat. This action has placed two existing structures in a non-compliance status with the required building setback on Lot 8. Both structures appear to encroach on the building setback line by approximately 15 ft. In order to approve the new layout, an exception will need to be granted for the structures violating the building setback line.

Multiple outstanding comments will also need to be addressed by the applicant if the plat were approved. Those comments are listed in the conditions below. Consolidated Rural Water District 1 indicated that fire hydrants can be served at this site. The applicant will need to install fire hydrants in compliance with the memo submitted by the Water District and the minimum standards of the Kansas Fire Protection Plan.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.h. – Non-conforming Structure. The criteria for the acceptance of an exception are as follows:

1. That there are special circumstances or conditions affecting the property.

2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

Motion: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.h. Non-conforming Structure (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.h. Non-conforming Structure, as submitted by the application.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. Fire hydrants shall be required for this subdivision and must be installed to the specifications of the local water district and the Kansas Fire Protection Plan.
5. The Reserve at Blake Farms is hereby approved as a Cross Access Easement (C.A.E) Subdivision. The installation and maintenance of the C.A.E private drive is the responsibility of the members of the Home Owners Association per the approved HOA agreement. Leavenworth County does not accept any liability or maintenance of the proposed private drive.
6. An exception from Article 50, Section 40.3.h. Nonconforming structure has been approved for Lot 8 for accessory structures being on a lot without a principal structure and for existing structures located within a platted setback.
7. An exception from Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been approved for Lots 7 & 8.
8. The developer must comply with the following memorandums:
   Memo – Public Works (Preliminary Plat, Road Plans and Final Plat), dated February 25, 2026
   Memo – Mike Fulgerson, Cons. RWD 1, dated March 3, 2026
   Email – Mike Lingenfelser, Fairmount FD, dated March 3, 2026
   Memo – Planning & Zoning, dated February 19, 2026
   Memo – Survey, dated February 12, 2026
   Email – County Counselor, dated February 19, 2026

Proposed Plat Motions:

Approve: *Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations based on the recommendations of the Planning staff and the findings set forth in the staff report. I hereby, move to approve the request as outlined in Case DEV-26-002.*

Denial: *Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision regulations (list Article and Section #) and move to deny Case DEV-26-002.*

Table: *Chairman, I move to table Case DEV-26-002 to (DATE AND TIME) requesting additional information for (STATE THE REASONS).*

ATTACHMENTS:

A: Application & Narrative
B: Zoning Map
C: Road Map (A minimum of 1/4 mile)
D: Memorandums

FINAL PLAT APPLICATION

Leavenworth County Planning and Zoning Department
300 Walnut St., Suite 212
Leavenworth, Kansas
913-684-0465

Office Use Only

Township: _____ Planning Commission Meeting Date: _____
Case No. _____ Date Received/Paid: _____
Zoning District _____ Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: Herring Surveying Company	NAME: BLAKE,KIM W & LISA M
MAILING ADDRESS: 315 North 5th Street	MAILING ADDRESS 14971 FAIRMOUNT RD
CITY/ST/ZIP: Leavenworth, KS 66048	CITY/ST/ZIP Basehor, KS 66007
PHONE: [redacted]	PHONE: N/A
EMAIL : [redacted]	EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: THE RESERVE AT BLAKE FARMS

Address of Property: 14971 Fairmount Road

PID: 156-14-0-00-00-003 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: 60 AC	Number of Lots: 8	Minimum Lot Size: 4 AC
Maximum Lot Size: 10 Ac	Proposed Zoning: RR-2.5	Density: N/A
Open Space Acreage: N/A	Water District: Cons. #1	Proposed Sewage: Septic
Fire District: Fairmount	Electric Provider: Evergy	Natural Gas Provider: Atmos
Covenants: [x] Yes [ ] No	Road Classification: *Local – Collector - Arterial – State - Federal*	
	Cross-Access Easement Requested: [x] Yes [ ] No	
List of all Requested Exceptions: *Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.*	1. Width to Depth granted Lot 7 and 8	
	2. Accessory Structures granted Lot 8	
	3.	
	4.	
	5.	

Is any part of the site designated as Floodplain? [ ] Yes [x] No if yes, what is the panel number:

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Joe Herring - digitally signed 1/10/26 Date: 1/10/26

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 04/09/2021

Janet Klaassen
COUNTY CLERK

Doc #: 2021R04420
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
04/09/2021 03:45:53 PM
RECORDING FEE: 38.00
PAGES: 2

Continental Title Company: 21403479

Trustee's Deed
(Joint Tenants)

This indenture, made this 2 day of April, 2021, by and between, **Traci L. Vickers, Trustee of the Vickers Family Trust under Trust agreement dated October 22, 2013** of **Saint Landry** County, in the State of **Louisiana,** party(ies) of the first part, and **Kim W Blake and Lisa M Blake, a married couple,** As Joint Tenants with right of Survivorship and not as Tenants in Common, of **Leavenworth** County, in the State of **KS,** parties of the second part.

WITNESSETH: That the said GRANTOR, in consideration of the sum of Ten DOLLARS and other good and valuable consideration, in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, does by these presents sell and convey unto said GRANTEE, GRANTEE'S survivor's heirs, successors, and assigns, all of the right, title and interest of the said GRANTOR in and to the following described real estate located in the **County of Leavenworth, State of Kansas,** to wit:

Legal Description: **The West Half of the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th PM, less any part thereof taken or used for road purposes and also less the following described tract:**

Commencing at the Northwest corner of the Northeast Quarter of Section 14; thence North 89°36'48" East 890.05 feet along the section line to the point of beginning of this tract; thence North 89°36'48" East, 445.01 feet to the Northeast corner of the West Half of the Northeast Quarter of Section 14; thence South 00°33'22" West, 2644.43 feet to the South line of the Northeast Quarter; thence South 89°36'34" West, 443.77 feet along the South line of the West Half of the Northeast Quarter; thence North 00°31'45" East, 2644.44 feet to the point of beginning of this tract, in Leavenworth County, Kansas.

More commonly known as: 14971 Fairmount Rd, Basehor, KS 66007

Note: Subject to all easements, restrictions and reservations, if any, now of record.

This Deed is made and given by the GRANTOR as Trustee(s) pursuant to the power of sale contained in the aforesaid Trust Agreement, which Agreement remains in full force and effect at this time. And the GRANTOR further states that the power to sell and convey the real estate described hereinabove is granted under said Trust Agreement.

To have and to hold the premises aforesaid with all, and singular, the tenements, hereditaments, and appurtenances thereunto belonging, or in any way appertaining thereto, unto the GRANTEE, and unto GRANTEE's survivor's heirs, successors, and assigns forever; the said GRANTOR hereby covenants that an indefeasible estate in fee of the aforesaid premises is vested in the said GRANTOR; that the said premises unto the said GRANTEE and unto GRANTEE'S survivor's heirs, successors, and assigns forever, against the lawful claims and demands of all persons whomsoever.

If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE shall be construed to be GRANTORS and GRANTEES whenever the sense of this Deed requires.

In Witness Whereof, the said GRANTOR has executed this instrument the day and year first above written.

The Vickers Family Trust under Agreement dated October 22, 2013

By: Traci L Vickers Co Trustee
Traci L. Vickers, Co-Trustee

State of KS)
)SS.
County Of Leavenworth)

On this 2 day of April, 2021, before me the undersigned notary, personally appeared **Traci L Vickers Co- Trustee, of The Vickers Family Trust under Agreement dated October 22, 2013,** to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they/he/she executed the same as their/his/her free act and deed and said trust is still in full force and effect and has not been revoked or amended.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Julie Brown
Notary Public
My term expires: Julie Brown

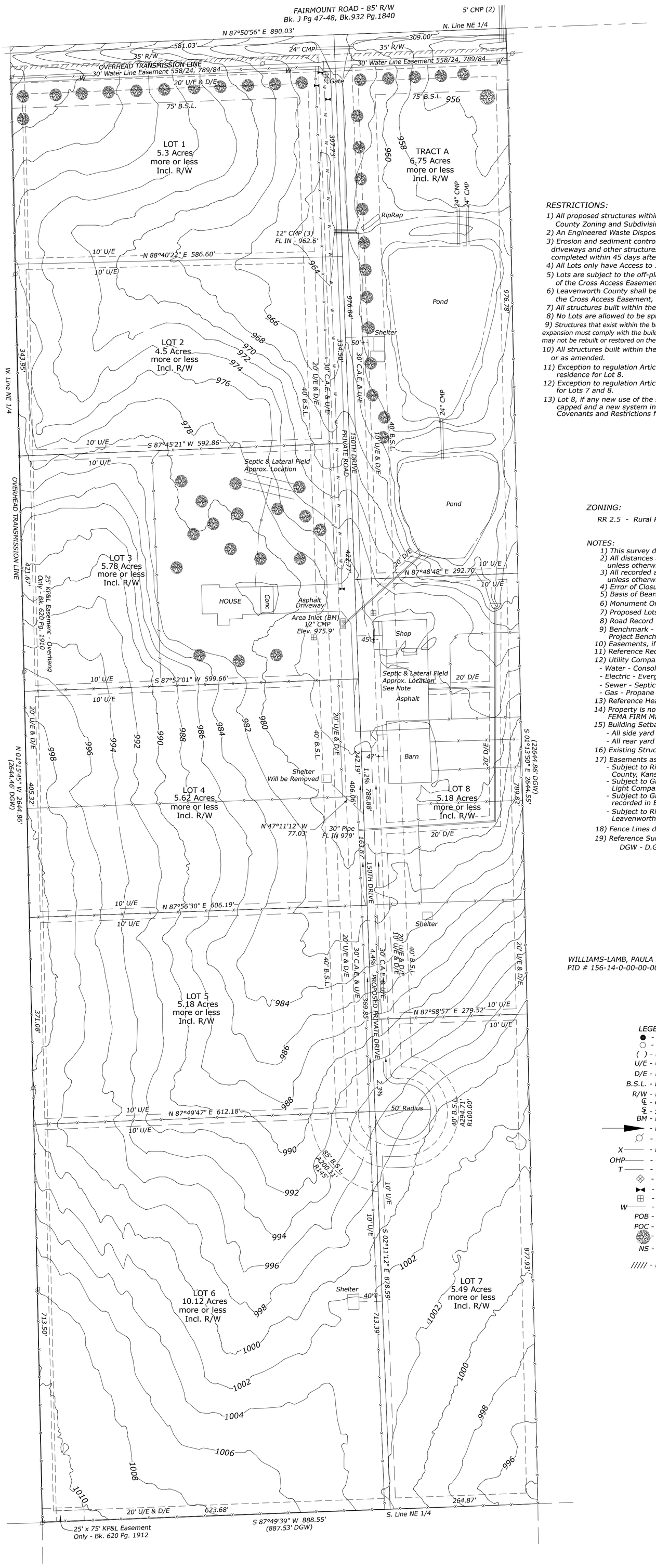
JULIE BROWN
Notary Public, State of Kansas
My Appointment Expires
June 15, 2024

PREPARED FOR:
BLAKE,KIM W & LISA M
14971 FAIRMOUNT RD
BASEHOR, KS 66007
PID # 156-14-0-00-00-003

RECORD DESCRIPTION:
The West Half of the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th PM, less any part thereof taken or used for road purposes and also less the following described tract:
Commencing at the Northwest corner of the Northeast Quarter of Section 14; thence North 89°36'48" East 890.05 feet along the section line to the point of beginning of this tract; thence North 89°36'48" East, 445.01 feet to the Northeast corner of the West Half of the Northeast Quarter of Section 14; thence South 00°33'22" West, 2644.43 feet to the South line of the Northeast Quarter; thence South 89°36'34" West, 443.77 feet along the South line of the West Half of the Northeast Quarter; thence North 00°31'45" East, 2644.44 feet to the point of beginning of this tract, in Leavenworth County, Kansas.

THE RESERVE
AT BLAKE FARMS

A Cross Access Easement Plat in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
PRELIMINARY PLAT



RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) All Lots only have Access to 150TH DRIVE through the Cross Access Easement.
5) Lots are subject to the off-plat Home Owner's Association (HOA) detailing the maintenance of the Cross Access Easement. Lots are subject to all aspects of the HOA.
6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the the Cross Access Easement, drive, and drive appurtenances.
7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
8) No Lots are allowed to be split reducing the shown acreage or the shown road frontage.
9) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
10) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
11) Exception to regulation Article 50, Section 40.3.h. Accessory Structure without principal residence for Lot 8.
12) Exception to regulation Article 50, Section 40.3.i. Lot-width to Lot-depth was granted for Lots 7 and 8.
13) Lot 8, if any new use of the structure is proposed, the existing septic will need to be capped and a new system installed for that structure on the plat and within the Codes, Covenants and Restrictions for the plat.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 974549, 39.95 Acres, more or less, Incl. R/W
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - Area Inlet - Elev - 975.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2021R04420
12) Utility Companies -
- Water - Consolidated #1
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Heartland Title Services, Inc.File # 1085871 dated Sept. 2, 2025.
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0241G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, not shown hereon.
17) Easements as per referenced Title Commitment are shown hereon, if any.
- Subject to Right-of-Way Easement to Rural Water District #4, Leavenworth County, Kansas, recorded in Book 558, Page 24.
- Subject to Grant of Right of Way "Overhang Only" to The Kansas Power and Light Company, recorded in Book 620, Page 1910.
- Subject to Grant of Right of Way to The Kansas Power and Light Company, recorded in Book 620, Page 1912.
- Subject to Right-of-Way Easement to Consolidated Rural Water District No. 1, Leavenworth County, Kansas, recorded in Book 789, Page 84.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
DGW - D.G.White Survey Doc #2013S009

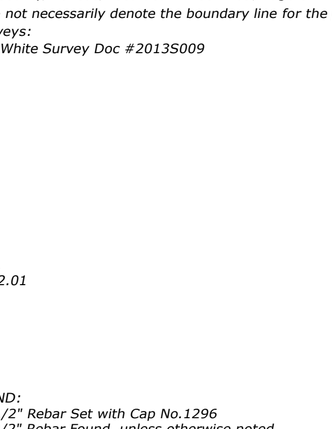
KLAMM, LEONARD D
PID # 156-14-0-00-00-004.01

WILLIAMS-LAMB, PAULA L
PID # 156-14-0-00-00-002.01

SAYLER FAMILY TRUST
PID # 156-14-0-00-00-006

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
( ) - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement
℄ - Centerline
Ⱦ - Section Line
BM - Benchmark
- DIRECTION OF WATER FLOW
- Power Pole
X —— - Fence Line
OHP —— - Overhead Power Lines
T —— - Underground Telephone/Fiber Optic Line
- Gas Valve
- Water Meter/Valve
- Telephone Pedestal
W —— - 6" Water Line - location as per district
POB - Point of Beginning
POC - Point of Commencing
- Tree
NS - Not Set this Survey per agreement with client
///// - No Vehicle Entrance Access

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

NORTH
Scale 1" = 100'

Job # K-24-1809
August 10, 2025 Rev. 2-6-26

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email – survey@teamcash.com

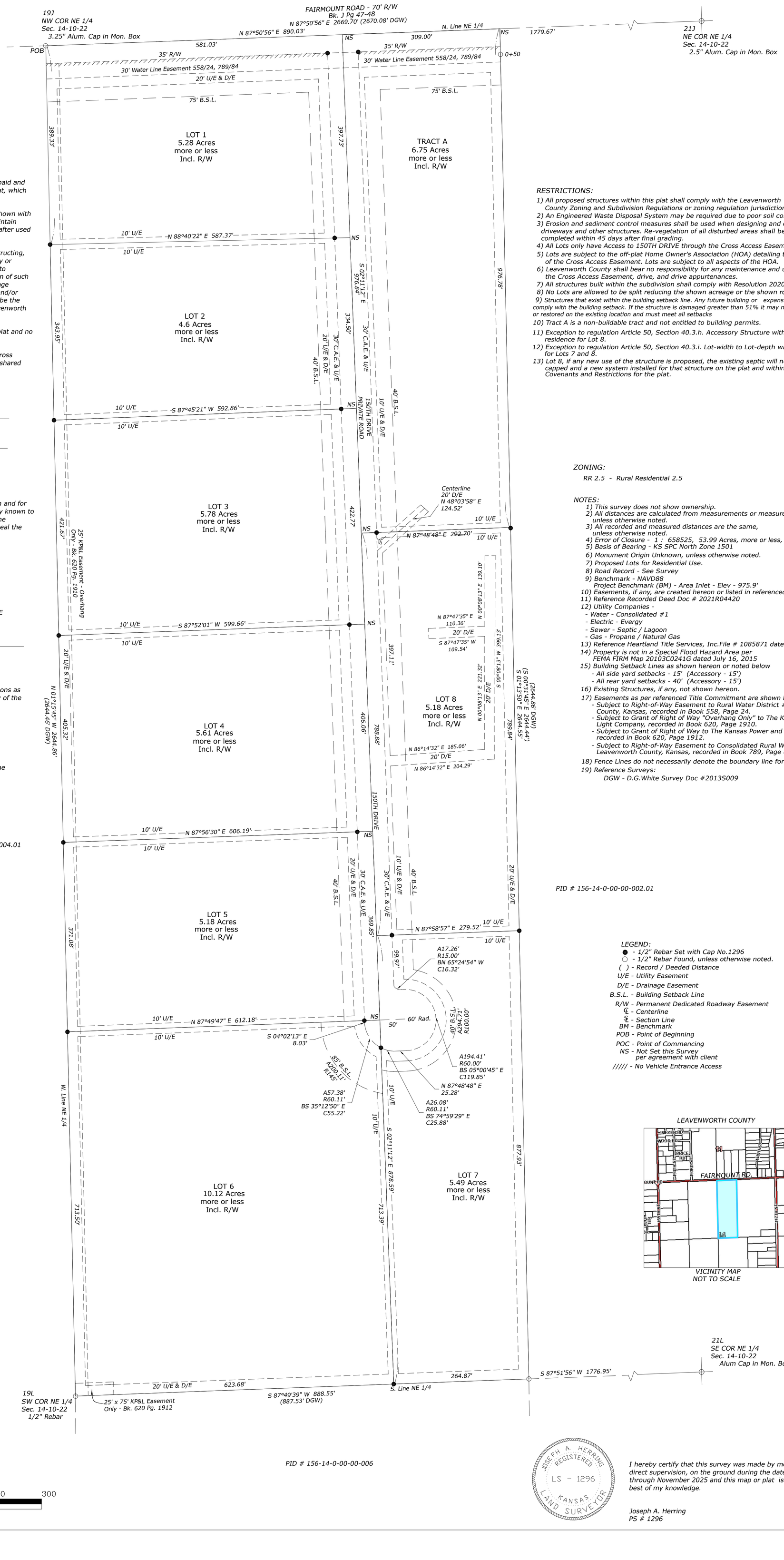
100 0 100 200 300
1" = 100'

PREPARED FOR:
BLAKE,KIM W & LISA M
14971 FAIRMOUNT RD
BASEHOR, KS 66007
PID # 156-14-0-00-00-003

THE RESERVE
AT BLAKE FARMS

A Cross Access Easement Plat in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
FINAL PLAT

SURVEYOR'S DESCRIPTION:
Tract of land in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 14, 2025, and more fully described as follows: Beginning at the Northwest corner of said Northeast Quarter; thence North 87 degrees 50'56" East for a distance of 890.03 feet along the North line of said Northeast Quarter; thence South 01 degrees 13'50" East for a distance of 2644.55 feet to the South line of said Northeast Quarter; thence South 87 degrees 49'39" West for a distance of 888.55 along said South line to the Southwest Corner of said Northeast Quarter; thence North 01 degrees 15'45" West for a distance of 2644.86 feet along the West line of said Northeast Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 53.99 acres, more or less, including road right of way.
Error of Closure: 1 - 658525



CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: THE RESERVE AT BLAKE FARMS.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", is hereby granted over all Lots and Tract A. Maintenance is to be shared between the owners of all Lots and Tract A. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2026R

IN TESTIMONY WHEREOF,
We, the undersigned owners of THE RESERVE AT BLAKE FARMS, have set our hands this _____ day of _____, 2026.

_____ Kim W. Blake

_____ Lisa M. Blake

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Kim W. Blake and Lisa M. Blake, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of THE RESERVE AT BLAKE FARMS this _____ day of _____, 2026.

_____ Secretary
John Jacobson

_____ Chairman
Jeff Spink

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

_____ County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of THE RESERVE AT BLAKE FARMS this _____ day of _____, 2026.

_____ Chairman
Mike Stieben

_____ County Clerk
Attest: Fran Keppler

PID # 156-14-0-00-00-004.01

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____ Register of Deeds - TerriLois G. Todd

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

_____ Daniel Baumchen, PS#1363
County Surveyor

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) All Lots only have Access to 150TH DRIVE through the Cross Access Easement.
5) Lots are subject to the off-plat Home Owner's Association (HOA) detailing the maintenance of the Cross Access Easement. Lots are subject to all aspects of the HOA.
6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the the Cross Access Easement, drive, and drive appurtenances.
7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
8) No Lots are allowed to be split reducing the shown acreage or the shown road frontage.
9) Structures that exist within the building setback line. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
10) Tract A is a non-buildable tract and not entitled to building permits.
11) Exception to regulation Article 50, Section 40.3.h. Accessory Structure without principal residence for Lot 8.
12) Exception to regulation Article 50, Section 40.3.i. Lot-width to Lot-depth was granted for Lots 7 and 8.
13) Lot 8, if any new use of the structure is proposed, the existing septic will need to be capped and a new system installed for that structure on the plat and within the Codes, Covenants and Restrictions for the plat.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 658525, 53.99 Acres, more or less, Incl. R/W
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - Area Inlet - Elev - 975.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2021R04420
12) Utility Companies -
- Water - Consolidated #1
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Heartland Title Services, Inc.File # 1085871 dated Sept. 2, 2025.
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0241G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
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17) Easements as per referenced Title Commitment are shown hereon, if any.
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- Subject to Grant of Right of Way "Overhang Only" to The Kansas Power and Light Company, recorded in Book 620, Page 1910.
- Subject to Grant of Right of Way to The Kansas Power and Light Company, recorded in Book 620, Page 1912.
- Subject to Right-of-Way Easement to Consolidated Rural Water District No. 1, Leavenworth County, Kansas, recorded in Book 789, Page 84.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
DGW - D.G.White Survey Doc #2013S009

PID # 156-14-0-00-00-002.01

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
( ) - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement
℄ - Centerline
§ - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
NS - Not Set this Survey per agreement with client
///// - No Vehicle Entrance Access

LEAVENWORTH COUNTY

VICINITY MAP
NOT TO SCALE



Scale 1" = 100'

Job # K-24-1809
August 10, 2025 Rev. 2/27/26

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email – survey@teamcash.com

100 0 100 200 300
1" = 100'

PID # 156-14-0-00-00-006

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of August through November 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

ARTICLE 56 – EXCEPTIONS

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

In recommending such variance or exception, the Planning Commission shall find the following:

1. That there are special circumstances or conditions affecting the property.

2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.

3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.

This exception if for the accessory structures that exist on Lot 8 with the right to exist within the platted Building Setback Line per regulation.

1) This plat is a Cross Access Easement division of with existing structures, hard surfaced asphalt, driveway, existing fencing for separate horse pastures, and a well planned drainage plan with existing structures in place to control storm water run-off. Land has been developed in this manner prior to 2006 and has not had an issue with any storm water run-off to date.

2) Yes - initial design was to develop a private road around the existing structures to meet county setback regulations. In working will all involved in this platting process, the location of the private road would cause hardship on the designed and existing drainage system on the site. Per discussion, it was determined to straighten the private road and hold the location of Cross Access Easement along the existing asphalted driveway. Restrictions would be placed on the existing structures.

3) This will not be detrimental to the public. Access to Fairmount road is well established and has not cause any issues to date to the public. Access to the property is gated and will remain gated after further developed.

Consolidated Water District #1

21825 147th St..
Basehor, KS 66007
913-724-7000 - O
913-724-1310 - F
www.crwd1.com

March 3, 2026

Joe Herring
Herring Surveying Company
315 N 5th St.
Leavenworth, KS 66048

Re: Reserve at Blake Farms

Dear Mr. Herring,

Thank you for providing the opportunity for the water district to provide comments on the proposed plat. The proposed plat is in our service area, and can be served by an 8-inch water main along the south side of Fairmount Rd. A water main extension will be required to serve all proposed lots. If fire hydrants are required by the jurisdictional fire department, those can be added as part of the water main extension project. If fire hydrants are required, the minimum size water main will be 6-inches in diameter.

Any new connections to the water system will follow the policies of the water district in place at the time of connection.

If you have any additional questions/comments, please contact me at your convenience.

Respectfully,

Mike Fulkerson

Mike Fulkerson
General Manager

Cc; file

FAIRMOUNT TOWNSHIP FIRE DEPARTMENT
2624 N 155th St.
BASEHOR, KS 66007

March 3, 2026

J.Herring Inc., dba,Herring Surveying Company
315 N. 5th Street
Leavenworth, KS 66048
913-651-3858

RE: 14971 Fairmount Rd

To whom it may concern:

The Fairmount Township Fire Department will provide fire protection to the property located at 14971 Fairmount Rd. Basehor, KS. And has no issues with their plans as long as streets and fire hydrants meet the code.

Sincerely,

Mike Lingenfelser, Fire Chief
Fairmount Township Fire Department
PO Box 136
Basehor, KS 66007

Allison, Amy

From: Joe Herring [redacted]
Sent: Wednesday, September 10, 2025 8:04 AM
To: Johnson, Melissa
Subject: Fw: [EXTERNAL]Blake Property - The Reserve on 147th Street

Thank you - Joe Herring

_____

J.Herring Inc., dba,Herring Surveying Company
315 N. 5th Street, Leavenworth, KS 66048
[redacted] - ROCK CHALK!

From: Boone Heston
Sent: Wednesday, September 10, 2025 8:03 AM
To: Joe Herring
Subject: Re: [EXTERNAL]Blake Property - The Reserve on 147th Street

Internal Use Only

Good morning,

Evergy will the electric utility provider for this proposed plat.

Thank you,

Boone Heston
SR TD Designer
Leavenworth, KS
Evergy
Boone.Heston@evergy.com
O 785-508-2590

From: Joe Herring
Sent: Wednesday, September 10, 2025 7:54 AM
To: Boone Heston
Subject: [EXTERNAL]Blake Property - The Reserve on 147th Street

This Message Is From an External Sender
This message came from outside your organization.

Report Suspicious

You may have provided a letter already but can not find reply.

Thank you - Joe Herring

Allison, Amy

From: Mike Fulkerson <Mfulkerson@crwd1.com>
Sent: Wednesday, January 14, 2026 8:41 AM
To: Allison, Amy
Cc: Jacobson, John
Subject: RE: DEV-26-002 Final Plat - The Reserve at Blake Farms

Got it. Installing fire hydrants is not a problem whatsoever. We will provide fire hydrants in any development anywhere in our service area. I just like to confirm in case others tell me they are not needed. It makes a difference in the water main size, etc…

Thanks for your help! Let me know if you need anything else for this, or other, developments.

Mike Fulkerson
General Manager
Consolidated Water District #1
Phone 913-724-7000
Web www.crwd1.com
Email mfulkerson@crwd1.com
21825 147th St., Basehor, KS 66007

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Wednesday, January 14, 2026 8:35 AM
To: Mike Fulkerson <Mfulkerson@crwd1.com>
Cc: Jacobson, John <JJacobson@leavenworthcounty.gov>
Subject: RE: DEV-26-002 Final Plat - The Reserve at Blake Farms

Good Morning Mike,

The County's requirement is that fire hydrants are required if there is water capacity at the site to support them. Is that possible at this property?

Thanks,
Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

FRAUD ALERT: ***Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact our office at 913.684.0465 before making any payments online or by phone. We appreciate your cooperation in this matter.***

Disclaimer

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development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Mike Fulkerson <Mfulkerson@crwd1.com>
Sent: Wednesday, January 14, 2026 8:33 AM
To: Allison, Amy <AAllison@leavenworthcounty.gov>
Subject: RE: DEV-26-002 Final Plat - The Reserve at Blake Farms

Good morning, Amy.

I have attached a letter I provided to the owner/developer of this plat yesterday. Please let me know if you need something specifically addressed to you. I will also need to know if fire protection (i.e., fire hydrants) will be required for this development. Fire hydrants can be installed if required by the county.

Thanks,

Mike Fulkerson
General Manager
Consolidated Water District #1
Phone 913-724-7000
Web www.crwd1.com
Email mfulkerson@crwd1.com
21825 147th St., Basehor, KS 66007

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Tuesday, January 13, 2026 4:53 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew' <adedeke@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>; 'DesignGroupLeavenworth@evergy.com' <DesignGroupLeavenworth@evergy.com>; 'Mike Lingenfelser' <lingenfelserm@fairmountfd.org>; Mike Fulkerson <Mfulkerson@crwd1.com>
Cc: PZ <pz@leavenworthcounty.gov>
Subject: RE: DEV-26-002 Final Plat - The Reserve at Blake Farms

Good Afternoon,
The Leavenworth County Department of Planning and Zoning has received a request for a Final Plat for an 8-lot Cross Access Easement subdivision located at 14971 Fairmount Road.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Tuesday, January 27, 2026.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov.

Thank you,

Amy Allison, AICP
Deputy Director

Planning & Zoning
Leavenworth County
913.364.5757

FRAUD ALERT: ***Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come from the Leavenworth County Planning & Zoning Department or Planning Commission, please contact our office at 913.684.0465 before making any payments online or by phone. We appreciate your cooperation in this matter.***

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Allison, Amy

From: Tyler Rathe <rathet@fairmountfd.org>
Sent: Monday, February 2, 2026 12:06 PM
To: Allison, Amy; herringsurveying@outlook.com; kimblake402@hotmail.com; Mike Lingenfelser
Subject: Subject: RE: DEV-26-002 Final Plat - The Reserve at Blake Farms

Please ensure hydrants are spaced per fire code for this subdivision. Average spacing for hydrants in this subdivision is 500' per 2006 IFC.

Tyler Rathe
Assistant Fire Chief
Fairmount Township Fire Department
rathet@fairmountfd.org

PREPARED FOR:
BLAKE,KIM W & LISA M
14971 FAIRMOUNT RD
BASEHOR, KS 66007
PID # 156-14-0-00-00-003

THE RESERVE
AT BLAKE FARMS

Provide LSRR

A Cross Access Easement Plat in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
FINAL PLAT

SURVEYOR'S DESCRIPTION:
Tract of land in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 14, 2025, and more fully described as follows: Beginning at the Northwest corner of said Northeast Quarter; thence North 87 degrees 50'56" East for a distance of 890.03 feet along the North line of said Northeast Quarter; thence South 01 degrees 13'50" East for a distance of 2644.55 feet to the South line of said Northeast Quarter; thence South 87 degrees 49'39" West for a distance of 888.55 along said South line to the Southwest Corner of said Northeast Quarter; thence North 01 degrees 15'45" West for a distance of 2644.86 feet along the West line of said Northeast Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 53.99 acres, more or less, including road right of way.
Error of Closure: 1 - 658525

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: THE RESERVE AT BLAKE FARMS.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", is hereby granted over all Lots and Tract A. Maintenance is to be shared between the owners of all Lots and Tract A. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2026R

IN TESTIMONY WHEREOF,
We, the undersigned owners of THE RESERVE AT BLAKE FARMS, have set our hands this _____ day of _____, 2026.

_____ Kim W. Blake

_____ Lisa M. Blake

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Kim W. Blake and Lisa M. Blake, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of THE RESERVE AT BLAKE FARMS this _____ day of _____, 2026.

_____ Secretary John Jacobson

_____ Chairman Jeff Spink

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

_____ County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of THE RESERVE AT BLAKE FARMS this _____ day of _____, 2026.

_____ Chairman Mike Stieben

_____ County Clerk Attest: Fran Keppler

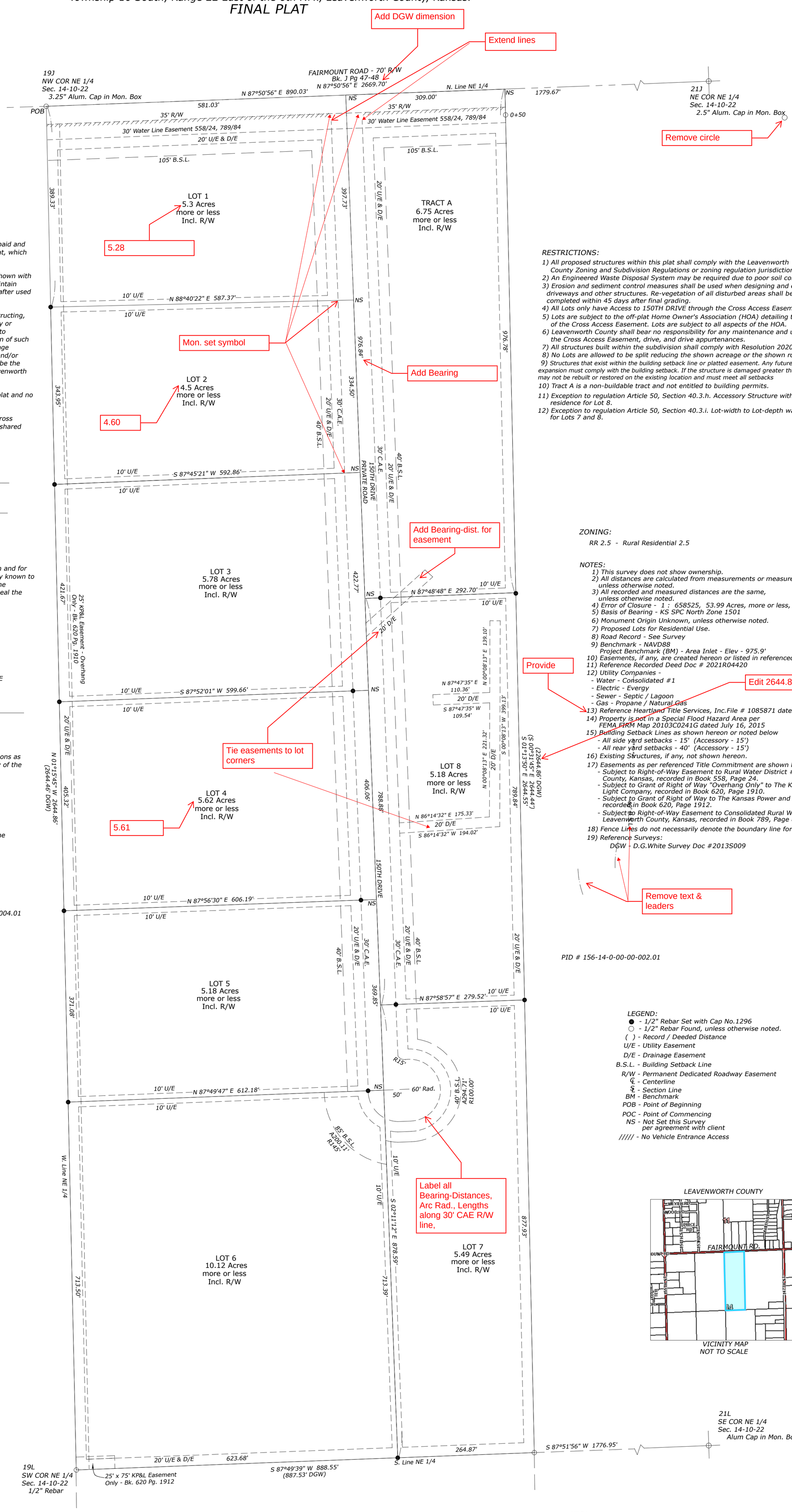
PID # 156-14-0-00-00-004.01

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____ Register of Deeds - TerriLois G. Todd

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

_____ Daniel Baumchen, PS#1363 County Surveyor



RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) All Lots only have Access to 150TH DRIVE through the Cross Access Easement.
5) Lots are subject to the off-plat Home Owner's Association (HOA) detailing the maintenance of the Cross Access Easement. Lots are subject to all aspects of the HOA.
6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the the Cross Access Easement, drive, and drive appurtenances.
7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
8) No Lots are allowed to be split reducing the shown acreage or the shown road frontage.
9) Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
10) Tract A is a non-buildable tract and not entitled to building permits.
11) Exception to regulation Article 50, Section 40.3.h. Accessory Structure without principal residence for Lot 8.
12) Exception to regulation Article 50, Section 40.3.i. Lot-width to Lot-depth was granted for Lots 7 and 8.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 658525, 53.99 Acres, more or less, Incl. R/W
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - Area Inlet - Elev - 975.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2021R04420
12) Utility Companies -
- Water - Consolidated #1
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Heartland Title Services, Inc.File # 1085871 dated Sept. 2, 2025.
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0241G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, not shown hereon.
17) Easements as per referenced Title Commitment are shown hereon, if any.
- Subject to Right-of-Way Easement to Rural Water District #4, Leavenworth County, Kansas, recorded in Book 558, Page 24.
- Subject to Grant of Right of Way "Overhang Only" to The Kansas Power and Light Company, recorded in Book 620, Page 1910.
- Subject to Grant of Right of Way to The Kansas Power and Light Company, recorded in Book 620, Page 1912.
- Subject to Right-of-Way Easement to Consolidated Rural Water District No. 1, Leavenworth County, Kansas, recorded in Book 789, Page 84.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
DGW - D.G.White Survey Doc #2013S009

Remove text & leaders

PID # 156-14-0-00-00-002.01

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
( ) - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement
℄ - Centerline
§ - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
NS - Not Set this Survey per agreement with client
///// - No Vehicle Entrance Access

LEAVENWORTH COUNTY

VICINITY MAP
NOT TO SCALE

NORTH
Scale 1" = 100'

Job # K-24-1809
August 10, 2025 Rev. 2/6/26

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email – survey@teamcash.com

100 0 100 200 300
1" = 100'

PID # 156-14-0-00-00-006

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of August through November 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Allison, Amy

From: Brown, Misty
Sent: Thursday, February 19, 2026 12:33 PM
To: Allison, Amy
Subject: RE: The Reserve updated CC&Rs

No, it does not address maintenance obligations or the fact that it is not a public ROW.

Section 9.04 must contain the following statement/provisions per the subdivision regulations. “Maintenance of the cross access easement is the sole responsibility of the developer and/or the future property owners of the properties the CAE provides access to. The cross access easement is not a public right-of-way and will in no way be maintained by the County.” Further, the County’s liability is set out under the KS Tort Claims Act, and statements in a Declaration of Covenants, Conditions and Restrictions does not change that. My suggestion is below, but I do not pretend to know who the developer intends to maintain the CAE. I suspect it is the property owners, but they should finalize that verbiage to suit the structure they intended.

9.04 Cross Access Easement. Each Lot Owner, and such Lot Owner’s successors in interest as the owner(s) of fee title to such Lot, and their respective agents, servants, contractors, subcontractors, invitees, and guests, is hereby granted a non-exclusive easement solely for the purpose of pedestrian and vehicular access, both ingress and egress, upon and across those portions of the Cross Access Easement Area identified on the Plat (the “**Cross Access Easement**”). Maintenance of the cross access easement is the sole responsibility of the developer and/or the future property owners of the properties the CAE provides access to. ~~Except to repair any damage to the Cross Access Easement Area caused by the County, the County shall have no obligation to maintain or repair the Cross Access Easement Area.~~ The Cross Access Easement is not a public right-of-way and will in no way be maintained by the County. ~~, except to repair any damage to the Cross Access Easement Area caused by the County,~~ The County shall have no obligation to maintain or repair the Cross Access Easement Area whatsoever.

Misty S. Brown
County Counselor
Leavenworth County, Kansas 66048
t. 913 684 0404
f. 913 684 0410
mbrown@leavenworthcounty.gov

CONFIDENTIALITY NOTICE: This email and any attachments are for the exclusive and confidential use of the intended recipient. If you are not the intended recipient, please do not read, distribute or take action in reliance upon this message. If you have received this in error, please notify us immediately by return email or phone and promptly delete this message and its attachments from your computer system. We do not waive attorney-client or work product privilege by the transmission of this message.

NOTE: Email is not a secure method of communication. Any email that is sent to you or by you may be copied and held by various computers as it is transmitted. Persons not participating in our communication may intercept our communications by improperly accessing your computer or this law firm’s computers—or even some computer unconnected to either of us that the email may have passed through. I am communicating to you via email because you have consented to receive communications via this medium. If you change your mind and want future communications to be sent in a different fashion, please let me know at once.

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, February 19, 2026 11:25 AM
To: Brown, Misty <MBrown@leavenworthcounty.gov>
Subject: The Reserve updated CC&Rs

Misty,

Does this comply for the CAE Requirements?

Amy Allison, AICP
Deputy Director
Planning & Zoning
Leavenworth County
913.364.5757

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REVIEWED
aallison , 2/19/2026, 11:32:12 AM

-HOA Restrictions provided did not meet the requirements for the Cross Access Easement standards as set forth in the Zoning & Subdivision Regulations, see County Counselor's email
-verifications from RWD on ability to service fire hydrants, if yes, then fire hydrants will be required to be installed.

Conditions of approval from preliminary plat that have not been met:
5. A title report, dated no more than 45 days prior to submittal, shall be submitted with the Final Plat.
6. An HOA document created in conformance with Article 43 shall be submitted with the Final Plat.
8. An updated Fire District letter shall be submitted with the Final Plat.
9. All private sanitary sewer systems made non-compliant by this request shall be brought into compliance before the Final Plat can be approved.
10. The Reserve at Blake Farms is hereby approved as a Cross Access Easement (C.A.E) Subdivision. The installation and maintenance of the C.A.E private drive is the responsibility of the members of the Home Owners Association per the approved HOA agreement. Leavenworth County does not accept any liability or maintenance of the proposed private drive.

PREPARED FOR:
BLAKE,KIM W & LISA M
14971 FAIRMOUNT RD
BASEHOR, KS 66007
PID # 156-14-0-00-00-003

THE RESERVE
AT BLAKE FARMS

A Cross Access Easement Plat in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
FINAL PLAT

SURVEYOR'S DESCRIPTION:
Tract of land in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 14, 2025, and more fully described as follows: Beginning at the Northwest corner of said Northeast Quarter; thence North 87 degrees 50'56" East for a distance of 890.03 feet along the North line of said Northeast Quarter; thence South 01 degrees 13'50" East for a distance of 2644.55 feet to the South line of said Northeast Quarter; thence South 87 degrees 49'39" West for a distance of 888.55 along said South line to the Southwest Corner of said Northeast Quarter; thence North 01 degrees 15'45" West for a distance of 2644.86 feet along the West line of said Northeast Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 53.99 acres, more or less, including road right of way.
Error of Closure: 1 - 658525

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: THE RESERVE AT BLAKE FARMS.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", is hereby granted over all Lots and Tract A. Maintenance is to be shared between the owners of all Lots and Tract A. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2026R

IN TESTIMONY WHEREOF,
We, the undersigned owners of THE RESERVE AT BLAKE FARMS, have set our hands this _____ day of _____, 2026.

_____ _____
Kim W. Blake *Lisa M. Blake*

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Kim W. Blake and Lisa M. Blake, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

*NOTARY PUBLIC*_____

*My Commission Expires:*_____ *(seal)*

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of THE RESERVE AT BLAKE FARMS this _____ day of _____, 2026.

_____ _____
Secretary *Chairman*
John Jacobson *Jeff Spink*

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

_____
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of THE RESERVE AT BLAKE FARMS this _____ day of _____, 2026.

_____ _____
Chairman *County Clerk*
Mike Stieben *Attest: Fran Keppler*

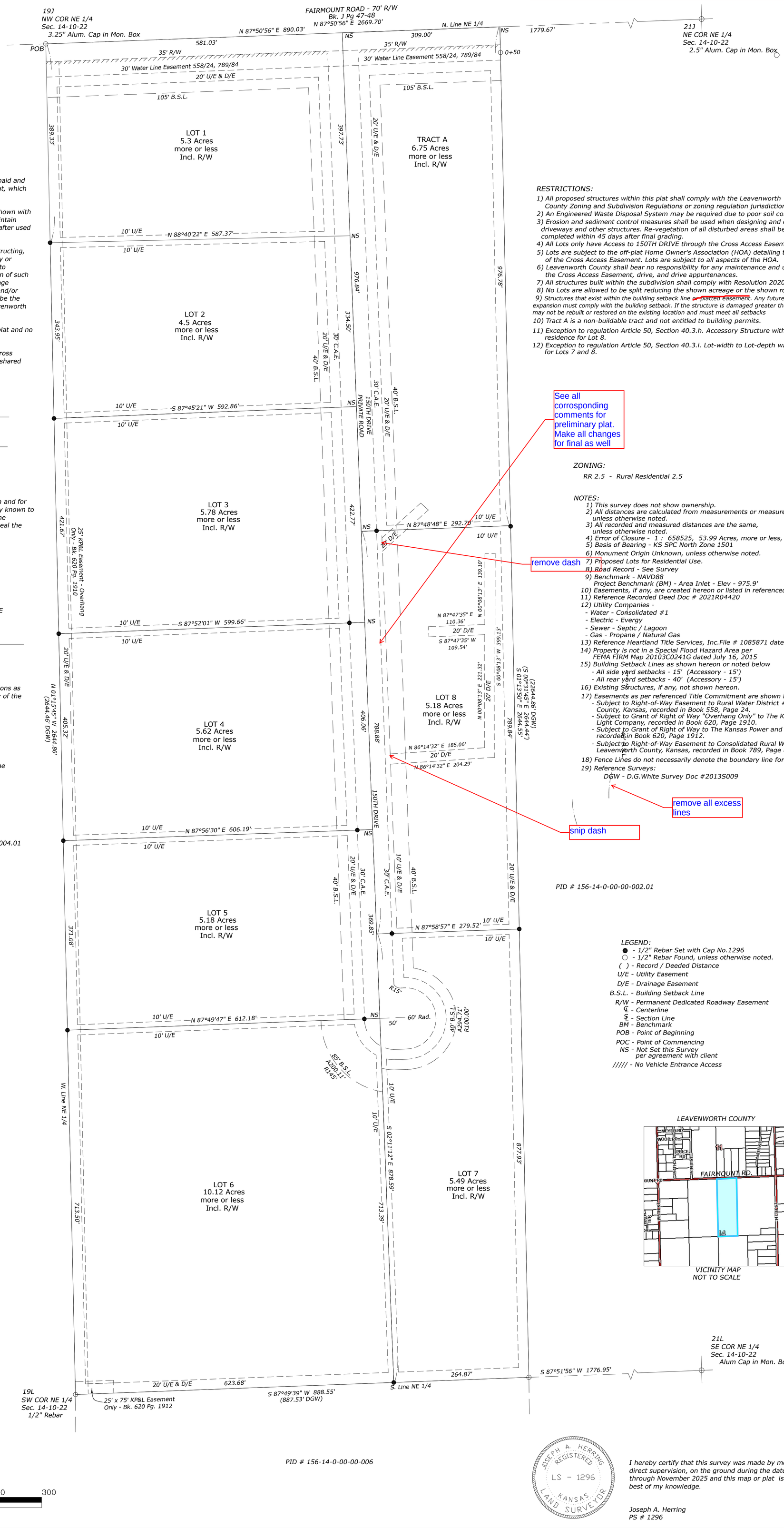
PID # 156-14-0-00-00-004.01

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

_____
Register of Deeds - TerriLois G. Todd

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

_____
Daniel Baumchen, PS#1363
County Surveyor



See all corrosponding comments for preliminary plat. Make all changes for final as well

remove dash

snip dash

remove all excess lines

RESTRICTIONS:
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
2) An Engineered Waste Disposal System may be required due to poor soil conditions.
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
4) All Lots only have Access to 150TH DRIVE through the Cross Access Easement.
5) Lots are subject to the off-plat Home Owner's Association (HOA) detailing the maintenance of the Cross Access Easement. Lots are subject to all aspects of the HOA.
6) Leavenworth County shall bear no responsibility for any maintenance and upkeep of the the Cross Access Easement, drive, and drive appurtenances.
7) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
8) No Lots are allowed to be split reducing the shown acreage or the shown road frontage.
9) Structures that exist within the building setback line ~~or platted easement~~. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks
10) Tract A is a non-buildable tract and not entitled to building permits.
11) Exception to regulation Article 50, Section 40.3.h. Accessory Structure without principal residence for Lot 8.
12) Exception to regulation Article 50, Section 40.3.i. Lot-width to Lot-depth was granted for Lots 7 and 8.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 658525, 53.99 Acres, more or less, Incl. R/W
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Proposed Lots for Residential Use.
8) Road Record - See Survey
9) Benchmark - NAVD88
Project Benchmark (BM) - Area Inlet - Elev - 975.9'
10) Easements, if any, are created hereon or listed in referenced title commitment.
11) Reference Recorded Deed Doc # 2021R04420
12) Utility Companies -
- Water - Consolidated #1
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
13) Reference Heartland Title Services, Inc.File # 1085871 dated Sept. 2, 2025.
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0241G dated July 16, 2015
15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
16) Existing Structures, if any, not shown hereon.
17) Easements as per referenced Title Commitment are shown hereon, if any.
- Subject to Right-of-Way Easement to Rural Water District #4, Leavenworth County, Kansas, recorded in Book 558, Page 24.
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- Subject to Right-of-Way Easement to Consolidated Rural Water District No. 1, Leavenworth County, Kansas, recorded in Book 789, Page 84.
18) Fence Lines do not necessarily denote the boundary line for the property.
19) Reference Surveys:
DGW - D.G.White Survey Doc #2013S009

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
( ) - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement
℄ - Centerline
§ - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
NS - Not Set this Survey per agreement with client
///// - No Vehicle Entrance Access

LEAVENWORTH COUNTY

VICINITY MAP
NOT TO SCALE

PID # 156-14-0-00-00-002.01

PID # 156-14-0-00-00-006

Scale 1" = 100'

Job # K-24-1809
August 10, 2025 Rev. 2/9/26

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email – survey@teamcash.com

100 0 100 200 300
1" = 100'

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of August through November 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

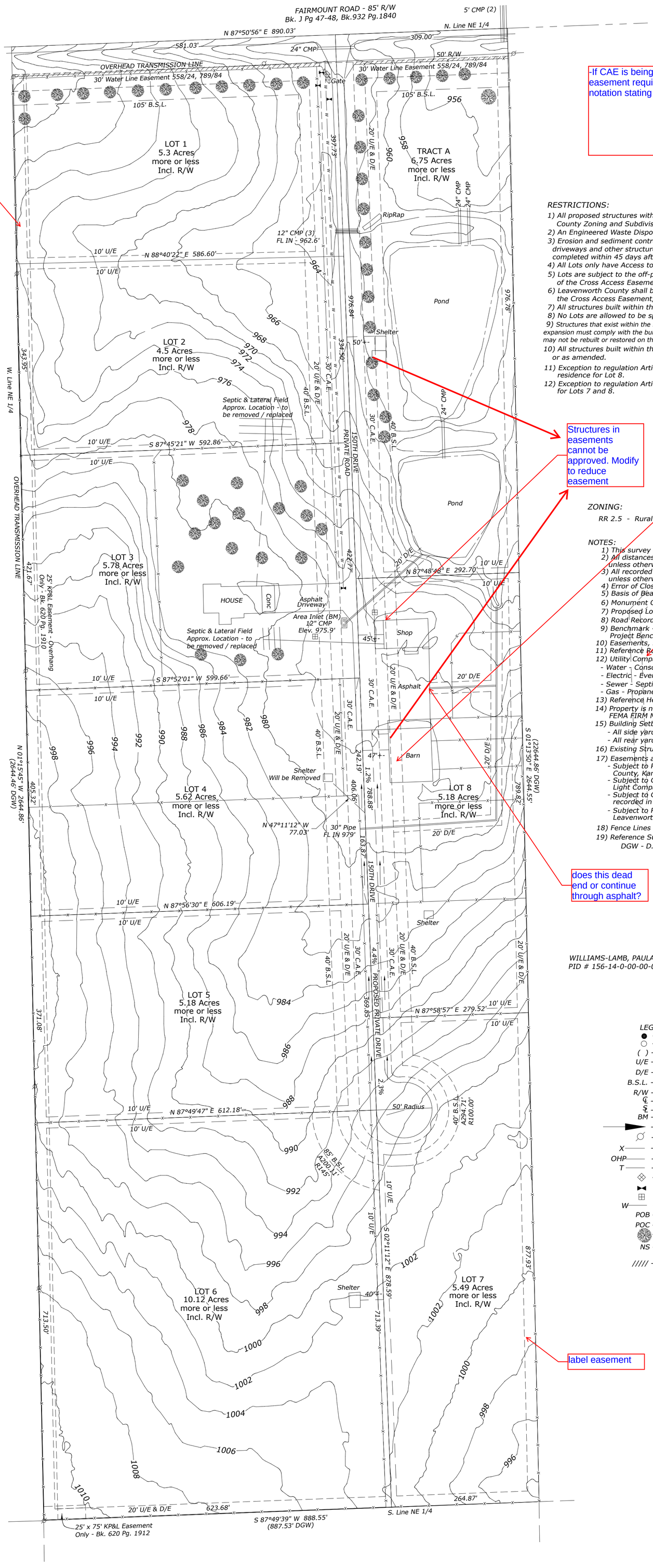
REVIEWED
aallison , 2/19/2026, 11:22:08 AM

PREPARED FOR:
BLAKE,KIM W & LISA M
14971 FAIRMOUNT RD
BASEHOR, KS 66007
PID # 156-14-0-00-00-003

RECORD DESCRIPTION:
The West Half of the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th PM, less any part thereof taken or used for road purposes and also less the following described tract:
Commencing at the Northwest corner of the Northeast Quarter of Section 14; thence North 89°36'48" East 890.05 feet along the section line to the point of beginning of this tract; thence North 89°36'48" East, 445.01 feet to the Northeast corner of the West Half of the Northeast Quarter of Section 14; thence South 00°33'22" West, 2644.43 feet to the South line of the Northeast Quarter; thence South 89°36'34" West, 443.77 feet along the South line of the West Half of the Northeast Quarter; thence North 00°31'45" East, 2644.44 feet to the point of beginning of this tract, in Leavenworth County, Kansas.

THE RESERVE
AT BLAKE FARMS

A Cross Access Easement Plat in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
PRELIMINARY PLAT



-If CAE is being used as part of the utility easement requirement, provide updated notation stating thus.

label easement

RESTRICTIONS:
1) *All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.*
2) *An Engineered Waste Disposal System may be required due to poor soil conditions.*
3) *Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.*
4) *All Lots only have Access to 150TH DRIVE through the Cross Access Easement.*
5) *Lots are subject to the off-plat Home Owner's Association (HOA) detailing the maintenance of the Cross Access Easement. Lots are subject to all aspects of the HOA.*
6) *Leavenworth County shall bear no responsibility for any maintenance and upkeep of the the Cross Access Easement, drive, and drive appurtenances.*
7) *All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.*
8) *No Lots are allowed to be split reducing the shown acreage or the shown road frontage.*
9) *Structures that exist within the building setback line or platted easement. Any future building or expansion must comply with the building setback. If the structure is damaged greater than 51% it may not be rebuilt or restored on the existing location and must meet all setbacks*
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11) *Exception to regulation Article 50, Section 40.3.h. Accessory Structure without principal residence for Lot 8.*
12) *Exception to regulation Article 50, Section 40.3.i. Lot-width to Lot-depth was granted for Lots 7 and 8.*

Structures in easements cannot be approved. Modify to reduce easement

An exception will need to be granted for structures located in platted setback. Provide narrative and exception notation on plat.

ZONING:
RR 2.5 - Rural Residential 2.5

remove

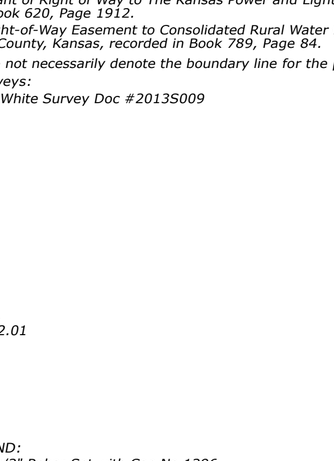
NOTES:
1) *This survey does not show ownership.*
2) *All distances are calculated from measurements or measured this survey, unless otherwise noted.*
3) *All recorded and measured distances are the same, unless otherwise noted.*
4) *Error of Closure - 1 : 974549, 39.95 Acres, more or less, Incl. R/W*
5) *Basis of Bearing - KS SPC North Zone 1501*
6) *Monument Origin Unknown, unless otherwise noted.*
7) *Proposed Lots for Residential Use.*
8) *Road Record - See Survey*
9) *Benchmark - NAVD88*
Project Benchmark (BM) - Area Inlet - Elev - 975.9'
10) *Easements, if any, are created hereon or listed in referenced title commitment.*
11) *Reference Recorded Deed Doc # 2021R04420*
12) *Utility Companies -*
- *Water - Consolidated #1*
- *Electric - Evergy*
- *Sewer - Septic / Lagoon*
- *Gas - Propane / Natural Gas*
13) *Reference Heartland Title Services, Inc.File # 1085871 dated Sept. 2, 2025.*
14) *Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0241G dated July 16, 2015*
15) *Building Setback Lines as shown hereon or noted below*
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- *Subject to Grant of Right of Way to The Kansas Power and Light Company, recorded in Book 620, Page 1912.*
- *Subject to Right-of-Way Easement to Consolidated Rural Water District No. 1, Leavenworth County, Kansas, recorded in Book 789, Page 84.*
18) *Fence Lines do not necessarily denote the boundary line for the property.*
19) *Reference Surveys:*
DGW - D.G.White Survey Doc #2013S009

does this dead end or continue through asphalt?

label easement

LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
( ) - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement
℄ - Centerline
S - Section Line
BM - Benchmark
- DIRECTION OF WATER FLOW
- Power Pole
X —— - Fence Line
OHP —— - Overhead Power Lines
T —— - Underground Telephone/Fiber Optic Line
- Gas Valve
- Water Meter/Valve
- Telephone Pedestal
W —— - 6" Water Line - location as per district
POB - Point of Beginning
POC - Point of Commencing
- Tree
NS - Not Set this Survey per agreement with client
///// - No Vehicle Entrance Access

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

NORTH
Scale 1" = 100'

Job # K-24-1809
August 10, 2025 Rev. 2-6-26

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email – survey@teamcash.com

100 0 100 200 300
1" = 100'

SAYLER FAMILY TRUST
PID # 156-14-0-00-00-006

KLAMM, LEONARD D
PID # 156-14-0-00-00-004.01

WILLIAMS-LAMB, PAULA L
PID # 156-14-0-00-00-002.01

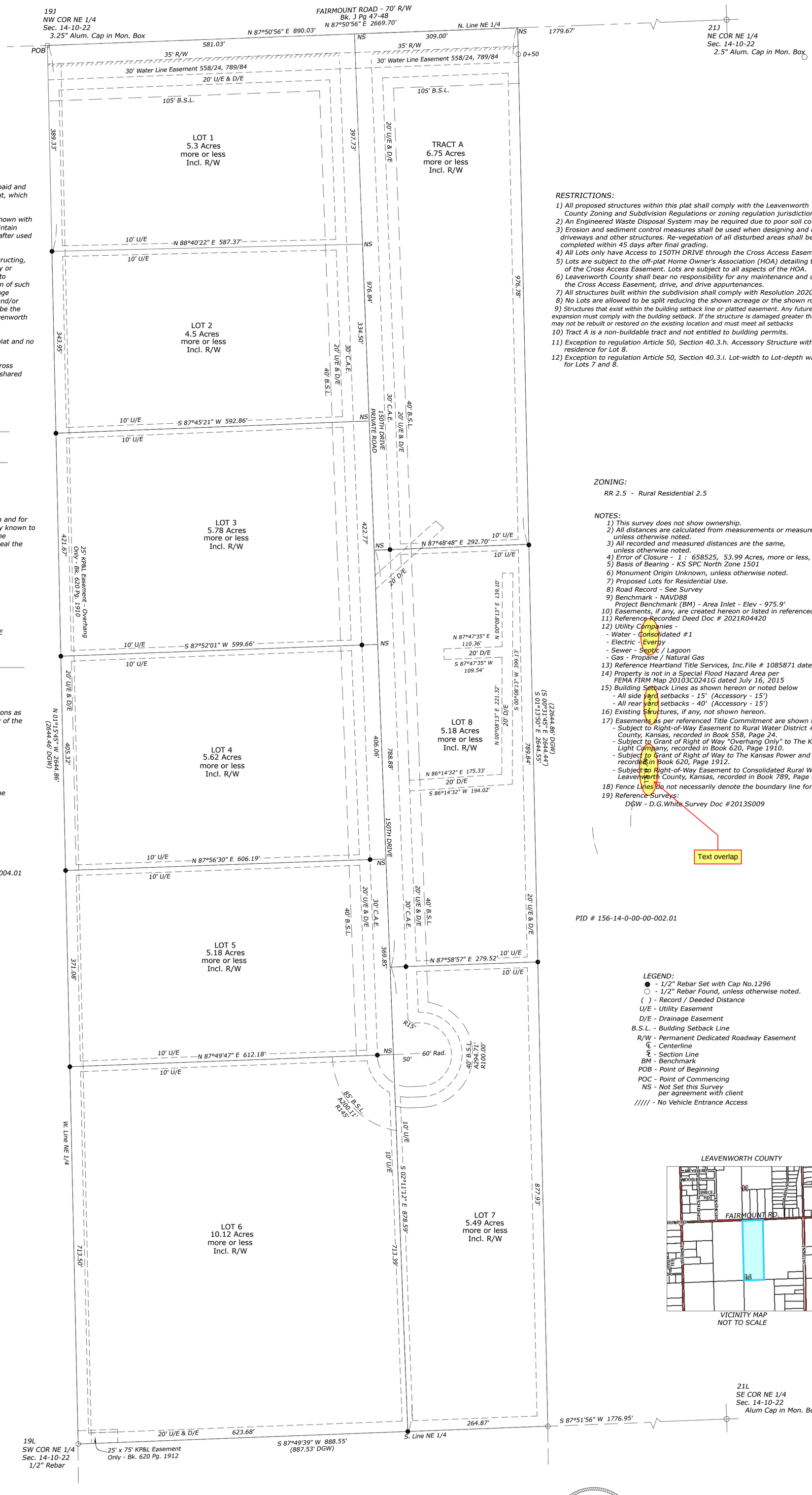
PREPARED FOR:
BLAKE,KIM W & LISA M
14971 FAIRMOUNT RD
BASEHOR, KS 66007
PID # 156-14-0-00-00-003

02-24-26
PW Combined
Comments

THE RESERVE
AT BLAKE FARMS

SURVEYOR'S DESCRIPTION:
Tract of land in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 14, 2025, and more fully described as follows: Beginning at the Northwest corner of said Northeast Quarter; thence North 87 degrees 50'56" East for a distance of 890.03 feet along the North line of said Northeast Quarter; thence South 01 degrees 13'50" East for a distance of 2644.55 feet to the South line of said Northeast Quarter; thence South 87 degrees 49'39" West for a distance of 888.55 along said South line to the Southwest Corner of said Northeast Quarter; thence North 01 degrees 15'45" West for a distance of 2644.86 feet along the West line of said Northeast Quarter to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 53.99 acres, more or less, including road right of way.
Error of Closure: 1 - 658525

A Cross Access Easement Plat in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
FINAL PLAT



CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: THE RESERVE AT BLAKE FARMS.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", is hereby granted over all Lots and Tract A. Maintenance is to be shared between the owners of all Lots and Tract A. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2026R

IN TESTIMONY WHEREOF,
We, the undersigned owners of THE RESERVE AT BLAKE FARMS, have set our hands this _____ day of _____, 2026.

_____ Kim W. Blake

_____ Lisa M. Blake

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____ 2026, before me, a notary public in and for said County and State came Kim W. Blake and Lisa M. Blake, husband and wife, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC_____

My Commission Expires:_____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of THE RESERVE AT BLAKE FARMS this _____ day of _____, 2026.

_____ Secretary
John Jacobson

_____ Chairman
Jeff Spink

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

_____ County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of THE RESERVE AT BLAKE FARMS this _____ day of _____, 2026.

_____ Chairman
Mike Stieben

_____ County Clerk
Attest: Fran Keppler

PID # 156-14-0-00-00-004.01

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2026 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas,

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I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

_____ Daniel Baumchen, PS#1363
County Surveyor

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12) Exception to regulation Article 50, Section 40.3.i. Lot-width to Lot-depth was granted for Lots 7 and 8.

ZONING:
RR 2.5 - Rural Residential 2.5

NOTES:
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Text overlap

PID # 156-14-0-00-00-002.01

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LEAVENWORTH COUNTY

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NOT TO SCALE

PID # 156-14-0-00-00-006

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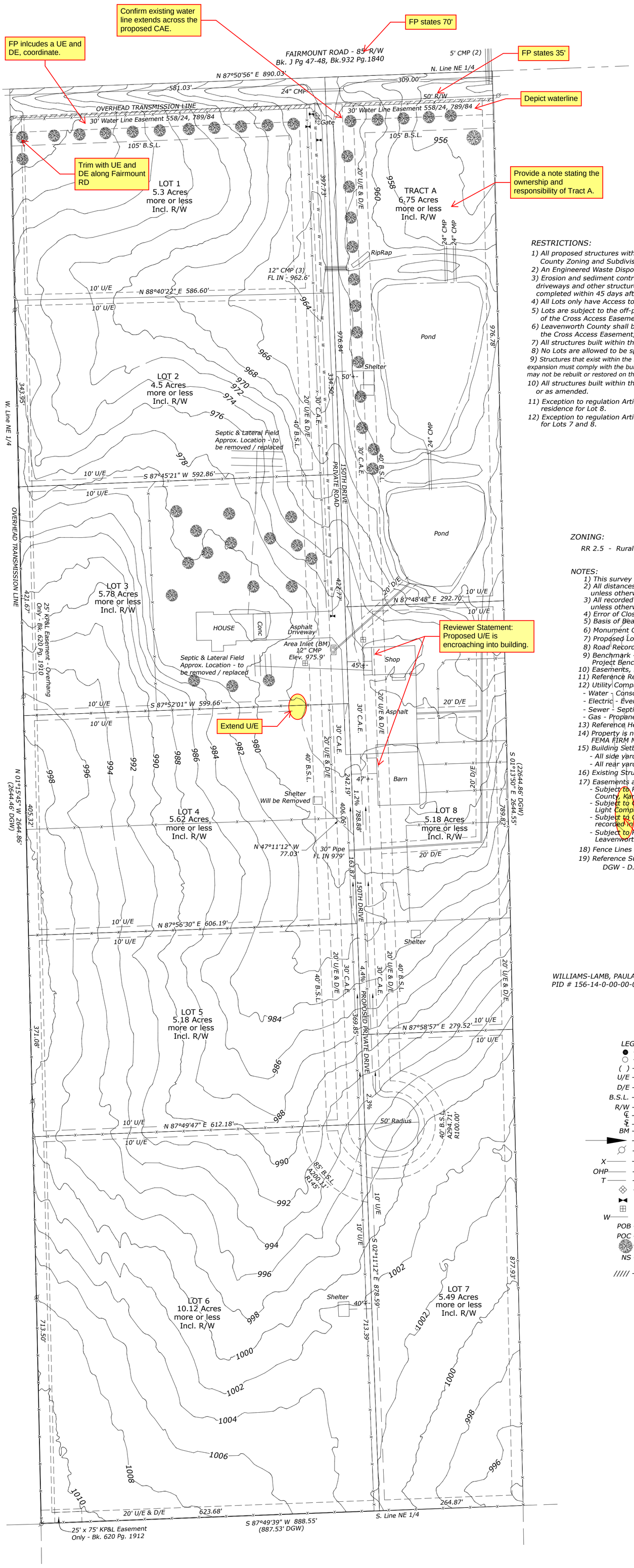
02-24-26
PW Combined
Comments

PREPARED FOR:
BLAKE,KIM W & LISA M
14971 FAIRMOUNT RD
BASEHOR, KS 66007
PID # 156-14-0-00-00-003

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AT BLAKE FARMS

A Cross Access Easement Plat in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
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2) *All distances are calculated from measurements or measured this survey, unless otherwise noted.*
3) *All recorded and measured distances are the same, unless otherwise noted.*
4) *Error of Closure - 1 : 974549, 39.95 Acres, more or less, Incl. R/W*
5) *Basis of Bearing - KS SPC North Zone 1501*
6) *Monument Origin Unknown, unless otherwise noted.*
7) *Proposed Lots for Residential Use.*
8) *Road Record - See Survey*
9) *Benchmark - NAVD88*
Project Benchmark (BM) - Area Inlet - Elev - 975.9'
10) *Easements, if any, are created hereon or listed in referenced title commitment.*
11) *Reference Recorded Deed Doc # 2021R04420*
12) *Utility Companies -*
- *Water - Consolidated #1*
- *Electric - Evergy*
- *Sewer - Septic / Lagoon*
- *Gas - Propane / Natural Gas*
13) *Reference Heartland Title Services, Inc.File # 1085871 dated Sept. 2, 2025.*
14) *Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0241G dated July 16, 2015*
15) *Building Setback Lines as shown hereon or noted below*
- *All side yard setbacks - 15' (Accessory - 15')*
- *All rear yard setbacks - 40' (Accessory - 15')*
16) *Existing Structures, if any, not shown hereon.*
17) *Easements as per referenced Title Commitment are shown hereon, if any.*
- *Subject to Right-of-Way Easement to Rural Water District #4, Leavenworth County, Kansas, recorded in Book 558, Page 24.*
- *Subject to Grant of Right of Way "Overhang Only" to The Kansas Power and Light Company, recorded in Book 620, Page 1910.*
- *Subject to Grant of Right of Way to The Kansas Power and Light Company, recorded in Book 620, Page 1912.*
- *Subject to Right-of-Way Easement to Consolidated Rural Water District No. 1, Leavenworth County, Kansas, recorded in Book 789, Page 84.*
18) *Fence Lines do not necessarily denote the boundary line for the property.*
19) *Reference Surveys:*
DGW - D.G.White Survey Doc #2013S009

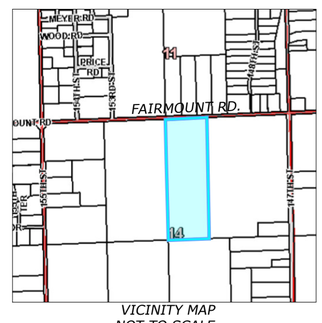
KLAMM, LEONARD D
PID # 156-14-0-00-00-004.01

WILLIAMS-LAMB, PAULA L
PID # 156-14-0-00-00-002.01

SAYLER FAMILY TRUST
PID # 156-14-0-00-00-006

LEGEND:
- ● - 1/2" Rebar Set with Cap No.1296
- ○ - 1/2" Rebar Found, unless otherwise noted.
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- ℄ - Centerline
- ⅀ - Section Line
- BM - Benchmark
- ▬▶ - DIRECTION OF WATER FLOW
- ○ - Power Pole
- X - Fence Line
- OHP - Overhead Power Lines
- T - Underground Telephone/Fiber Optic Line
- ◇ - Gas Valve
- ⋈ - Water Meter/Valve
- ⊞ - Telephone Pedestal
- W - 6" Water Line - location as per district
- POB - Point of Beginning
- POC - Point of Commencing
- ✳ - Tree
- NS - Not Set this Survey per agreement with client
- ///// - No Vehicle Entrance Access

LEAVENWORTH COUNTY



VICINITY MAP
NOT TO SCALE

NORTH
Scale 1" = 100'

Job # K-24-1809
August 10, 2025 Rev. 2-6-26

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email – survey@teamcash.com

100 0 100 200 300
1" = 100'

THE RESERVE DEVELOPMENT
PRIVATE ROAD PLANS
LEAVENWORTH COUNTY KANSAS

02-25-26
PW Combined
Comments

Sheet Index

1. Title Sheet
2. Typical Section and General Notes
3–4 Plan & Profile Sheets
5. Cul–de–sac Plan
6. Intersection Plan
7. Grading Plan
8. Culvert & Ditch Sizing
9. Traffic Control Plan
10. Details
11–14 Cross Sections

UTILITY COMPANIES

Evergy	816–471–5275
AT&T	800–288–2020
CRWD #1	913–724–7000
Kansas Dig Safe	1–800–344–7233



Project Location

N

Owner: Kim & Lisa Blake
14971 Fairmount Rd
Basehor, KS 66007

Surveyor: Herring Surveying
315 N. 5th Street
Leavenworth, KS 66048
913–651–3858

Engineer: David Lutgen
704 Indian Trail Ct
Smithville, MO 64089
913–683–2864

Design Reference – AASHTO Guidelines for Geometric Design of Low–Volume Roads (2019 Edition)

Design Speed – 20 mph

David Lutgen 2/14/26

David P. Lutgen, P.E. Date

DAVID P. LUTGEN LICENSED 17396 2-14-26 KANSAS PROFESSIONAL ENGINEER

THE RESERVE
AT BLAKE FARMS

NO.	DATE	REVISIONS	BY	APP'D
1				
2				
3				
4				
5				

Designed By:
Drawn By:
Checked By:
Issue Date:
Job No.:

THE RESERVE DEVELOPMENT
LEAVENWORTH COUNTY KS

150th DRIVE
TITLE SHEET

SHEET NO.
1

AUTOCAD VER.13 INFORMATION BLOCK
DRAWING:
BY:
DATE:
XREF DWG1: NONE
XREF DWG2: NONE
XREF DWG3: NONE
XREF DWG4: NONE

LEAVENWORTH COUNTY
SEPTIC INSPECTION CHECKLIST – CHAMBERS

PID 156-14 003.00
Address 14971 Fairmount Rd
Private Sewage Disposal Permit Number 26-042

SITE	YES	NO
Located on soil test site		
Portion of laterals at location of soil test	___	___
Has site been altered	___	___
TANK		
Correct material & size, 3" minimum thick, cover 4" thick	___	___
Installed at proper Depth		
Tight line -		
Schedule 40 pipe from house to tank		
Schedule 40 pipe first 10' from tank		
25' from waterline		
50' from any stream, cisterns, water main, pond	___	___
25' from any water service line	___	___
10' from property line		
10' from building, 15' if above lowest floor		
Outside of Special Flood Hazard Area	___	___
4" Cleanout installed for each compartment w/ locking cap	___	___
Inlet and outlet baffles or tees installed	___	___
Minimum 10' from lowest floor, including basement floor	___	___
Tank size _____ gallons		
Tank manufacturer	___	
* Secondary Safety Lid Installed		
LATERALS –		
24"-30" deep with 12" - 18" of fill	✓	___
Schedule 35 or better rigid PVC trench pipe, inlet & tight line	✓	___
Tight line on undisturbed earth	✓	___
End caps on each lateral	✓	___
25' from water line	✓	___
10' from property line	✓	___
100' from wells or cisterns	✓	___
50' from pond, lake or stream not used for drinking	✓	___
Chamber Manufacturer	Infiltrator	

SIZE
Linear footage required 500' Installed 600'
Reduction percentage 25%

I certify that this private sewage system installed by me on the property described above was installed in accordance with specifications in the Leavenworth County Sanitary Code.

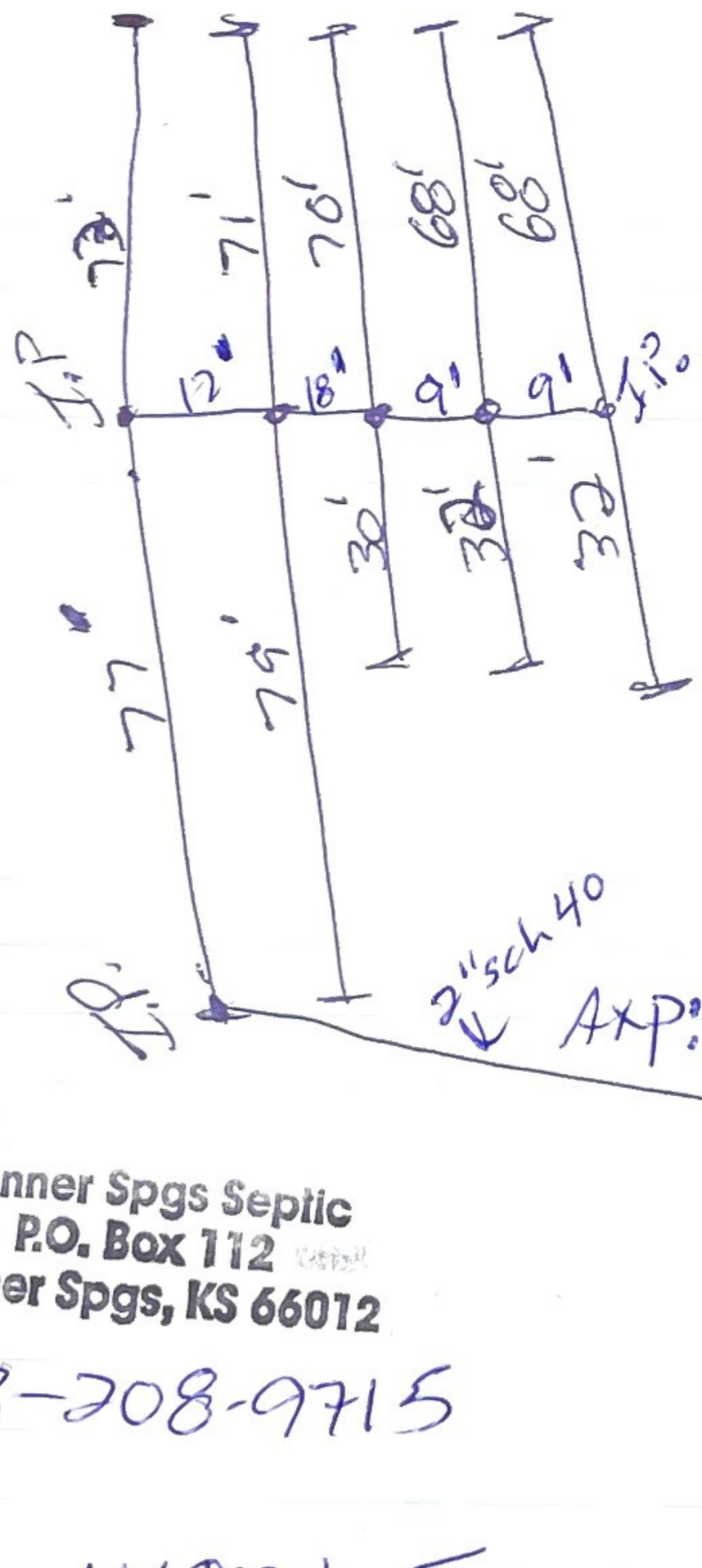
Installer Signature _____
Approved for back fill

Inspector signature Kyle Ard
Date 2-25-26

N

#1 150'
#2 130'
#3 100'
#4" 100'
#5 100'

600
x3
1800
SQ FT
Chamber
System



Bonner Spgs Septic
P.O. Box 112
Bonner Spgs, KS 66012

913-208-9715

14971 Fairmont Rd
Bonner KS. 66007

Leavenworth County
Request for Board Action
Resolution 2026-08
Special Use Permit H2R Ranch

Date: April 1, 2026
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

Budget Review ☐ Administrator Review ☒ Legal Review ☒

Action Requested:

Chairman, I move that the proposed Special Use Permit as outlined in case DEV-25-121 be approved based on the recommendation and findings of the Planning Commission on the Golden factors and the recommendations of staff as set forth in the Staff Report as amended by the Planning Commission and as substantiated by the facts, testimony and evidence presented at the public hearing.

Analysis: The applicant is requesting a Special Use Permit for a horse boarding facility for boarding more than 11 horses. The applicants are proposing to build a 40,000 sq foot structure that would board horses in approximately 55 stalls and have an indoor arena. Applicants are also proposing to offer riding lessons that would take place in either the indoor or outdoor arenas. In addition to the new structure, the applicants are proposing to construct an approximate 21,000 square foot parking lot that would serve the employees and boarders. This appears to provide adequate parking for all trailers and passenger cars. The applicants have stated that they will be requiring a negative EIA test with a picture and description of the animal in the previous 12 months for all horses that come to their property within 30 days of arrival in compliance with current State Statute.

The general hours of operation proposed is from 7:00AM until 7:00PM; during summer months 7:00AM to 9:00PM seven (7) days a week. The applicants are estimating to hire two (2) full-time & two (2) part-time employees that will likely be unrelated to the applicant.

The Planning Commission amended Staff's recommendation to limit the SUP to a period of ten (10) years.

Planning Commission Recommendation: The Planning Commission voted 7-0 (2 absent) to recommend approval of Resolution 2026-08 (Case No. DEV-25-121) of a Special Use Permit for H2R Ranch with conditions as stated in the staff report.

Alternatives:

1. Approve Case DEV-25-121 (Resolution 2026-08), Special Use Permit for Horse Boarding facility to board more than 11 horses for H2R Ranch, with Findings of Fact, and with or without conditions; or

2. Deny Case DEV-25-121 (Resolution 2026-08), Special Use Permit for Horse Boarding facility to board more than 11 horses for H2R Ranch, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Case DEV-25-121 (Resolution 2026-08), Special Use Permit for Horse Boarding facility to board more than 11 horses for H2R Ranch, with Findings of Fact; or

4. Remand the case back to the Planning Commission.

Budgetary Impact:

☒ Not Applicable
☐ Budgeted item with available funds
☐ Non-Budgeted item with available funds through prioritization
☐ Non-Budgeted item with additional funds requested

Total Amount Requested:
$0.00

Additional Attachments: Staff Report, Planning Commission Minutes

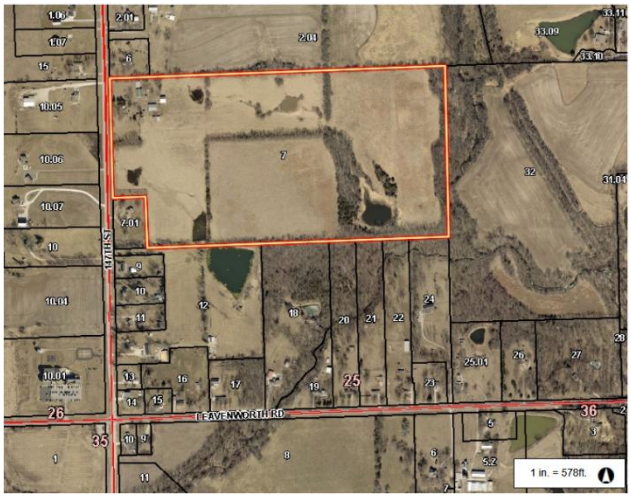
LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT

CASE NO: DEV-25-121 March 11, 2026

REQUEST: ***Public Hearing Required***
☐ Zoning Amendment ☒ Special Use Permit
☐ Temporary Special Use Permit

STAFF REPRESENTATIVE:
Josh Schweitzer
Planner II

SUBJECT PROPERTY: 20770 147th Street



APPLICANT/APPLICANT AGENT:
JOE HERRING
Herring Surveying Company
315 N 5th STREET
Leavenworth, KS 66048

PROPERTY OWNER:
Hailee Hansen

CONCURRENT APPLICATIONS:
N/A

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE

LEGAL DESCRIPTION:
A tract of land in the Southwest Quarter of Section 25, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: Approval with Conditions

PROPERTY INFORMATION

ACTION OPTIONS:
1. Recommend approval of Case No DEV-25-121, Special Use Permit for H2R Ranch for a horse boarding facility to board more than 11 horses, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-121, Special Use Permit for H2R Ranch for a horse boarding facility to board more than 11 horses, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 76.80 ACRES

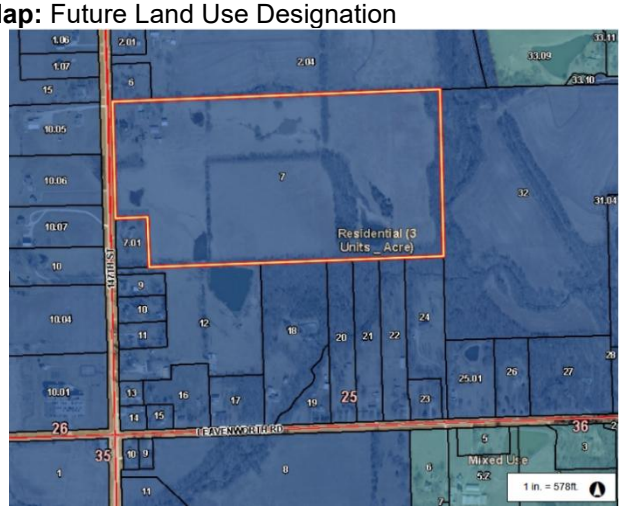
PARCEL ID NO:
157-25-0-00-00-007

BUILDINGS:
Existing House & Outbuildings.

PROJECT SUMMARY:
Request for Special Use Permit to operate a horse boarding facility to board more than 11 horses for H2R Ranch (**PID:** 157-25-0-00-00-007).

ACCESS/STREET:
147TH St.; Collector; ±34' WIDE, PAVED

Location Map: Future Land Use Designation



UTILITIES

SEWER: SEPTIC

FIRE: FAIRMOUNT

WATER: CRWD#1

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW: 3/5/2026

NEWSPAPER NOTIFICATION:
2/18/2026

NOTICE TO SURROUNDING PROPERTY OWNERS:
2/18/2026

FACTORS TO BE CONSIDERED:		
The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Special Use Permit request:	**Met**	**Not Met**
1. Character of the Neighborhood: *Density: The surrounding neighborhood within 1000 feet of subject property is rural in nature. Properties range in size from 1 acre to 83 acres* *Nearby City Limits: The City of Basehor is approximately ½ of a mile west of the subject property* *Initial Growth Management Area: This parcel is located within the Rural Growth Area.*	✓	
2. Zoning and uses of nearby property: *Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature.* *Adjacent Zoning: All adjacent properties are zoned RR-2.5.*	✓	
3. Suitability of the Property for the uses to which is has been restricted: *The property is **76.8 acres**. The property is suitable as a rural residence, for agricultural uses and the proposed use is allowed with a Special Use Permit.*	✓	
4. Extent to which removal of the restrictions will detrimentally affect nearby property: *The use is unlikely to detrimentally impact neighboring parcels. There may be a slight increase in noise, however staff proposes to place a noise limitation condition if approved.* *Traffic: Traffic to the site will be limited. Approximately two full-time & two part-time employees are proposed to assist with operating the proposed use. Site is not open to the public and limited to those that board their horses at the site and those that have riding lessons scheduled. Minimal trips anticipated.* *Lighting: The applicant indicated use of exterior lighting. Staff recommends placing a condition that all lighting shall be 0.00 foot-candles, as measured from the property line.* *Outdoor Storage: Applicant is proposing that no outdoor storage is needed for this use.* *Parking: Parking that is being proposed appears to be adequate for the proposed use.* *Visitors/Employees: Typically, four (two full-time & two part-time) staff will visit the site each day. Visitors will be limited to customers based upon the availability of stalls & any riding lessons that may be scheduled.* *Waste: The applicant does not store chemicals, lubricants, oils or other flammable objects on the property. Any waste generated from the property must be disposed of in compliance with all applicable local, state and federal laws.*	✓ *(Condition 8)* ✓ ✓ *(Condition 6)* ✓ ✓ ✓ ✓ *(Condition 7)*	
5. Length of time the property has been vacant as zoned: ☐ *Vacant:* ☒ *Not Vacant: There is an existing house and outbuildings that are at the front of the property. A 40,000 sq ft building is being proposed for the use of stables and an indoor arena*	✓	
6. Relative gain to economic development, public health, safety and welfare: *The proposed application would allow for another business to be located within Leavenworth County. There does not appear to be any detrimental effects to the public health, safety or welfare.*	✓	

7. Conformance to the Comprehensive Plan: *Future Land Use Map: Residential 3 Units an Acre*		✓

STAFF COMMENTS:

The applicant is requesting a Special Use Permit for a horse boarding facility for boarding more than 11 horses. The applicants are proposing to build a 40,000 sq foot structure that would board horses in approximately 55 stalls and have an indoor arena. Applicants are also proposing to offer riding lessons that would take place in either the indoor or outdoor arenas. In addition to the new structure, the applicants are proposing to construct an approximate 21,000 square foot parking lot that would serve the employees and boarders. This appears to provide adequate parking for all trailers and passenger cars. The applicants have stated that they will be requiring a negative EIA test with a picture and description of the animal in the previous 12 months for all horses that come to their property within 30 days of arrival in compliance with current State Statute.

The general hours of operation proposed is from 7:00AM until 7:00PM; during summer months 7:00AM to 9:00PM seven (7) days a week. The applicants are estimating to hire two (2) full-time & two (2) part-time employees that will likely be unrelated to the applicant.

Staff recommends this permit be classified as a Type 1 with a time limit recommendation of 5 years per the conditions and uses proposed.

STAFF RECOMMENDED CONDITIONS:

1. This SUP is considered a Type 1 and limited to a period of 5 years
2. The business is limited to the hours identified in narrative (7:00 AM to 7:00 PM; During Summer Months hours are 7:00Am to 9:00 PM) Monday through Sunday.
3. The applicant shall provide a certificate of general liability insurance in the amount of $1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
4. There shall be no on-street parking allowed.
5. Traffic shall not queue onto the public road network when entering the site.
6. Lighting generated from proposed use shall be limited to 0.00 foot-candles net gain, as measured at the property line.
7. All waste generated from the proposed business shall be disposed of in a manner that meets all local, state and federal requirements.
8. Noise shall be limited to 65 dBs along property lines adjacent to Residentially Zoned Parcels.
9. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations. As well as applying for the appropriate permit if necessary
10. All areas disturbed during construction shall be either sodded or seeded within a year of completion of construction.
11. A negative EIA test completed within the previous 12 months and kept on file. This requirement includes horses that originate outside the State of Kansas or from within the State of Kansas per KAR 9-7-14 or as amended.
12. All events, excluding any event that meets the definition of a private event as defined in the Leavenworth County Zoning & Subdivision Regulations, shall require a Temporary Special Use Permit prior to commencing.
13. This SUP shall comply with all state and federal rules and regulations that may be applicable.
14. Confirm with Emergency Management, Chuck Magaha, on conditions of Emergency Action Plan
15. That the conditional Special Use Permit granted herein is subject to revocation upon the breaching of the conditions set forth herein, or any substantial change in the use of the subject property. The H2R Ranch LLC, and its assigns or successors in interest, hereby consent to, and authorize, entry onto the subject property by employees or agents of the county for the purpose of inspecting the subject property for compliance with the conditions set forth herein.
16. This SUP is subject to revocation upon the violation or, or failure to comply with, any condition state herein
17. That no public nuisance be allowed or created upon the subject real property.

18. Must provide updated plans in compliance with all outstanding review comments made by County Staff prior to any acceptance being issued.
19. Must comply with the Consolidated Rural Water District #1 letter dated March 5, 2026, if applicable.
20. Pay any outstanding professional fees prior to any acceptance being issued.

ATTACHMENTS:
A: Application & Narrative
B: Zoning Map
C: Memorandums

SPECIAL USE PERMIT APPLICATION

Leavenworth County Planning Department
300 Walnut, St., Suite 212
County Courthouse
Leavenworth, Kansas 66048
913-684-0465

APPLICANT/AGENT INFORMATION		OWNER INFORMATION (If different)	
NAME	Hailee Hansen	NAME	
ADDRESS	20770 147th Street	ADDRESS	
CITY/ST/ZIP	Basehor, Kansas 66007	CITY/ST/ZIP	
PHONE	[redacted]	PHONE	
EMAIL	[redacted]	EMAIL	
CONTACT PERSON	Hailee Hansen	CONTACT PERSON	

PROPERTY INFORMATION

PID: 1572500000007000 Zoning District: RR-2.5

Address of property 20770 147th Street Basehor, KS Parcel size 76.8

Current use of the property Residential / Ag

Does the owner live on the property? ☒ Yes ☐ No

Proposed Special Use Boarding 11+ Horses (Up to 80)

TAX ASSESSEMENT STATEMENT

Upon the granting of a Special Use Permit by the Leavenworth County Board of County Commissioners, the assessable nature of the above referenced property and structures on the property may result in a change of the Appraised Class and Value and in the next year's Tax Assessment.

I, the applicant, have read and understand that there may be a change in the appraised value of my property due to the presence of a Special Use Permit for my property. (Check one) ☐ Yes ☐ No

I, the applicant, understand that if the project requires a review from the State Fire Marshall. I/we must provide the inspection report or planned review approval prior to submittal. (Check one) ☑ Yes ☐ No

I, the undersigned am the *(circle one) owner, duly authorized agent,* of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a Special Use Permit and acknowledge the potential of a change in the Appraised Value of my property as indicated above. **I hereby agree to "cease and desist" the operation of the activity upon denial of the permit by the Board of County Commissioners.**

Signature [signature] Date 10/14/2025

ATTACHMENT A

PROPOSED SPECIAL USE PERMIT INFORMATION

Name of Business H2R Ranch

Existing and Proposed Structures Existing Home and Multiple Sheds; Proposed Indoor Riding Arena and Stables

Number of structures used for Special Use Permit 2

Will the use require parking? ☒ Yes ☐ No How many parking spaces are proposed/available? Req'd: 5 Passenger Stalls; 4 Horse Trailers
Provided: 30,000 SF Parking Lot w/ 2ADA Stalls

Is the proposed use seasonal? ☐ Yes ☒ No

If yes, what months will the use be active? _____ *Month* through _____ *Month*

Reason for requesting a Special Use Permit: No Existing Structures of Use. Proposed Riding Arena and Stables

Estimated Traffic

In this section, you are determining the impact your proposed use will have on the county roadways. A vehicle visiting your site is to be considered two trips because the visitor/employee/user will use the roadways twice. If you are planning to expand the use that may generate additional traffic during the duration of the permit, provide the traffic generation for the full expansion.

How many total Passenger vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily 26 Weekly 130 Monthly 520

If applicable, how many total Commercial (delivery, heavy trucks, equipment, etc.) vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily 0 Weekly _____ Monthly _____

If applicable, describe Seasonal trips not accounted for above: What type (Passenger and Commercial) vehicle trips, how many trips per vehicle type in the seasonal timeframe, and describe the seasonal time frame (months, weeks, or days) in a calendar year.

Passenger: Months _____ Weeks _____ Days _____

Commercial: Months _____ Weeks _____ Days _____

When are trips to the site expected to occur (i.e. throughout the day, limited certain hours, etc.)? If applicable, separate occurrences by vehicle type (Passenger, Commercial, Seasonal Passenger, and Seasonal Commercial):

The owner anticipates a maximum of 3 employee passenger vehicles per day arriving in the morning and exiting the site between 3-7pm. There is an anticipated maximum of 10 visitors a day to the site arriving and existing one at a time throughout the day.

What is the anticipated route(s) from the nearest State Highway to the Site? K-7 Hwy to Leavenworth Rd to 147th Street

Special Use Permit Renewal

Describe any change to operations since the SUP was last issued including traffic trips compared to this SUP:

Have you added any buildings since the SUP was last issued? ☐Yes ☐ No Any parking? ☐Yes ☐ No

ATTACHMENT B

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 10/06/2025

COUNTY CLERK

DOC #: 2025R07678
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
10/06/2025 01:36:27 PM
RECORDING FEE: 38.00
PAGES: 2

KANSAS GENERAL WARRANTY DEED

FILE NO.: 25-0553

THIS WARRANTY DEED is made on this September 24th, 2025 by and between: Judy K Northern and spouse if any, as GRANTOR, and H2R Ranch, LLC and H2R Hay, LLC : as GRANTEE, whose mailing address is 12444 Leavenworth Road Kansas City KS 66109

WITNESSETH: THAT GRANTOR, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by GRANTOR, does hereby Grant, Bargain, Sell and Convey to GRANTEE, the following described real property (the Property) situated in the County of Leavenworth, State of Kansas, to wit:

The North One-half (N 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty-five (25), Township Ten (10), Range Twenty-two (22); in Leavenworth County, Kansas.

Except the following tract of land in the Southwest Quarter of Section 25, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, described as follows: Commencing at the Southwest corner of Section 25, Township 10 South, Range 22; thence, North 00 degrees East, 1,336.23 feet, along the Section line to the POINT OF BEGINNING of this tract; thence North 00 degrees East, 400.00 feet, along the Section line; thence North 90 degrees East, 300.00 feet; thence South 00 degrees West, 396.05 feet; thence South 89 degrees 14' 42" West, 300.00 feet, to the POINT OF BEGINNING of this tract, Contains 2.75 acres more or less, including road right-of-way

Subject to easements, restrictions, reservations, and covenants of record, if any.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances hereunto belonging or in any wise appertaining, forever. And GRANTOR for GRANTOR, GRANTOR'S heirs, executors or administrators, does hereby covenant, promise and agree to and with GRANTEE that at the delivery of these presents GRANTOR is lawfully seized in GRANTOR'S own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described Property, with the appurtenances, that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature or kind soever, except as stated above and except for all taxes and assessments, general and special, not now due and payable; and that GRANTOR will warrant and forever defend the same unto GRANTEE, GRANTEE'S heirs and assigns against GRANTOR, GRANTOR'S heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same. If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE shall be construed to read GRANTORS or GRANTEES whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The GRANTOR has executed this instrument on September 24, 2025.

Judy K Northern
Judy K Northern

KANSAS ACKNOWLEDGMENT

State of MO
County of Jackson

On this 24 day of September 2025, before me, Fallon Michelle Thompson, a Notary Public in and for said state, personally appeared, Judy K. Northern, a single person, known to me to be the person who executed the within instrument, and acknowledged to me that he/she executed the same for the purposes therein stated.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

FALLON MICHELLE THOMPSON
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 23061818
My Commission Expires 03/20/2026

OWNER AUTHORIZATION

I/WE H2R Ranch by Hailee Hansen, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 27 day of ~~2026~~ January, 2026, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

   See Exhibit A attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Joe Herring (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, 20770 147 St Basehor, KS (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.

4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 27th day of January, 2026.

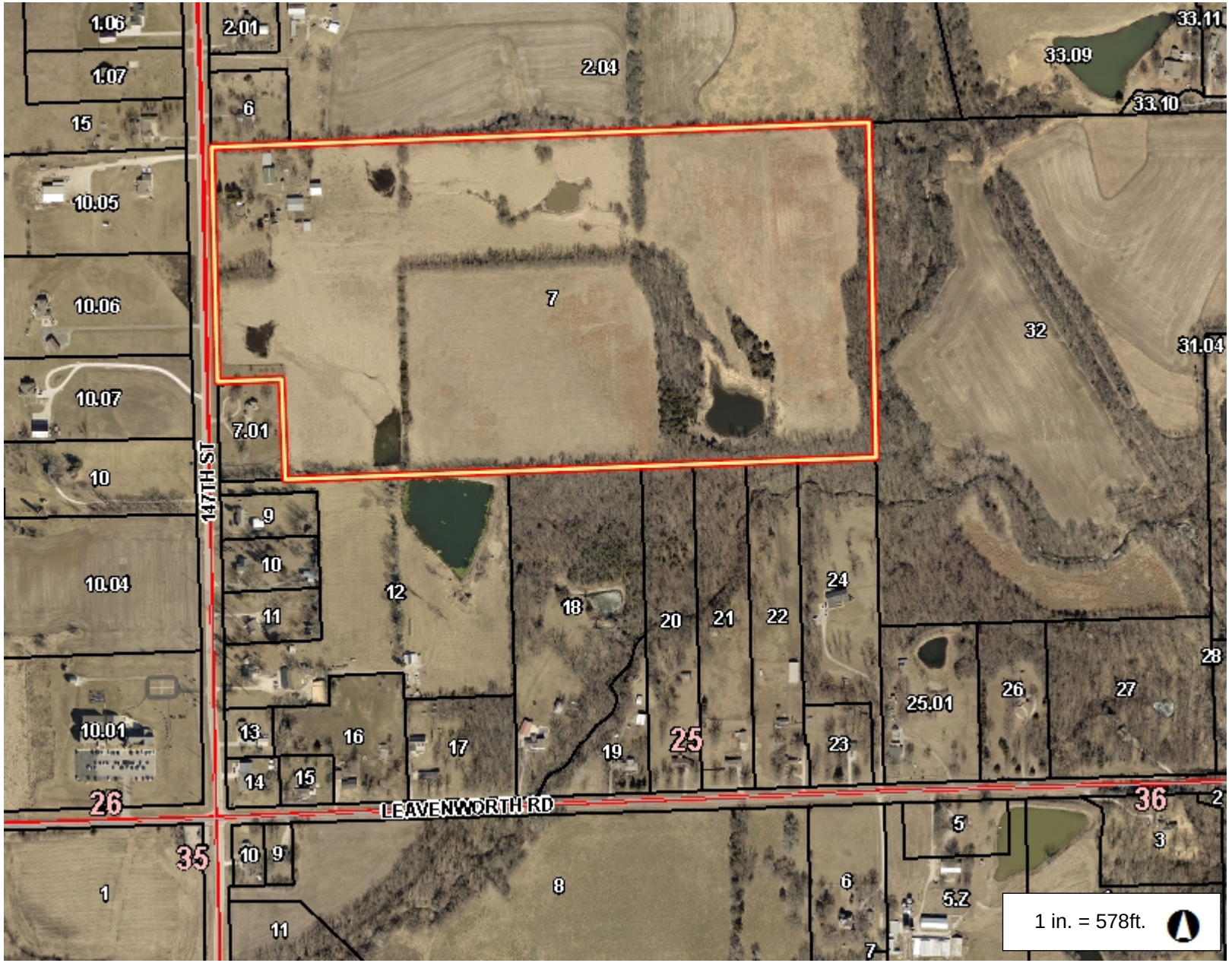
by Hailee Hansen.

My Commission Expires:

NOTARY PUBLIC - STATE OF KANSAS
MELISSA D. JOHNSON
MY APPT. EXPIRES 04/10/2028

Melissa D. Johnson
Notary Public

Leavenworth County, KS





Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary

Notes

1,156.1 0 578.03 1,156.1 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

H2R RANCH LLC

20770 147TH STREET – SPECIAL USE PERMIT

NARRATIVE DESCRIPTION OF THE PROPOSED USE

H2R Ranch LLC (the "Applicant") is proposing to develop the approximately 76.8+/- acres (PID: 1572500000007000) located at 20770 147th Street, Basehor, KS 66007 located in Leavenworth County (the "County"), Kansas (collectively, the "Property") to consist of an approximately 40,000+/- square foot indoor horse arena, an outdoor riding area, stables and a gravel parking lot for horse trailers and employees as generally depicted on the site plan attached hereto and incorporated herein as **Exhibit A** (the "Project"). Following receipt of the special use permit for the Project, the Applicant will diligently construct the Project to completion in a single phase, and is targeting completion of construction in Q2 2026.

The Property is zoned RR-2.5 (Rural) by the County and is currently used for both residential and agricultural purposes. The proposed use of the Project is consistent with the current use as the proposed use would continue both the residential and agricultural activities, including the boarding of horses in approximately 55 stalls, offering riding lessons within both the arena and the outdoor riding area. The Applicant proposes to operate the Project between the hours of 7:00 A.M. and 7:00 P.M. (or later during the summer months as daylight permits, no later than 9:00 P.M.), seven (7) days a week, and will generally be operated on a year-round basis, weather permitting. The Applicant estimates hiring one (1) to two (2) full time employees and one (1) to two (2) part time employees to assist with operating the Project. These employees will likely be unrelated to the Applicant (non-family members).

The proposed use will not cause conflict with the other parcels surrounding the Property. There would be little to no disruption to neighboring property owners in comparing the activities of the Project with the current use of the Property. The character of the neighborhood is consistent with the proposed use as each of the neighboring properties currently operate as either residential or agricultural facilities. The Applicant is not proposing any retail sales in connection with the Project and there will not be any events taking place on site other than the proposed use.

The total daily traffic counts for the Project are provided on **Exhibit B**. All visitors will access the property via a single access point on 147th Street and there will be sufficient turnaround space within the parking lot for passenger vehicles (and the expected horse trailers in tow). Given the minimal daily trips expected in and out of the site, the Applicant does not anticipate that there will be any queuing of vehicles attempting to enter or exit the Project via the access point. Emergency services will have direct access to all of the facilities comprising the Project and there will be 60 feet of separation between the arena and stables for fire access. Support vehicle (including a trash truck) trips are included in the counts provided on Exhibit B.

The Applicant is proposing an approximately 21,000 square foot parking lot area directly adjacent to the indoor arena and outdoor riding area to serve as the parking location for all boarders and employees, as further depicted on the attached site plan. All trailers and passenger vehicles will be parked in the parking lot attached to the facility. The Project will not require any additional parking off site. While the majority of the parking area will be constructed with gravel, there will be two ADA parking spaces in the parking lot directly adjacent to the paved pedestrian walkway accessing the arena and those parking spaces will be paved. No outdoor storage is required for the Project.

The proposed use of the Property will not cause pollution to the surrounding areas. The Project will have up to two permanent restrooms in compliance with the County's building code, and all sewage will be contained in a commercial septic system (separate and apart from any residential systems for the existing residence on the Property) consisting of either one or two septic tanks located on site to serve the proposed indoor arena. There will be a single dumpster located on the Property (as depicted on the site plan) that will be hauled weekly and there will be small trash receptacles located within the barn. The arenas will be watered regularly to control any dust generated by the Project and the Applicant will require one additional well to serve the Project with water. All lighting constructed on site will be shielded and pointed downwards to limit any light pollution to neighboring properties. There will not be any noticeable increase in sound. The Applicant is making use of the existing tree line to the north and west of the proposed gravel parking lot and indoor arena, and is planning on providing the additional landscaping depicted on the site plan attached hereto.

The fields will be sprayed once or twice a year with pasture safe weed killer, consistent with current practices at the Property and outside of such weed killer, no chemicals will be used or sprayed on site. No lubricants, oils or other fluids will be stored on site. There will be no noise or sound caused by the proposed use. Any manure generated by the Project will be properly disposed of or spread on the agricultural portions of the property as appropriate. The Applicant will require a negative EIA test with a picture and description of the animal in the previous 12 months for all horses that come to the Property as a part of the Project within 30 days of arrival at the proposed facility and such test will be maintained thereafter for the 365 day period as required by the State. This requirement includes horses that originate outside the State of Kansas or from within the State of Kansas per KAR 9-7-14.

There will not be any alcohol service on the Property. All areas open to boarders will be well illuminated and the Property will be closed off by gate with an access code and will only be accessible to boarders and employees. Security cameras will be placed on site to ensure security of the Property. The Applicant will install a standard wood or metal sign on 147th Street which will comply with all requirements of the County and be permitted separately from this application and will not be illuminated.

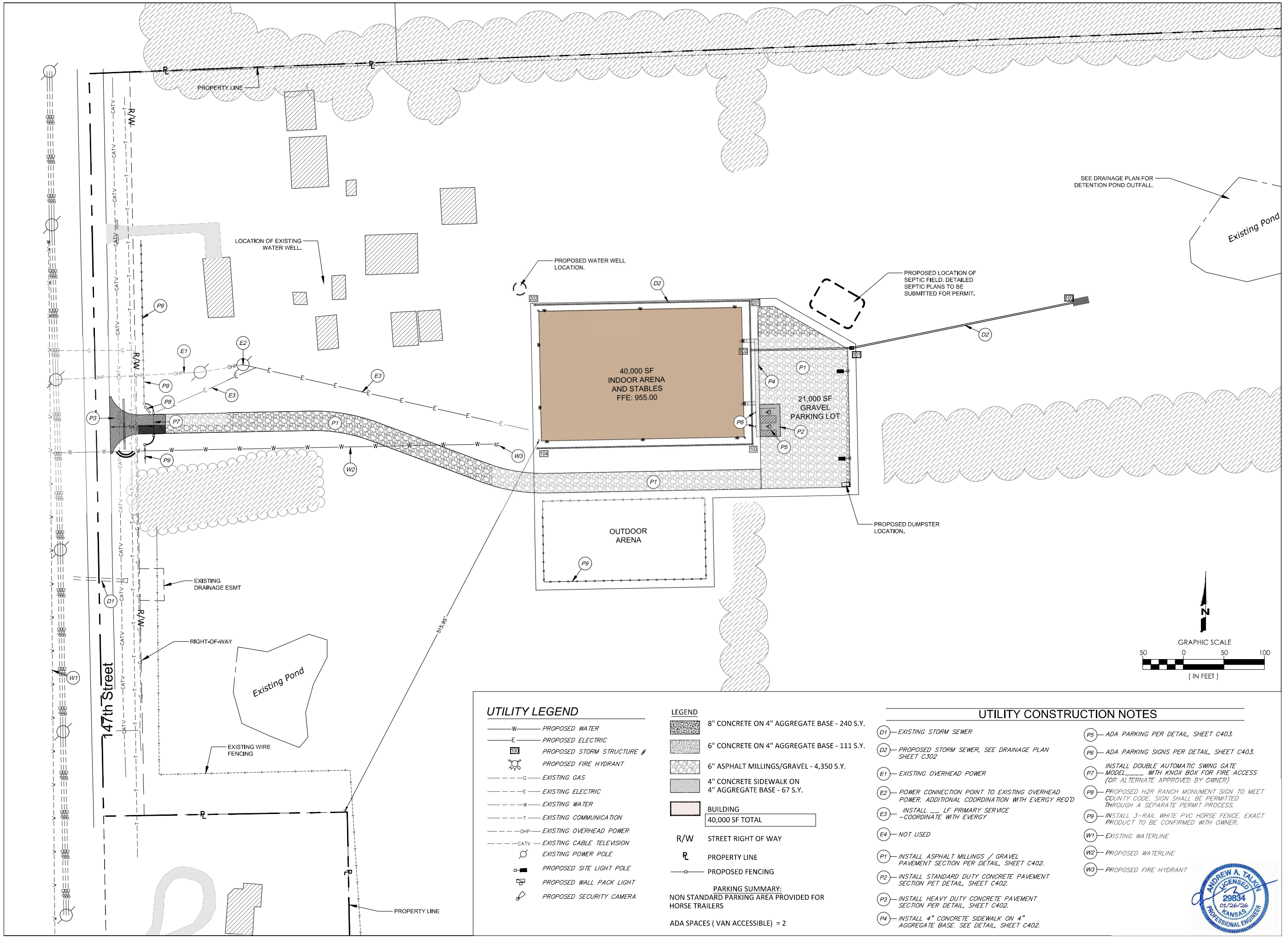
The Applicant is happy to provide any other information that the County requires upon request and the Applicant is willing and able to meet with any neighboring property owners to discuss the proposed use of the Property to mitigate any concerns that may arise in connection with the same.

[*Remainder of page intentionally left blank*]

EXHIBIT A

Site Plan

[Attached]



UTILITY LEGEND

- W — PROPOSED WATER
- E — PROPOSED ELECTRIC
- 101 — PROPOSED STORM STRUCTURE #
- PROPOSED FIRE HYDRANT
- G — EXISTING GAS
- E — EXISTING ELECTRIC
- W — EXISTING WATER
- T — EXISTING COMMUNICATION
- OHP — EXISTING OVERHEAD POWER
- CATV — EXISTING CABLE TELEVISION
- EXISTING POWER POLE
- PROPOSED SITE LIGHT POLE
- PROPOSED WALL PACK LIGHT
- PROPOSED SECURITY CAMERA

LEGEND

- 8" CONCRETE ON 4" AGGREGATE BASE - 240 S.Y.
- 6" CONCRETE ON 4" AGGREGATE BASE - 111 S.Y.
- 6" ASPHALT MILLINGS/GRAVEL - 4,350 S.Y.
- 4" CONCRETE SIDEWALK ON 4" AGGREGATE BASE - 67 S.Y.
- BUILDING — 40,000 SF TOTAL
- R/W — STREET RIGHT OF WAY
- PROPERTY LINE
- PROPOSED FENCING

PARKING SUMMARY:

NON STANDARD PARKING AREA PROVIDED FOR HORSE TRAILERS

ADA SPACES (VAN ACCESSIBLE) = 2

UTILITY CONSTRUCTION NOTES

- D1 — EXISTING STORM SEWER
- D2 — PROPOSED STORM SEWER, SEE DRAINAGE PLAN SHEET C302
- E1 — EXISTING OVERHEAD POWER
- E2 — POWER CONNECTION POINT TO EXISTING OVERHEAD POWER. ADDITIONAL COORDINATION WITH EVERGY REQ'D
- E3 — INSTALL __ LF PRIMARY SERVICE –COORDINATE WITH EVERGY
- E4 — NOT USED
- P1 — INSTALL ASPHALT MILLINGS / GRAVEL PAVEMENT SECTION PER DETAIL, SHEET C402.
- P2 — INSTALL STANDARD DUTY CONCRETE PAVEMENT SECTION PET DETAIL, SHEET C402.
- P3 — INSTALL HEAVY DUTY CONCRETE PAVEMENT SECTION PER DETAIL, SHEET C402.
- P4 — INSTALL 4" CONCRETE SIDEWALK ON 4" AGGREGATE BASE. SEE DETAIL, SHEET C402.
- P5 — ADA PARKING PER DETAIL, SHEET C403.
- P6 — ADA PARKING SIGNS PER DETAIL, SHEET C403.
- P7 — INSTALL DOUBLE AUTOMATIC SWING GATE MODEL_____ WITH KNOX BOX FOR FIRE ACCESS (OR ALTERNATE APPROVED BY OWNER)
- P8 — PROPOSED H2R RANCH MONUMENT SIGN TO MEET COUNTY CODE. SIGN SHALL BE PERMITTED THROUGH A SEPARATE PERMIT PROCESS.
- P9 — INSTALL 3-RAIL WHITE PVC HORSE FENCE. EXACT PRODUCT TO BE CONFIRMED WITH OWNER.
- W1 — EXISTING WATERLINE
- W2 — PROPOSED WATERLINE
- W3 — PROPOSED FIRE HYDRANT

ANDREW A. TALKIN LICENSED 29834 01/26/26 KANSAS PROFESSIONAL ENGINEER

SINCE 1976
Continental
CONSULTING ENGINEERS, INC.
9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL. (913) 642-6642
FAX (913) 642-6941
www.ccengineers.com

811 Know what's below. Call before you dig

H2R Ranch Indoor Training Facility

20770 147th Street
Leavenworth County, Basehor, Kansas

Project No. --
Date: 01.26.2026
Issued For: SUP
Revisions:

No.	Date	Description
1	--	--

C300
SITE/UTILITY PLAN

EXHIBIT B

Traffic Letter

[Attached]

SINCE 1976
Continental
CONSULTING ENGINEERS, INC.

11006 Parallel Parkway
Kansas City, Kansas 66109
9000 State Line Road
Leawood, Kansas 66206
(913) 642-6642
(913) 642-6941 Fax
www.ccengineers.com

March 3, 2026

Planning and Zoning
Leavenworth County
300 Walnut Street, Suite 212
Leavenworth County, Kansas

Subject: H2R Ranch
Traffic Memorandum

Dear Plans Reviewer:

In discussions during the Pre-Application Meeting, it is our understanding that a full Traffic Study is not required for this project and that a Traffic Letter will satisfy the Engineering requirement for addressing traffic in the Special Use permit application. The following outlines the proposed traffic operations and flow for the site.

Site Information:

The proposed H2R Ranch is located in Leavenworth County, Basehor, Kansas, on the east side of 147th Street between Leavenworth Road and Hollingsworth Road. The proposed project will be constructed in a single phase and will include a 40,000 square foot indoor training facility, an outdoor riding area and a 21,000 square foot gravel parking lot.

Parking will be provided immediately adjacent to the indoor training facility. Parking is provided for approximately four staff members and multiple trucks with livestock trailers although no more than two livestock trailers are anticipated at the facility at any one time. In addition to this parking, two van accessible ADA stalls will be provided.

It is assumed that a maximum of two boarders will be on site at any one time in addition to a maximum of four staff members, resulting in a maximum of six vehicle arrivals during the AM peak hour. It is further assumed that up to three staff members and two boarders could be exiting the site during the PM peak hour.

Existing Traffic

Existing traffic counts were not available at the time of this analysis.

Proposed Traffic

Proposed traffic for the site is based on the above schedule of daily operations with up to six vehicles entering during the AM peak hour and five vehicles leaving during the PM peak hour as all employees are not anticipated to leave the site all at once. The total number of guests per day is not expected to exceed ten and all guests are assumed to be driving a pick-up truck with a horse trailer not exceeding a total length of 38'. There will be a dumpster on site and it is anticipated that a garbage truck will make one trip to the site per week.

Assuming the business is operational seven days a week, this results in up to 198 trips per week (792 trips per month):
4 employees x 2 trips per day x 7 days = 56 trips per week
10 guests x 2 trips per day x 7 days = 140 trips per week
1 garbage truck per week = 2 trips per week

Conclusion

Based on the above assumptions, it is our professional opinion that H2R Ranch can be constructed with no additional improvements to 147th Street and with little to no impact on existing traffic patterns.

Please contact us as you have questions or comments.

Sincerely,

CONTINENTAL CONSULTING ENGINEERS, INC.



Andrew Talkin, P.E.
Civil Engineer

COUNTY OF LEAVENWORTH

Department of Public Works

300 Walnut, Suite 007
Leavenworth, Kansas 66048-2815
Phone (913) 684-0470
Fax (913) 684-0473

February 24, 2026

H2R Ranch SUP DEV-25-121 – Public Works Review

The Public Works Department have reviewed the following documents:

- 2026.02.10 Site Plan.
- 2026.02.10 Final Drainage Study.
- 2026.02.10 Traffic Memorandum.

147th Street is a two-lane paved roadway collector with a width of approximately 32 feet. Public Works review is limited to the public roadways and proposed private access to 147th Street. Fire Protection not reviewed by Public Works.

Below are the comments from the documents received listed above. Based on the review of the requested information below, additional comments, investigations, and studies may be generated. Direct any questions to Joshua Schweitzer at jschweitzer@leavenworthcounty.gov

1. Olsson Comment (11.17.25): Per attachment B, Estimated Traffic section, revise weekly and monthly trips based on the narrative description for the site that operations are seven days a week.
    a. Narrative doesn't describe support vehicles. Are commercial support vehicles (ie trash trucks) needed to support the SUP. If so, update application documentation to include support vehicles.

       Applicant Response (11.26.25): The traffic memorandum has been updated to include anticipated weekly and monthly trips as well as references to support vehicles. The site will utilize a private trash service that will include one garbage truck trip to site per week.

       Olsson comment (12.15.25): Provide a revised Attachment B, Estimated Traffic section to include the updated information from the traffic memorandum.

       Olsson comment (02.09.26): Provide a revised Attachment B, Estimated Traffic section, that includes the updated information from the traffic memorandum. The garage truck should be listed under commercial vehicle. *See comment aa.*

       Applicant Response (02.10.26): Attachment B of the Project Narrative matches the Traffic Memorandum. Comment aa is addressed below.

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Olsson comment (02.24.26): Attachment B of the Project Narrative does not match the Traffic Memorandum. Attachment B indicates different daily, weekly and monthly passenger vehicle trips from the memorandum, and does not list any commercial trips. Additionally, the number of employee passenger vehicles arriving during the AM peak hour period on Attachment B (3 employees) does not match what is presented in the memorandum (4 employees).

2. Olsson Comment (11.17.25): Sheet 5 of the civil plans indicates a gate at the proposed drive location. Provide additional information on gate operation and largest expected vehicle type with trailer. The gate should be located an adequate distance from 147th Street to store the largest expected vehicle type within the site, not extending on to the public road.

   Applicant Response (11.26.25): The largest expected vehicle is an F-250 with a gooseneck horse trailer that extends to a total length of 38'. The proposed gate is 26' wide and operation will utilize solar power with grid back up. The gate has been offset 50' from the edge of 147th Street.

   Olsson comment (12.15.25): Gate to operate to prevent backups to 147th Street. No further comment.

3. Olsson Comment (11.17.25): The proposed driveway is 24 feet wide which should be acceptable to support two-way traffic on site. Applicant to provide a turning template study to ensure driveway width and radius is adequate for vehicles with trailers entering and exiting the site at the intersection with 147th Street. The turning template should consider the largest expected vehicle type. Study shall be performed and sealed by a Kansas Professional Engineer.
   a. Turning template to provide all movements. The document should be sealed by a Kansas Professional Engineer. Resubmit with additional movements and seal requested.

      Applicant Response (11.26.25): A turning template / vehicle tracking exhibit has been included in the resubmittal package as Exhibit C001.

      Olsson Comment (12.15.25): No further comment.

4. Olsson Comment (11.17.25): Sight distance for the proposed drive location to be confirmed, specifically to the north of the drive. Provide sight distance memo for stopping sight distance and turning movements from the proposed entrance performed and sealed by a Kansas Professional Engineer.

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Applicant Response (11.26.25): A sight distance exhibit has been included in the resubmittal package.

Olsson Comment (12.15.25): No further comment.

5. Olsson Comment (11.17.25): Update site plan and application documentation based on comments.

   Applicant Response (11.26.25): See below responses to site plan markup comments.
   a. Olsson Comment (11.17.25): Site Plan to be sealed by a licensed professional.

      Applicant Response (11.26.25): Site plan has been sealed by a professional engineer.

      Olsson comment (12.15.25): Include seal of professional for the landscape plans.

      Olsson comment (02.09.26): Include seal of professional for the landscape plans.

      Applicant Response (02.10.26): The Landscape Plans have been sealed by a Landscape Architect.

      Olsson comment (02.24.26): No further comment.

   b. Olsson Comment (11.17.25): Scale on the site plan to be 1 inch equal 50 feet or larger.

      Applicant Response (11.26.25): Two additional sheets were added to show the overall site plan as two sheets at 1inch equal 50 feet.

      Olsson comment (12.15.25): Sheets in the site plan do not meet the 1 inch equal 50 feet or larger requirement. Site plan C300 shall incorporate the entire property with a scale 1 inch equal 50 feet or larger. This can be done by adding additional sheets.

      Olsson comment (02.09.26): Sheets in the site plan do not meet the 1 inch equal 50 feet or larger requirement. Site plan C300 shall incorporate the entire property with a scale 1 inch equal 50 feet or larger. This can be done by adding additional sheets.

      Applicant Response (02.10.26): Additional sheets were added to show the overall site plan at 1 inch equal 50 feet. The Site Plan now spans across four sheets, C301-C304.

      Olsson comment (02.24.26): No further comment.

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c. Olsson Comment (11.17.25): Provide a legend to define all symbols and line types.

   Applicant Response (11.26.25): The legend has been updated to correctly identify all symbols and line types.

   Olsson comment (12.15.25): No further comment.

d. Olsson Comment (11.17.25): Application narrative states a monument sign will be installed. Provide a statement on the site plan that the sign shall be permitted through a separate application.

   Applicant Response (11.26.25): A statement has been added to the site plan stating that the proposed sign shall be permitted through a separate application.

   Olsson comment (12.15.25): No further comment.

e. Olsson Comment (11.17.25): Per Article 27 Section 5, storm drainage must provide for attaining a zero-net gain in storm water runoff between the tract in its natural state and the proposed developed state. Provide a storm drainage report signed and sealed by a Kansas licensed professional engineer. Report to meet the County's minimum storm water report requirements. Storm drainage review for the SUP will commence once report is received.

   Applicant Response (11.26.25): A storm drainage report was submitted with the original submission package. Comments received separately on this report have been addressed and the report has been included in this resubmittal package.

   Olsson comment (12.15.25): Final drainage study report review:
   Pond 4 - Provide a detail in the appendix depicting the principal spillway, emergency spillway, and freeboard from detail in the site plan. Include 100-YR surface elevation.

   Pond 1 and 4 - Include detention information (100-YR surface elevations, normal pool elevation, and top of bank elevation) in the summary of the report.

   Table 1-5A, 1-5B, and 1-5C: Include outfall 2 in the tables. Provide a column to include the change between pre vs post in the tables.

Sub-basin 3 Tables 1-1 and 1-3 indicates an increase in CN from pre to post without any detention proposed. How do these tables conclude a reduction in peak flowrates? Provide Detention Analysis or if minimal increase, provide a quantitative analysis of why detention is not required (such as water surface increase in existing streams or culverts adjacent to the site. If neither is available, model the flow through a hypothetical 10 wide trapezoidal channel with 5H:1V side slopes. Show the 10-year and 100-year flows pre and post development). Water surface increases shall be measured in inches or feet.

Olsson comment (02.09.26): Storm water detention has been revised with the 01.27.2026 resubmittal. See review comments on the final stormwater drainage study enclosed.

Applicant Response (02.10.26): Final Stormwater Drainage Study comments have been addressed and the revised Study has been resubmitted with this package.

Olsson comment (02.24.26): See review comments on the final stormwater drainage study enclosed.

f. Olsson Comment (11.17.25): Erosion Control Plan is not a required document for the site plan application. Erosion Control Plan not reviewed. Applicant to provide the County a copy of the permit authorization (NOI) from KDHE for County records prior to disturbance.

Applicant Response (11.26.25): Acknowledged.

Applicant Response (02.10.26): Erosion Control Plans have been removed from the package. Prior to disturbance, the applicant will provide the county with a copy of the permit authorization (NOI) from KDHE for county records.

Olsson comment (02.24.26): Acknowledged.

g. Olsson Comment (11.17.25): Dimension boundaries graphically, and provide a written legal description of the property.

Applicant Response (11.26.25): Boundaries have been dimensioned graphically on the general layout and a written legal description has been included in the resubmittal package.

Olsson comment (12.15.25): Site plan set to include a legal description.

Olsson comment (02.09.26): Site plan set to include a legal description in the document.

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Applicant Response (02.10.26): Site plan has been updated to include a legal description of the property.

Olsson comment (02.24.26): No further comment.

h. Olsson Comment (11.17.25): C100 - Label Site Right of Way Line.

Applicant Response (11.26.25): Right of Way Line has been labeled.

Olsson comment (12.15.25): No further comment.

i. Olsson Comment (11.17.25): C100 – Provide material type and size of driveway culvert if it exists.

Applicant Response (11.26.25): The existing driveway culvert has been labeled with both size and material.

Olsson comment (12.15.25): No further comment.

j. Olsson Comment (11.17.25): C100 – Provide label and width of R/W with Bk&pg.

Applicant Response (11.26.25): The right of way has been labeled and dimensioned with document reference on the general layout.

Olsson comment (12.15.25): No further comment.

k. Olsson Comment (11.17.25): C100 – Provide material type and size if culvert exists.

Applicant Response (11.26.25): Culvert material and size has been added to the plans.

Olsson comment (12.15.25): No further comment.

l. Olsson Comment (11.17.25): C100 – Label and dimension drainage easement.

Applicant Response (11.26.25): Drainage easement has been labeled and dimensioned.

Olsson comment (12.15.25): Provide dimension of the drainage easement.

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Olsson comment (02.09.26): Existing drainage easement length is provided. Provide existing drainage easement width.

Applicant Response (02.10.26): All existing drainage easement dimensions have been added to the General Layout.

Olsson comment (02.24.26): No further comment.

m. Olsson Comment (12.15.25): C100 – Depict and label existing septic system.

Olsson Comment (02.09.26): C100 – Depict and label existing septic system.

Applicant Response (02.10.26): The existing septic system has been shown and labeled on the Site Plans.

Olsson comment (02.24.26): No further comment.

n. Olsson Comment (12.15.25): C100 – For tracts of abutting lands provide County parcel #s with address labels.

Olsson Comment (02.09.26): No further comment.

o. Olsson Comment (11.17.25): C101 – Revise note.

Applicant Response (11.26.25): Note has been revised.

Olsson comment (12.15.25): No further comment.

p. Olsson Comment (11.17.25): C101 – Add County.

Applicant Response (11.26.25): County has been added to the note.

Olsson comment (12.15.25): No further comment.

q. Olsson Comment (11.17.25): C101 – Define line types in legend.

Applicant Response (11.26.25): The legend has been updated to show proper line types.

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Olsson comment (12.15.25): No further comment.

r. Olsson Comment (02.09.26): C101 – Revise demolition notes per the comments in the enclosed review.

Applicant Response (02.10.26): The demolition notes have been revised per comments.

Olsson comment (02.24.26): No further comment.

s. Olsson Comment (11.17.25): C300 – Provide detail of the entrance with dimensions. Will a storm pipe be needed for the driveway entrance?

Applicant Response (11.26.25): A storm pipe will be needed. A detail of the entrance has been added to the site plans.

Olsson comment (12.15.25): C310 – Drive shall not convey runoff onto public street. Provide label of the culvert material type and size. Drive shall meet the min. County commercial driveway standards. Expand grading detail to ensure proper drainage in the grading detail. Provide contour labels for both existing and proposed in the grading exhibit. Provide a scale and north arrow for the grading detail of the drive.

Olsson comment (02.09.26): C301 – See comments in the enclosed review.

Applicant Response (02.10.26): The driveway has been re-graded to drain away from the public street at 2% matching the standard residential driveway detail. The proposed culvert material and size has been labeled as RCP. We understand that the standard detail calls out corrugated steel pipe and are willing to make this change upon request. We also realize that the detail calls out asphalt pavement within the right-of-way in lieu of concrete. It is our opinion that concrete would be better served at the entrance of the site but are willing to revise to asphalt upon request. The total limits of grading and impacted conveyance area are shown. Existing and proposed contour labels have been added.

Olsson comment (02.24.26): No further comment.

t. Olsson Comment (11.17.25): C300 – Label existing pond.

Applicant Response (11.26.25): Existing ponds have been labeled.

COUNTY OF LEAVENWORTH

Department of Public Works

300 Walnut, Suite 007
Leavenworth, Kansas 66048-2815
Phone (913) 684-0470
Fax (913) 684-0473

Olsson comment (12.15.25): No further comment.

u. Olsson Comment (11.17.25): C300 – Apply R/W and PL symbols to plan view line types.

Applicant Response (11.26.25): These line types have been updated to reflect Right of Way and Property Lines.

Olsson comment (12.15.25): No further comment.

v. Olsson Comment (11.17.25): Sheet C302 - provide grading details on existing pond including weir, orifice structure, emergency spillway, and outflow pipe. Indicate volume and grading to show existing ponds will manage increase in stormwater runoff in all design runoffs. Update existing and proposed peak flows. How will the outflow be dissipated to mitigate erosion to neighboring property?

Applicant Response (11.26.25): The existing Pond 3 has a 12” RCP outfall that is falling apart and an overflow weir in poor condition. Existing Pond 2 has only an overflow weir. A pondpack model was created and the output is included in the Stormwater Drainage Study. The current state of the existing ponds does not provide adequate detention for the proposed development. In the proposed condition, these ponds have been designed to release less water in the proposed condition for both the 2, 10 and 100 year storms as seen in Table 1-5A, 1-5B, and 1-5C within the Storm Drainage Study. Outfall pipes and weirs have been utilized to provide detention and mitigate the increase in run-off volume.

See Sheet C302 Drainage Plan and C405 Basin Outfall Details for details of the proposed outfall structures that were modeled in PondPack.

Olsson comment (12.15.25): Pond 1 - Riprap detail states min. length is 12 ft. Confirm 12 ft can be installed without encroaching off property. Pond 4 - Depict limits of riprap for the spillway along slope and on top of spillway.

Olsson comment (02.09.26): Storm water detention has been revised with the 01.27.2026 resubmittal. See review comments on sheet C302 and coordinate with the final stormwater drainage study.

Applicant Response (02.10.26): All comments on Sheet C302 and the Final Stormwater Drainage Study have been addressed. Both documents have been resubmitted.

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Olsson comment (02.24.26): See comments in the civil site plan review.

w. Olsson Comment (11.17.25): C302 – In removal of the 12" existing storm pipe and installing the 6" storm pipe, is there sufficient volume in the existing pond to overcome the reduction in peak flows

   Applicant Response (11.26.25): Yes, see PondPack results and Table 1-4: Pond Summary within the Storm Drainage Study.

   Olsson comment (12.15.25): No further comment.

x. Olsson Comment (11.17.25): C302 – Demonstrate required freeboard from the emergency spillway in the post-construction condition.

   Applicant Response (11.26.25): A column has been added in Table 1-4 to include the freeboard elevation.

   Olsson comment (12.15.25): No further comment.

y. Olsson Comment (02.09.26): C405 – Provide elevation on the top edge of the riprap.

   Applicant Response (02.10.26): The elevation of the top edge of riprap has been added to the detail.

   Olsson comment (02.24.26): No further comment.

z. Olsson Comment (12.15.25): L100 – Per the grading plan and storm plan, grading on the south side of the Ponds 1 and 4 are proposed. Include proposed ground cover in the landscape plans for the disturbance.

   Olsson Comment (02.09.26): Revise landscape plan to include proposed ground cover at the pond 1 outfall (storm pipe and spillway).

   Applicant Response (02.10.26): The landscape and groundcover plan has been updated to include proposed ground cover around the Pond 1 Outfall area.

   Olsson comment (02.24.26): No further comment.

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aa. Olsson Comment (02.09.26): The traffic memorandum dated January 26, 2026, presents 6 PM peak hour trips on page 1 and 5 PM peak hour trips on page 2. Provide same PM peak hour number in report and calculations.

Applicant Response (02.10.26): The traffic memorandum has been updated to consistently state that there may be up to five trips during the PM peak hour.

Olsson comment (02.24.26): No further comment.

02-24-26
Olsson Review

Final Stormwater Drainage Study for:

FOR

H2R Ranch Arena Project
20770 147th Street,
Basehor, Kansas 66007

Wolf Creek - Watershed
Sections 25, Township 10, Range 22

Prepared For:

H2R RANCH

Prepared By:

Continental Consulting Engineers, Inc.
9000 State Line Road
Leawood, Kansas 66206

ANDREW A. TALKIN
LICENSED
29834
02/10/26
KANSAS
PROFESSIONAL ENGINEER

Revised
February 10, 2026

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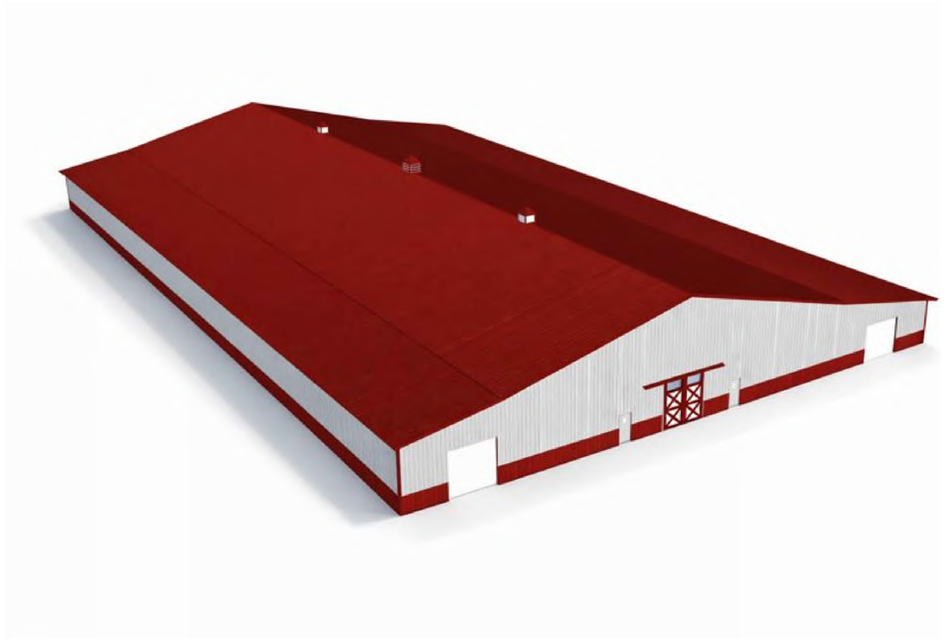
REVISED FEBRUARY 10, 2026

02-24-26
Olsson Comments

02-24-26 Olsson review. Olsson's review is limited to public roadways and entrance abutting public roadway.

INDEX OF DRAWINGS

0CS	COVER
C100	GENERAL LAYOUT
C101	DEMO PLAN
C200	GRADING PLAN
C301	SITE PLAN (NW)
C302	SITE PLAN (NE)
C303	SITE PLAN (SW)
C304	SITE PLAN (SE)
C310	DRAINAGE PLAN
C402	SITE DETAILS
C403	SITE DETAILS
C404	UTILITY DETAILS
C405	BASIN OUTFALL DETAILS
L100	LANDSCAPE AND GROUNDCOVER PLAN
L101	LANDSCAPE DETAILS



OVERALL SITE:
NET CUT/FILL: 5,200 ± CY BALANCED SITE;
(NO IMPORT OR EXPORT ANTICIPATED)

TOTAL PROJECT DISTURBED AREA IS 5.1± ACRES.

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20770 147th Street
Leavenworth County, Basehor, Kansas

20810 147th Street
PID:1572500000006000

20886 147th Street
PID:1572500000002040

PROPERTY LINE

(2648')(2646.29' WPW 1993)(2646.33' LTH Doc#2015S004)
N 87°50'15" E 2646.09'

359.97'

50' R/W

EXISTING STRUCTURE

EXISTING SEPTIC TANKS

EXISTING WELL

EXISTING STRUCTURE

EXISTING 18" CMP CULVERT

EXISTING STRUCTURE

EXISTING STRUCTURE

EXISTING STRUCTURE

OHP

R/W LINE: 916.63'

N 01°07'02" W 915.58'
147TH STREET
Doc #2016R06202 - 50' R/W

EXISTING 18" CMP CULVERT

EXISTING 42" RCP CULVERT

40'

30'

EXISTING DRAINAGE ESMT

Existing Pond

Existing Pond

20770 147th Street
77.78 AC.
Including R/W

Existing Pond

Special Flood Hazard Area Zone AE

PROPERTY LINE

S 01°22'39" E 1324.23'

20707 139th Street
PID:1572500000032000

S 89°02'41" W
300.45'
(300.00')

147th Street
(400.00')

N 01°03'07" W 396.14'
(396.05')

PROPERTY LINE

20616 147th Street
PID: 1572500000007010

Existing Pond

PROPERTY LINE

S 88°18'26" W 1459.66'

S 87°28'24" W 892.36'

14512 Leavenworth Road
PID:1572500000018000

14418 Leavenworth Road
PID:1572500000020000

14386 Leavenworth Road
PID:1572500000021000

14352 Leavenworth Road
PID:1572500000022000

14302 Leavenworth Road
PID:1572500000024000

20476 147th Street
PID:1572500000012000

N

GRAPHIC SCALE
100 0 100 200
(IN FEET)

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LICENSED
29834
02/10/26
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Project No.	--
Date:	01.26.2026
Issued For:	SUP
Revisions:	

No.	Date	Description
1	02.10.26	SUP Resubmittal

C100

GENERAL LAYOUT

GRAPHIC SCALE
80 0 80 160
(IN FEET)

UTILITY LEGEND

- G — EXISTING GAS
- E — EXISTING ELECTRIC
- W — EXISTING WATER
- T — EXISTING COMMUNICATION
- OHP — EXISTING OVERHEAD POWER
- CATV — EXISTING CABLE TELEVISION
- EXISTING POWER POLE
- TREES TO BE REMOVED

DEMOLITION NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CURRENT LEAVENWORTH COUNTY STANDARDS AND APWA SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ACQUIRE ALL COUNTY AND STATE PERMITS INCLUDING PERMITS REQUIRED BY OTHER GOVERNING BODIES, REQUIRED FOR THE DEMOLITION ACTIVITIES ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ALL NECESSARY PERMITS PRIOR TO ANY DEMOLITION ACTIVITIES.
3. THE LOCATION OF EXISTING STRUCTURES, UTILITIES AND PROPERTY LINES SHOWN IN THESE PLANS ARE BASED UPON SITE SURVEY PROVIDED TO THE ENGINEER BY THE OWNER. FIELD VERIFICATION OF DEPICTED ITEMS SHALL BE CONFIRMED BY THE CONTRACTOR. S.U.E. LEVEL "C".
4. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO VERIFY THAT ALL UTILITIES TO BE REMOVED HAVE BEEN DISCONNECTED WITHIN THE PROJECT LIMITS. THE GENERAL CONTRACTOR SHALL COORDINATE AND ALLOW ACCESS FOR UTILITY COMPANIES TO PERFORM DISCONNECTION OR RELOCATION ACTIVITIES OF PUBLIC UTILITIES INSIDE THE DEMOLITION BOUNDARY.
5. THE CONTRACTOR SHALL CONTACT ATMOS GAS TO DISCONNECT ALL EXISTING GAS. ANY MATERIAL ASSOCIATED WITH ATMOS SERVICES SHALL BE REMOVED IF IT INTERFERES WITH ANY GRADING OR DEMOLITION ACTIVITIES. ALL MATERIALS SO REMOVED SHALL BE HAULED TO AN APPROVED OFF-SITE WASTE DISPOSAL AREA.
6. THE CONTRACTOR SHALL CONTACT AT&T TO DISCONNECT ALL EXISTING COMMUNICATIONS. ANY CONDUIT ASSOCIATED WITH AT&T SERVICES SHALL BE REMOVED IF IT INTERFERES WITH ANY GRADING OR DEMOLITION ACTIVITIES. ALL MATERIALS SO REMOVED SHALL BE HAULED TO AN APPROVED OFF-SITE WASTE DISPOSAL AREA.
7. THE CONTRACTOR SHALL ENSURE THAT ALL OTHER COMMUNICATIONS HAVE BEEN DISCONNECTED PRIOR TO DEMOLITION ACTIVITIES. ANY MATERIALS ASSOCIATED WITH THESE DISCONNECTIONS SHALL BE REMOVED IF IT INTERFERES WITH ANY GRADING OR DEMOLITION ACTIVITIES. ALL MATERIALS SO REMOVED SHALL BE HAULED TO AN APPROVED OFF-SITE WASTE DISPOSAL AREA.
8. ALL PUBLIC UTILITIES SERVING STRUCTURES ADJACENT TO THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE DEMOLITION PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES.
9. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL CONTACT THE FAIRMOUNT TOWNSHIP FIRE DEPARTMENT AT FIRE PREVENTION (913-573-5947) TO NOTIFY THE FIRE DEPARTMENT OF THE PROPOSED DEMOLITION ACTIVITIES AND PROJECT START.
10. A HAZARDOUS WASTE MATERIAL SURVEY SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL OBTAIN A COPY OF THESE DOCUMENTS PRIOR TO BIDDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE WORK SITE AND MAKE ADDITIONAL INSPECTIONS AS NECESSARY TO ENSURE THAT ALL ITEMS THAT WOULD BE CONSIDERED HAZARDOUS WASTE SHALL BE REMOVED AND PROPERLY ABATED PRIOR TO ANY DEMOLITION. ALL MATERIALS SO REMOVED SHALL BE HAULED TO AN APPROVED OFF-SITE WASTE DISPOSAL AREA. THE CONTRACTOR CHARACTERIZING AND REMOVING ASBESTOS SHALL BE A STATE LICENSED ASBESTOS ABATEMENT CONTRACTOR.
11. ALL STRUCTURES (HOMES, OUT BUILDINGS, ETC.), BUILDING CONTENTS, EXTERIOR WALLS, EXTERIOR EQUIPMENT OF ANY NATURE, AND PAVEMENT WITHIN THE PROJECT LIMITS SHALL BE DEMOLISHED AND REMOVED. ALL MATERIALS SO REMOVED SHALL BE HAULED TO AN APPROVED OFF-SITE WASTE DISPOSAL AREA.
12. UPON NOTICE TO PROCEED, THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE PROJECT SITE. INSTALL DEMOLITION FENCE AROUND THE DEMOLITION BOUNDARY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN EROSION CONTROL DEVICES TO PREVENT SILT WASHOUT UNTIL DEMOLITION IS COMPLETE AND FINAL GROUND COVERAGE HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL DEVICES AS DIRECTED BY THE COUNTY OR COUNTY REPRESENTATIVE. THE CONTRACTOR MUST COMPLY WITH ALL EROSION CONTROL MEASURES AND LEAVENWORTH COUNTY POLICIES. 1
14. AS A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS (APWA), SECTION 2150 AND THE PROJECTS STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
15. THE CONTRACTOR SHALL INSTALL SAFETY FENCING SURROUNDING ALL EXCAVATIONS TO BE LEFT UNFILLED OVER NIGHT. THIS FENCING SHALL BE INSTALLED NO LATER THAN THE END OF EACH WORKING DAY AS REQUIRED. THE CONTRACTOR SHALL REPAIR AND MAINTAIN FENCING IN AN ORDERLY MANNER. THE CONTRACTOR MAY REUSE FENCING MATERIALS AFTER ALL DEMOLITION ACTIVITIES HAVE BEEN COMPLETED AT CURRENT WORK AREA.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP STREETS SURROUNDING THE DEMOLITION PROJECT AREA FREE OF ALL MUD AND DEBRIS CREATED BY THE DEMOLITION WORK AND/OR HAULING TRUCKS.
17. THE CONTRACTOR SHALL SAWCUT FULL DEPTH ALL CONCRETE, ASPHALT, CURB AND SIDEWALKS AT THE DEMOLITION BOUNDARY PRIOR TO ANY REMOVAL OF DEBRIS.
18. IF THE CONTRACTOR DISCOVERS AN UNDERGROUND STORAGE TANK, BURIED FOUNDATION, UNUSUAL SOIL CONDITIONS OR BURIED DEBRIS, THE CONTRACTOR SHALL STOP ALL DEMOLITION IN THAT SPECIFIC AREA AND NOTIFY THE COUNTY OR COUNTY REPRESENTATIVE. 1
19. ALL EXISTING TREES WITHIN THE PROJECT LIMITS, SO IDENTIFIED BY HATCHING, SHALL BE REMOVED IN THEIR ENTIRETY. THIS INCLUDES THE ROOT BALL AND ALL ROOT STRUCTURE. THE REMAINING DEPRESSION SHALL BE BACKFILLED AND COMPACTED PER PROJECT SPECIFICATIONS.
20. THE CONTRACTOR WILL BE REQUIRED TO GRADE ALL PROPERTY LOCATED WITHIN THE DEMOLITION BOUNDARY TO DRAIN AND PREVENT ANY PONDING OF WATER. THE CONTRACTOR SHALL LEAVE NO RUTS OR DEPRESSIONS GREATER THAN 2 INCHES DEEP, EXCEPT WHERE GRADED AS A BERM.
21. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE (1) CHEMICALLY TREATED PORTABLE TOILET UNIT. THE UNITS SHALL HAVE SCHEDULED CLEANING MAINTENANCE AND SHALL REMAIN ON THE SITE UNTIL SUBSTANTIAL COMPLETION OF WORK.

ANDREW A. TALKIN LICENSED 29834 02/10/26 KANSAS PROFESSIONAL ENGINEER

PROPERTY LINE
EXISTING WIRE FENCING
REMOVE EXISTING TREES
Existing Pond
REMOVE EXISTING 18" CMP CULVERT
REMOVE EXISTING TREES
REMOVE 110 LF OF WIRE FENCING
REMOVE EXISTING TREES
Existing Pond
EXISTING STRUCTURE
EXISTING WIRE FENCING
147th Street
PROPERTY LINE
Existing Pond
PROPERTY LINE

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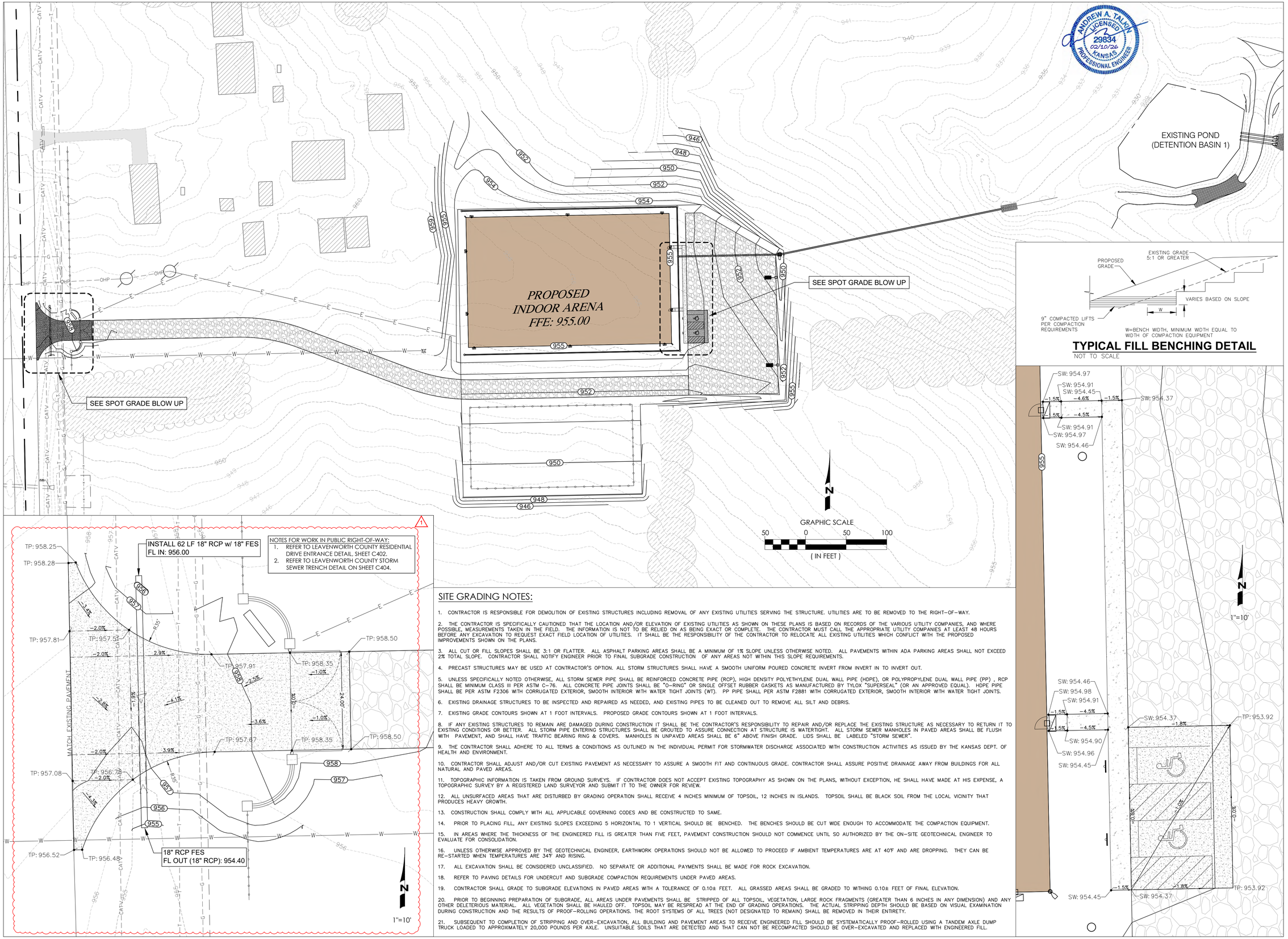
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Project No. --
Date: 01.26.2026
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Revisions:

No.	Date	Description
1	02.10.26	SUP Resubmittal

C101

DEMO PLAN



TYPICAL FILL BENCHING DETAIL

NOT TO SCALE

SITE GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS 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. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER. ALL ASPHALT PARKING AREAS SHALL BE A MINIMUM OF 1% SLOPE UNLESS OTHERWISE NOTED. ALL PAVEMENTS WITHIN ADA PARKING AREAS SHALL NOT EXCEED 2% TOTAL SLOPE. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO FINAL SUBGRADE CONSTRUCTION OF ANY AREAS NOT WITHIN THIS SLOPE REQUIREMENTS.

4. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED CONCRETE INVERT FROM INVERT IN TO INVERT OUT.

5. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), HIGH DENSITY POLYETHYLENE DUAL WALL PIPE (HDPE), OR POLYPROPYLENE DUAL WALL PIPE (PP) , RCP SHALL BE MINIMUM CLASS III PER ASTM C-76. ALL CONCRETE PIPE JOINTS SHALL BE "O-RING" OR SINGLE OFFSET RUBBER GASKETS AS MANUFACTURED BY TYLOX "SUPERSEAL" (OR AN APPROVED EQUAL). HDPE PIPE SHALL BE PER ASTM F2306 WITH CORRUGATED EXTERIOR, SMOOTH INTERIOR WITH WATER TIGHT JOINTS (WT). PP PIPE SHALL PER ASTM F2881 WITH CORRUGATED EXTERIOR, SMOOTH INTERIOR WITH WATER TIGHT JOINTS.

6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

7. EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.

8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

9. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE INDIVIDUAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AS ISSUED BY THE KANSAS DEPT. OF HEALTH AND ENVIRONMENT.

10. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

11. TOPOGRAPHIC INFORMATION IS TAKEN FROM GROUND SURVEYS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

12. ALL UNSURFACED AREAS THAT ARE DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES MINIMUM OF TOPSOIL, 12 INCHES IN ISLANDS. TOPSOIL SHALL BE BLACK SOIL FROM THE LOCAL VICINITY THAT PRODUCES HEAVY GROWTH.

13. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

14. PRIOR TO PLACING FILL, ANY EXISTING SLOPES EXCEEDING 5 HORIZONTAL TO 1 VERTICAL SHOULD BE BENCHED. THE BENCHES SHOULD BE CUT WIDE ENOUGH TO ACCOMMODATE THE COMPACTION EQUIPMENT.

15. IN AREAS WHERE THE THICKNESS OF THE ENGINEERED FILL IS GREATER THAN FIVE FEET, PAVEMENT CONSTRUCTION SHOULD NOT COMMENCE UNTIL SO AUTHORIZED BY THE ON-SITE GEOTECHNICAL ENGINEER TO EVALUATE FOR CONSOLIDATION.

16. UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER, EARTHWORK OPERATIONS SHOULD NOT BE ALLOWED TO PROCEED IF AMBIENT TEMPERATURES ARE AT 40°F AND ARE DROPPING. THEY CAN BE RE-STARTED WHEN TEMPERATURES ARE 34°F AND RISING.

17. ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED. NO SEPARATE OR ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION.

18. REFER TO PAVING DETAILS FOR UNDERCUT AND SUBGRADE COMPACTION REQUIREMENTS UNDER PAVED AREAS.

19. CONTRACTOR SHALL GRADE TO SUBGRADE ELEVATIONS IN PAVED AREAS WITH A TOLERANCE OF 0.10± FEET. ALL GRASSED AREAS SHALL BE GRADED TO WITHING 0.10± FEET OF FINAL ELEVATION.

20. PRIOR TO BEGINNING PREPARATION OF SUBGRADE, ALL AREAS UNDER PAVEMENTS SHALL BE STRIPPED OF ALL TOPSOIL, VEGETATION, LARGE ROCK FRAGMENTS (GREATER THAN 6 INCHES IN ANY DIMENSION) AND ANY OTHER DELETERIOUS MATERIAL. ALL VEGETATION SHALL BE HAULED OFF. TOPSOIL MAY BE RESPREAD AT THE END OF GRADING OPERATIONS. THE ACTUAL STRIPPING DEPTH SHOULD BE BASED ON VISUAL EXAMINATION DURING CONSTRUCTION AND THE RESULTS OF PROOF-ROLLING OPERATIONS. THE ROOT SYSTEMS OF ALL TREES (NOT DESIGNATED TO REMAIN) SHALL BE REMOVED IN THEIR ENTIRETY.

21. SUBSEQUENT TO COMPLETION OF STRIPPING AND OVER-EXCAVATION, ALL BUILDING AND PAVEMENT AREAS TO RECEIVE ENGINEERED FILL SHOULD BE SYSTEMATICALLY PROOF-ROLLED USING A TANDEM AXLE DUMP TRUCK LOADED TO APPROXIMATELY 20,000 POUNDS PER AXLE. UNSUITABLE SOILS THAT ARE DETECTED AND THAT CAN NOT BE RECOMPACTED SHOULD BE OVER-EXCAVATED AND REPLACED WITH ENGINEERED FILL.

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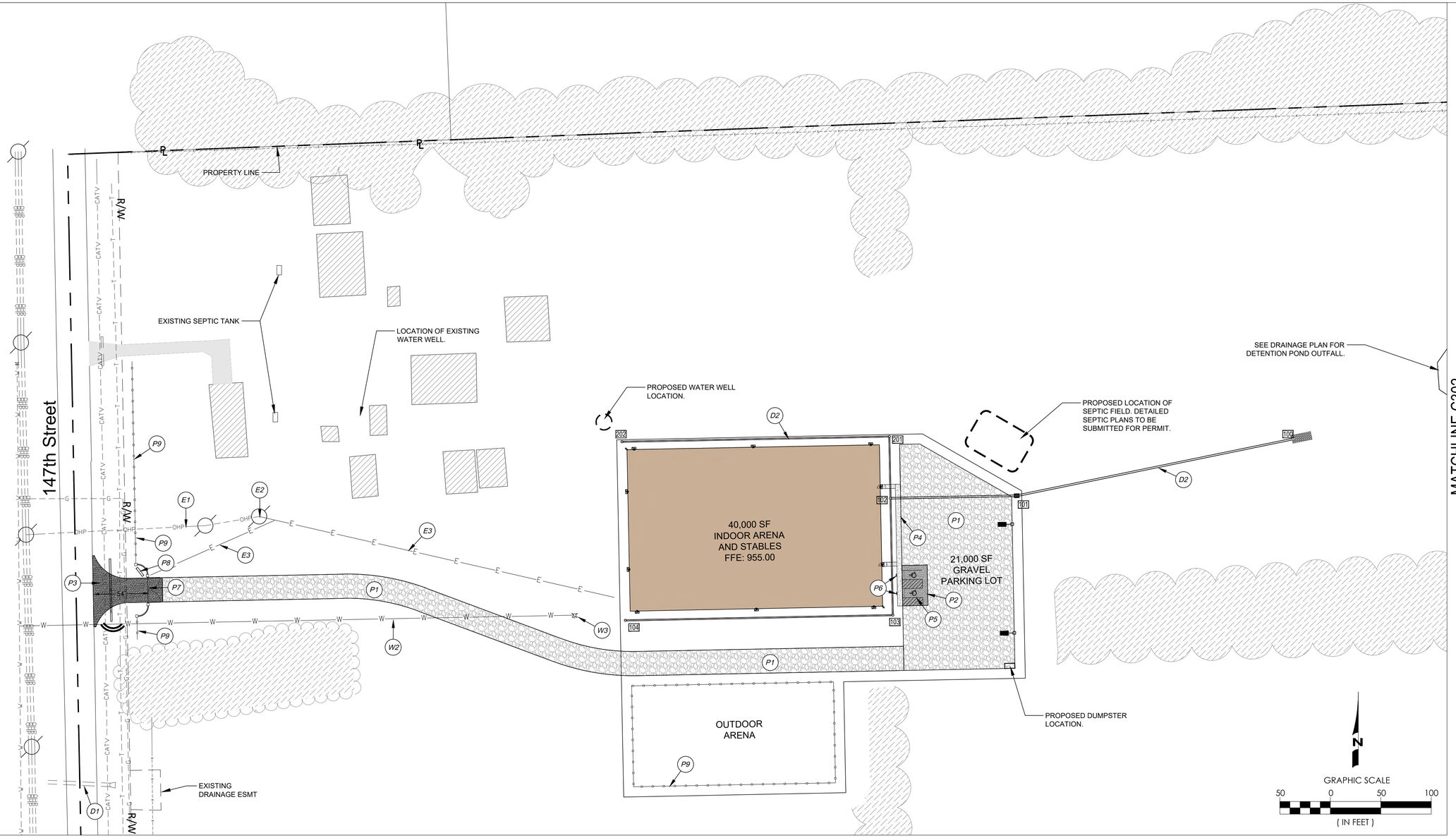
20770 147th Street
Leavenworth County, Basehor, Kansas

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Revisions:

No.	Date	Description
1	02.10.26	SUP Resubmittal

C200

GRADING PLAN



MATCHLINE C303

H2R Ranch

Survey Provided Description:

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Said property contains 77.78 acres, more or less, including road right of way.

Error of closure - 1 : 534196

ANDREW A. TALAN LICENSED 29834 02/10/26 KANSAS PROFESSIONAL ENGINEER

UTILITY LEGEND

- W — PROPOSED WATER
- E — PROPOSED ELECTRIC
- 100 — PROPOSED STORM STRUCTURE #
- PROPOSED FIRE HYDRANT
- G — EXISTING GAS
- E — EXISTING ELECTRIC
- W — EXISTING WATER
- T — EXISTING COMMUNICATION
- OHP — EXISTING OVERHEAD POWER
- CATV — EXISTING CABLE TELEVISION
- EXISTING POWER POLE
- PROPOSED SITE LIGHT POLE
- PROPOSED WALL PACK LIGHT
- PROPOSED SECURITY CAMERA

LEGEND

- 8" CONCRETE ON 4" AGGREGATE BASE - 240 S.Y.
- 6" CONCRETE ON 4" AGGREGATE BASE - 111 S.Y.
- 6" ASPHALT MILLINGS/GRAVEL - 4,350 S.Y.
- 4" CONCRETE SIDEWALK ON 4" AGGREGATE BASE - 67 S.Y.
- BUILDING — 40,000 SF TOTAL
- R/W — STREET RIGHT OF WAY
- ℄ — PROPERTY LINE
- PROPOSED FENCING

PARKING SUMMARY:
NON STANDARD PARKING AREA PROVIDED FOR HORSE TRAILERS

ADA SPACES (VAN ACCESSIBLE) = 2

UTILITY CONSTRUCTION NOTES

- D1 — EXISTING STORM SEWER
- D2 — PROPOSED STORM SEWER, SEE DRAINAGE PLAN SHEET C302
- E1 — EXISTING OVERHEAD POWER
- E2 — POWER CONNECTION POINT TO EXISTING OVERHEAD POWER. ADDITIONAL COORDINATION WITH EVERGY REQ'D
- E3 — INSTALL __ LF PRIMARY SERVICE –COORDINATE WITH EVERGY
- E4 — NOT USED
- P1 — INSTALL ASPHALT MILLINGS / GRAVEL PAVEMENT SECTION PER DETAIL, SHEET C402.
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- P6 — ADA PARKING SIGNS PER DETAIL, SHEET C403.
- P7 — INSTALL DOUBLE AUTOMATIC SWING GATE MODEL_____ WITH KNOX BOX FOR FIRE ACCESS (OR ALTERNATE APPROVED BY OWNER)
- P8 — PROPOSED H2R RANCH MONUMENT SIGN TO MEET COUNTY CODE. SIGN SHALL BE PERMITTED THROUGH A SEPARATE PERMIT PROCESS.
- P9 — INSTALL 3–RAIL WHITE PVC HORSE FENCE. EXACT PRODUCT TO BE CONFIRMED WITH OWNER.
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H2R Ranch Indoor Training Facility

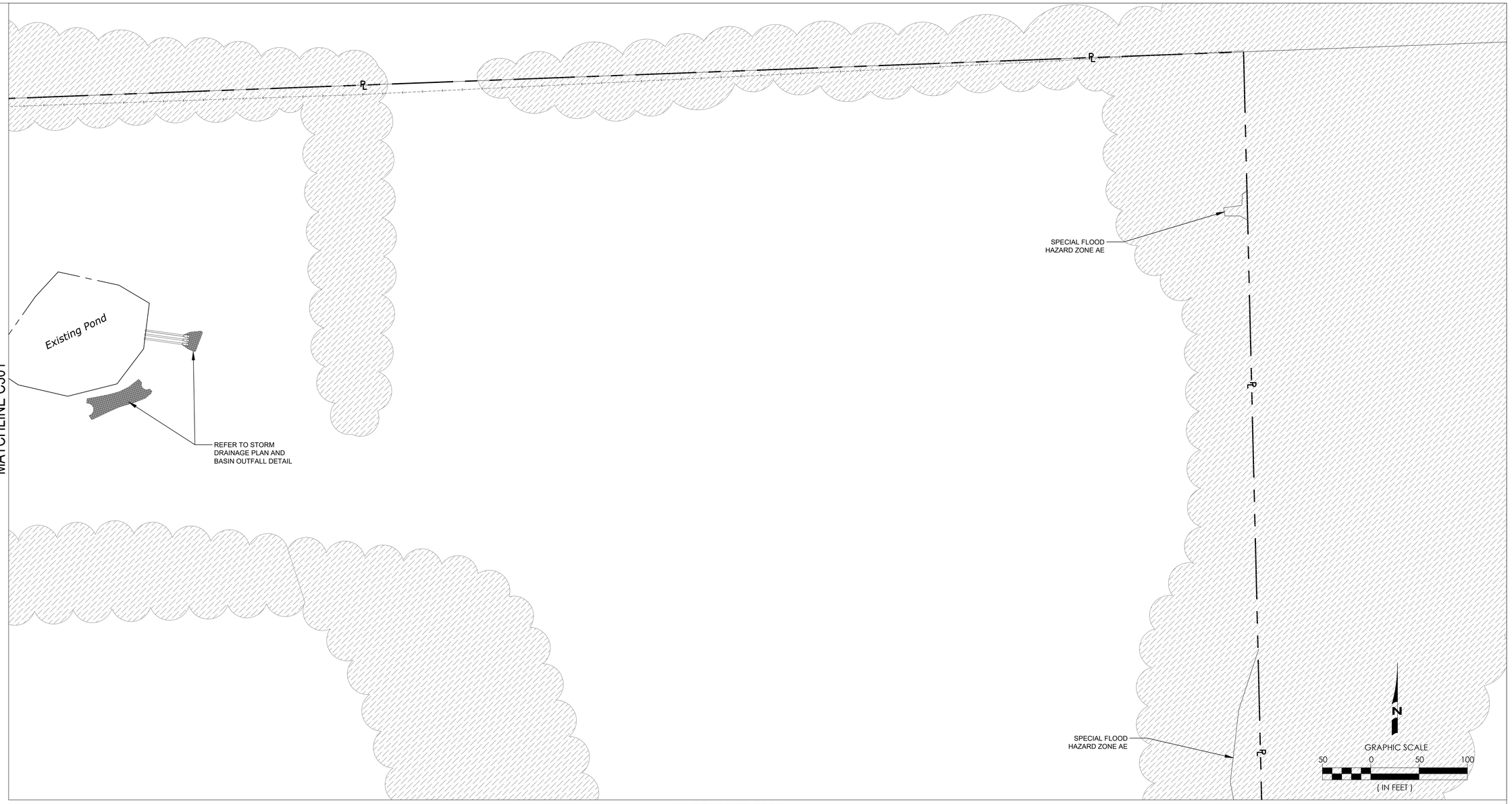
20770 147th Street
Leavenworth County, Baseshor, Kansas

Project No.	--
Date:	01.26.2026
Issued For:	SUP
Revisions:	

No.	Date	Description
1	02.10.26	SUP Resubmittal

C301

SITE PLAN (NW)



H2R Ranch

Survey Provided Description:

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ANDREW A. TALKIN LICENSED 29834 02/10/26 KANSAS PROFESSIONAL ENGINEER

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PARKING SUMMARY:
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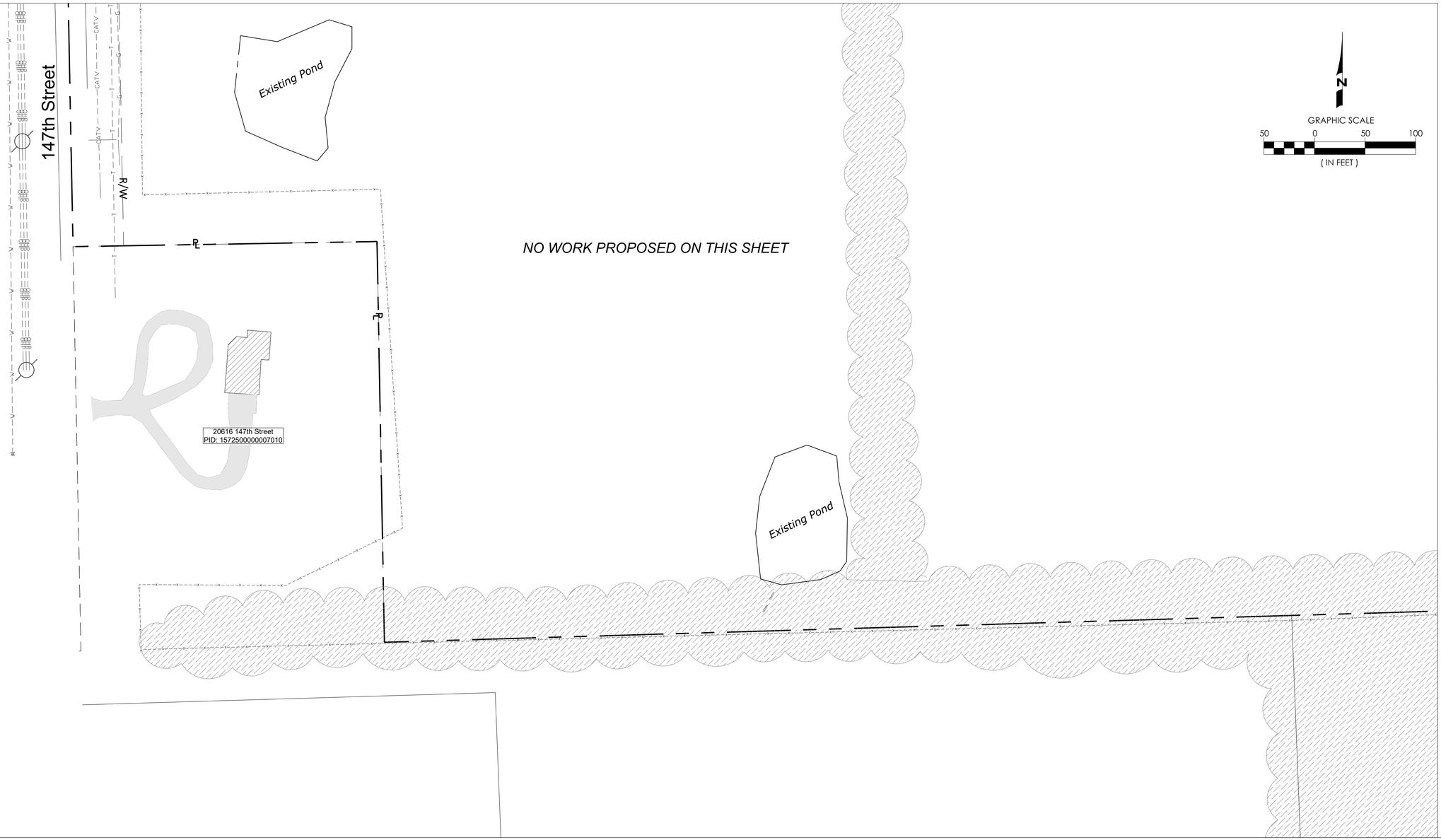
Revisions:

No.	Date	Description
1	02.10.26	SUP Resubmittal

C302

SITE PLAN (NE)

MATCHLINE C301



MATCHLINE C304

H2R Ranch

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C303

SITE PLAN (SW)

MATCHLINE C302

MATCHLINE C303

N

GRAPHIC SCALE
50 0 50 100
(IN FEET)

NO WORK PROPOSED ON THIS SHEET

Existing Pond

SPECIAL FLOOD HAZARD ZONE AE

℄

℄

℄

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Project No. --
Date: 01.26.2026
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Revisions:

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C304

SITE PLAN (SE)

STORM LINE 200
SEE PROFILE, THIS SHEET.

INSTALL TEE CONNECTIONS TO DOWNSPOUTS.

DA 201
0.59 AC
C = 0.9

DA 103
0.59 AC
C = 0.9

DA 101
0.55 AC
C = 0.8

STORM LINE 100
SEE PROFILE, THIS SHEET.

INSTALL TEE CONNECTIONS TO DOWNSPOUTS.

INSTALL 17 SY RIP RAP, MIN 18" THICKNESS.

1

EXISTING POND
(DETENTION BASIN 1)

What is the size of riprap. Detail indicates riprap for only the spillway.

INSTALL (3) 50 LF 18" HDPE W/ RCP END SECTION. SEE DETAIL, SHEET C405.

FL IN: 927.00
FL OUT: 926.00

INSTALL 26 SY RIP RAP. MIN 18" THICKNESS.

Repeat comment. Spillway and outfall detail indicates the top of bank to be 931.00. Grading plan shows top of bank to be 930. Provide a grading plan for a top of bank of 931 according to the drainage report.

INSTALL 120 SY RIP RAP. MIN 18" THICKNESS.

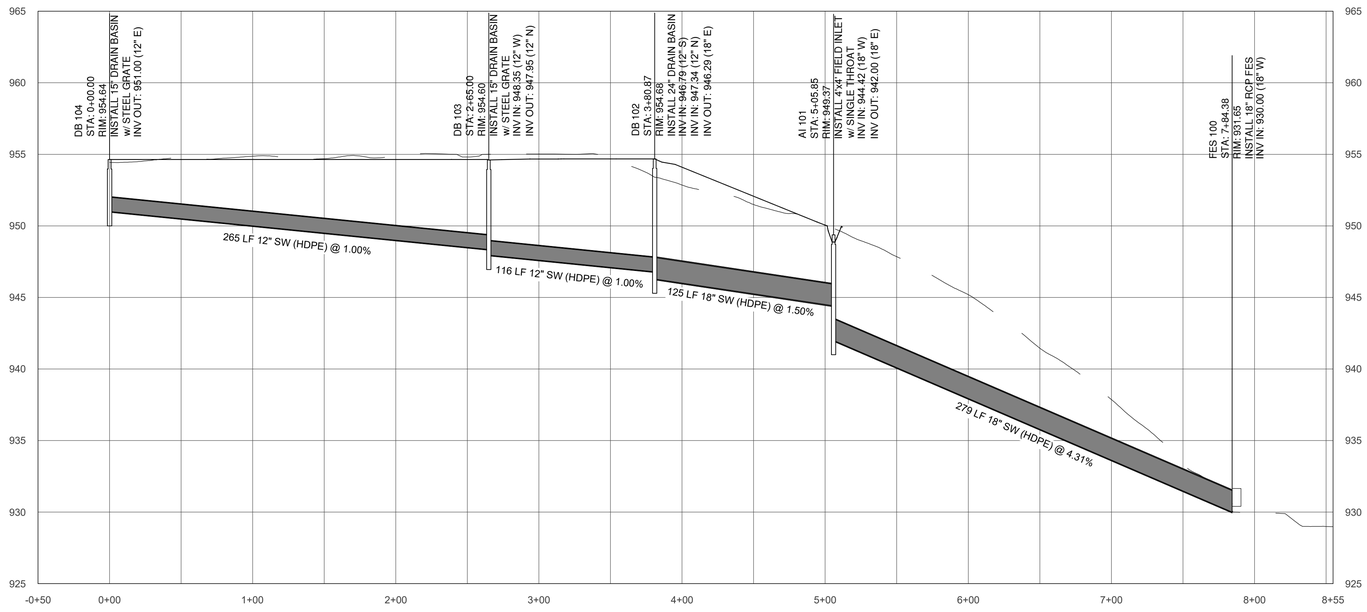
Proposed contour 930 ties out to 931. Revise.

ANDREW A. TALKIN
LICENSED
29834
02/10/26
KANSAS
PROFESSIONAL ENGINEER

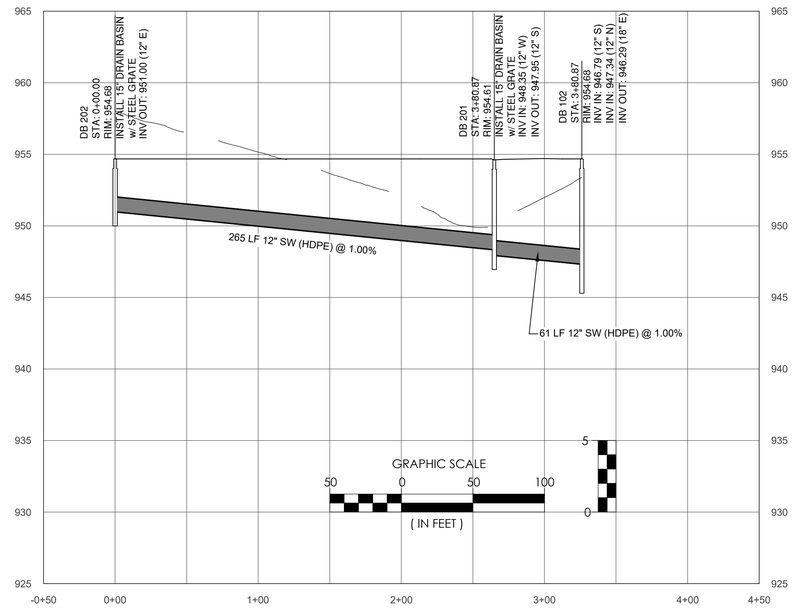
GRAPHIC SCALE
50 0 50 100
(IN FEET)

Note: Internal stormwater conveyances where not reviewed.

STRM 100



STRM 200



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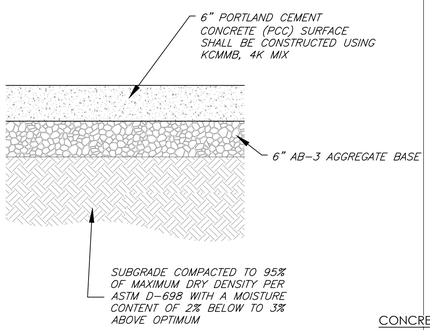
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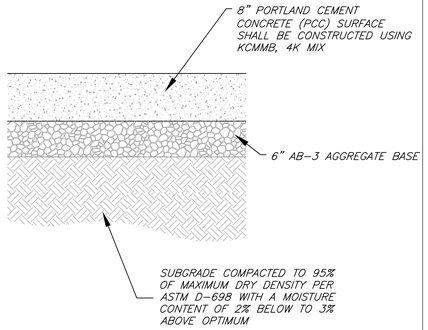
No.	Date	Description
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C310

DRAINAGE PLAN



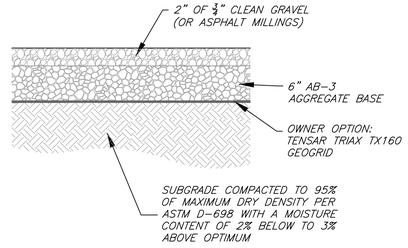
STANDARD DUTY CONCRETE PAVEMENT SECTION DETAIL



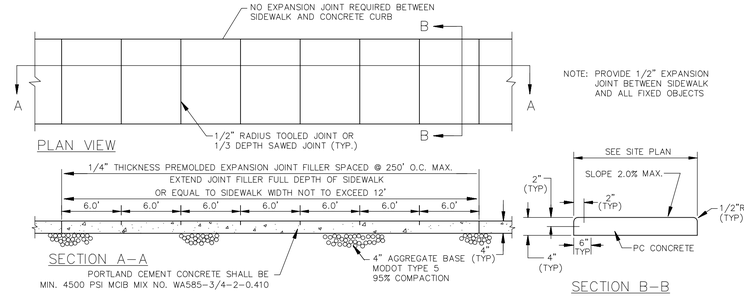
HEAVY DUTY CONCRETE PAVEMENT SECTION DETAIL

CONCRETE MIX

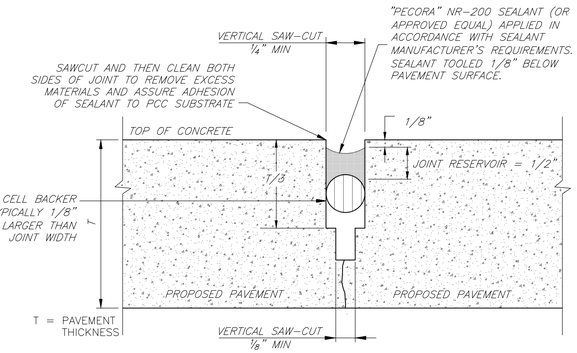
PORTLAND CEMENT CONCRETE SHALL BE MIN. 4000 PSI KCMMB, 4K MIX
MIN 6-8% AIR CONTENT
ALL AGGREGATE SHALL COME FROM A KDOT APPROVED LEDGE FROM AN APPROVED QUARRY



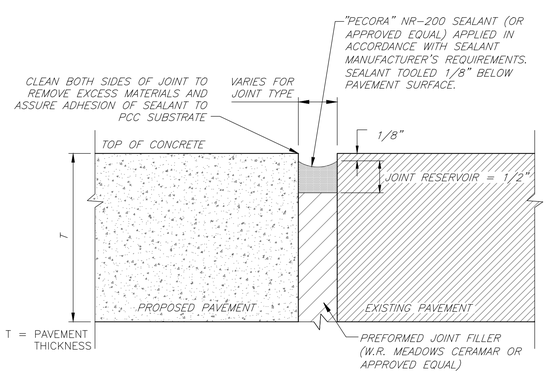
ASPHALT MILLINGS/GRAVEL PAVEMENT SECTION DETAIL



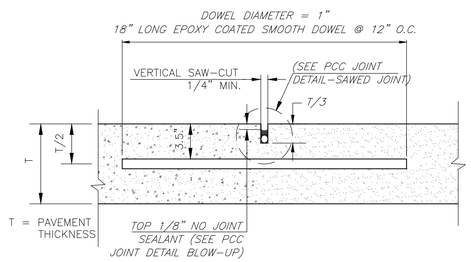
CONCRETE SIDEWALK DETAIL



PCC JOINT DETAIL (SAWED JOINT)



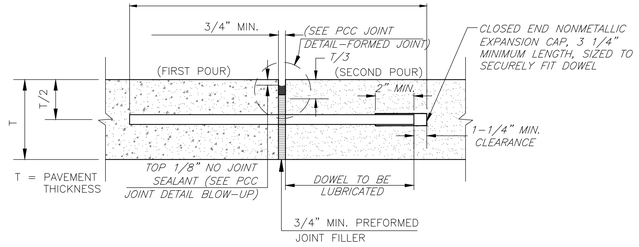
PCC JOINT DETAIL (FORMED JOINT)



NOTE:

1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE, DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

PCC CONTRACTION JOINT DETAIL

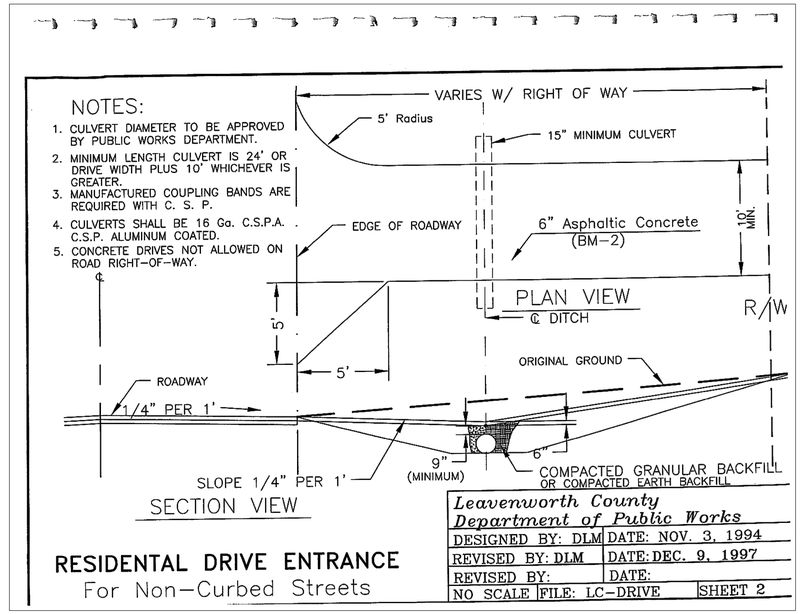


NOTES:

1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE, DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
2. REFERENCE PLANS FOR JOINT SPACING.

PCC EXPANSION JOINT DETAIL

CONCRETE JOINTING DETAILS





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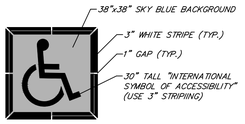
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Leavenworth County, Basehor, Kansas

Project No. --
Date: 01.26.2026
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Revisions:

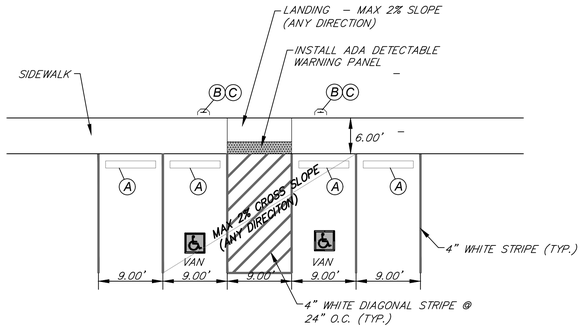
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C402

SITE DETAILS



HANDICAP SYMBOL MARKING DETAIL
SCALE: N.T.S.



LEGEND

(A) INSTALL PARKING BLOCK PER PARKING BLOCK DETAIL, THIS SHEET.

(B) INSTALL "RESERVED PARKING" SIGN 1' FROM BACK EDGE OF SIDEWALK AT LOCATIONS SHOWN. CENTER SIGNS WITH HANDICAP SPACES AS SHOWN ON PLAN. REFER TO DETAIL THIS SHEET. (QTY: 2)

(C) INSTALL "VAN ACCESSIBLE" SIGN 1" BELOW "RESERVED PARKING" SIGN WHERE CALLED OUT ON PLAN. REFER TO DETAIL THIS SHEET. (QTY: 2)

PAVEMENT MARKING NOTES

1. ALL PAVEMENT MARKINGS SHALL BE APPLIED BY A QUALIFIED CONTRACTOR HAVING A MINIMUM 3 YEARS EXPERIENCE IN TRAFFIC GRADE PAVEMENT MARKING APPLICATIONS.

2. PAINT SHALL BE A NON-BLEEDING, QUICK-DRYING, ALKYD PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND SHALL MEET FS TTP-85E AND MIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.

3. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST.

4. APPLY TWO (2) COATS OF WHITE PAINT AT MANUFACTURER RECOMMENDED RATE WITHOUT THE ADDITION OF THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON. APPLY WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. AT SIDEWALK, CURBS, AND CROSSWALKS USE A STRAIGHTEDGE TO ENSURE A UNIFORM, CLEAN, AND STRAIGHT STRIPE.

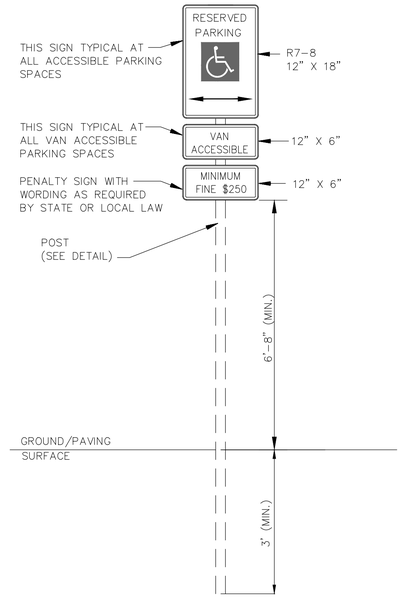
5. THE FOLLOWING ITEMS SHALL BE PAINTED WITH THE COLORS NOTED BELOW:
   A. HANDICAP SYMBOLS: SEE DETAIL THIS SHEET.
   B. PARKING STALL STRIPING: 4" WHITE

6. ALL STRIPING SHALL TERMINATE AT LIP OF CURB OR 12" FROM FACE OF CURB IF MONOLITHIC

** NOTE:
PEDESTRIAN SIGN HEIGHT = 5.0'

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SIGNS TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
2. ALL HOLES SHALL BE DRILLED OR PUNCHED AND ALL WELDS, CUTS, BURRS, AND SHARP EDGES ARE TO BE SMOOTHED BEFORE APPLICATION OF THE FINISH.
3. REFER TO SITE DETAILS FOR ADA SIGN POST AND BASE DETAIL.

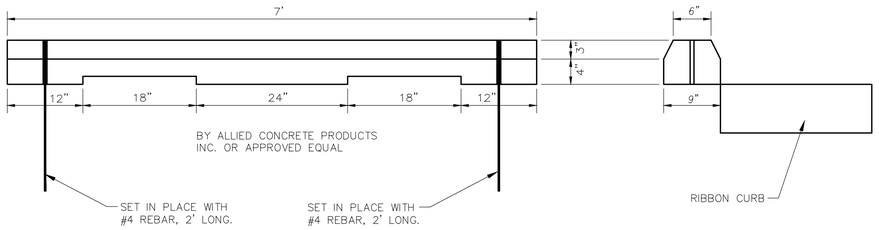
ADA STRIPING AND SIGNING DETAILS



ADA PARKING SIGN

SIGN NOTES:
1. SIGN POSTS SHALL BE ROUND 2-3/8" MIN. DIAMETER STEEL POSTS PER ASTM A513, ASTM A500 GRADE B, 50 KSI YIELD STRENGTH WITH ZINC INTERIOR AND EXTERIOR COATING. THE POSTS SHALL BE COATED WITH A BLACK POLYESTER RESIN PER ASTM F1043.
2. SIGN POST BRACKETS SHALL BE ALUMINUM INTERLOCKING BRACKETS WITH A MINIMUM OF 2 BRACKETS PER SIGN.

SIGN POST AND SIGN INSTALLATION DETAILS



7' CONCRETE STOP BLOCK

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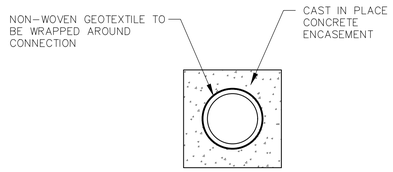
No.	Date	Description

ANDREW A. TALKIN LICENSED 29834 02/10/26 KANSAS PROFESSIONAL ENGINEER

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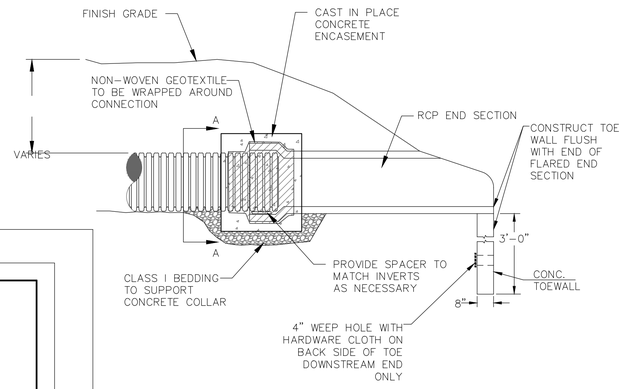
SITE DETAILS

ANDREW A. TALIAN
LICENSED
29834
02/10/26
KANSAS
PROFESSIONAL ENGINEER

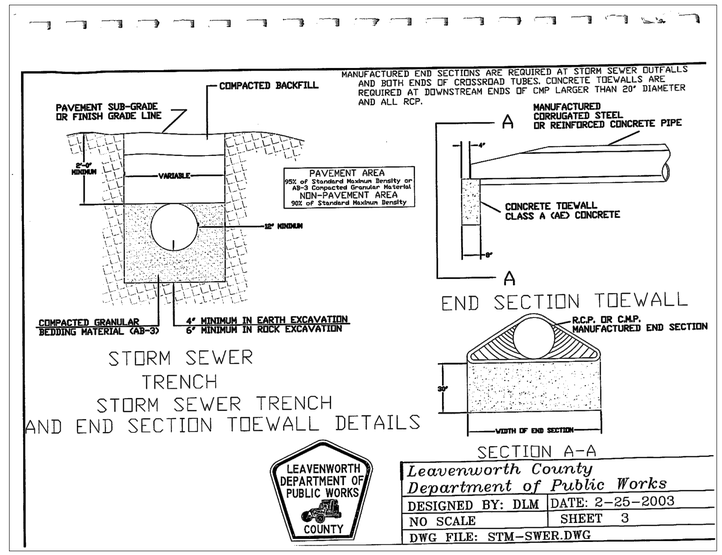


NOTES:

1. CONNECTION AND PIPE TO BE BACKFILLED PER WITH GRANULAR MATERIAL IN ADDITION TO COLLAR
2. IN LIEU OF AN INTERNAL CYLINDER, AN HDPE WATERTIGHT REPAIR COUPLER CAN BE USED.



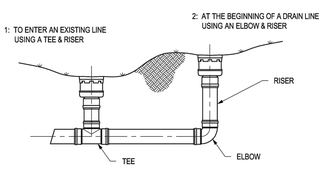
HDPE OR POLYPROPYLENE CONNECTION TO REINFORCED CONCRETE FLARED END SECTION WITH TOEWALL



STROM SEWER TRENCHING IN RIGHT-OF-WAY

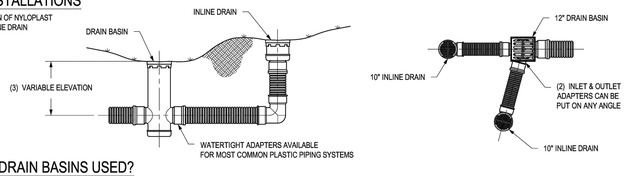
WHEN ARE INLINE DRAINS USED?

2708AG __ X
2710AG __ X
2712AG __ X
2715AG __ X
2718AG __ X
2724AG __ X
2730AG __ X



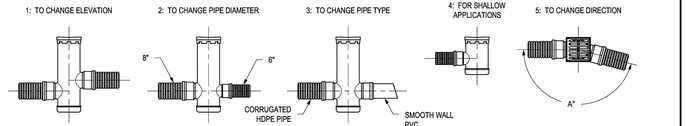
TYPICAL INSTALLATIONS

TYPICAL INSTALLATION OF NYLOPLAST DRAIN BASIN AND INLINE DRAIN



WHEN ARE DRAIN BASINS USED?

2808AG __ X
2810AG __ X
2812AG __ X
2815AG __ X
2815AG __ X
2824AG __ X
2830AG __ X
2836AG __ X



1 - STRUCTURES & ADAPTERS AVAILABLE IN SIZES 8" - 36"
2 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-066
4 - REDUCING CONES DOWN TO 30" DIAMETER WILL BE REQUIRED FOR 36" DRAIN BASINS.

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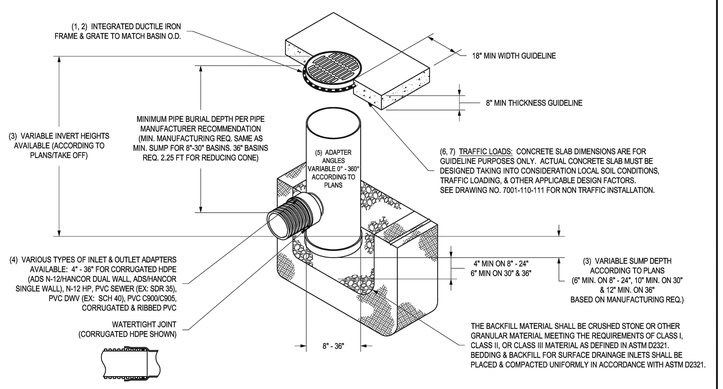
DRAWN BY	AWA	MATERIAL	
DATE	8-10-00		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	11-2-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 8 IN - 36 IN TYPICAL INSTALLATION OPTIONS

DWG NO. 7001-110-042 REV E

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-066.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

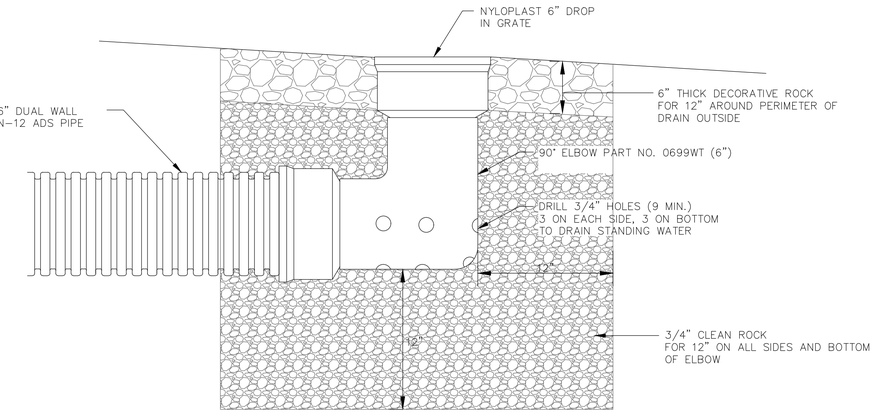
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REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-13-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

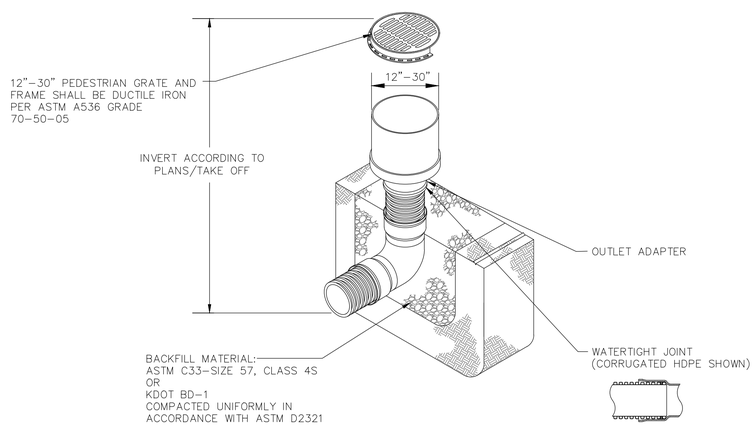
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TITLE: DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-144 REV J



6" END EMITTER DETAIL



NYLOPLAST 12 "-30" INLINE DRAIN

TABLE 1, RECOMMENDED MINIMUM TRENCH WIDTHS

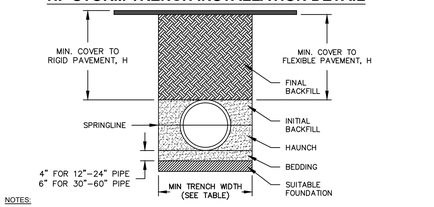
PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

TABLE 2, MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

	SURFACE LIVE LOADING CONDITION	
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" (300mm)	12" (305mm)	48" (1219mm)
24" (600mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

HP STORM TRENCH INSTALLATION DETAIL



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION, WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321. CLASS IVB MATERIALS (MH, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" (300mm-600mm) DIAMETER PIPE; 6" (150mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS; CLASS I OR II MATERIAL COMPACTED TO 90% SPD AND CLASS III COMPACTED TO 95% SPD IS REQUIRED. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
7. FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

HP ADS PIPE (STORM) DETAIL

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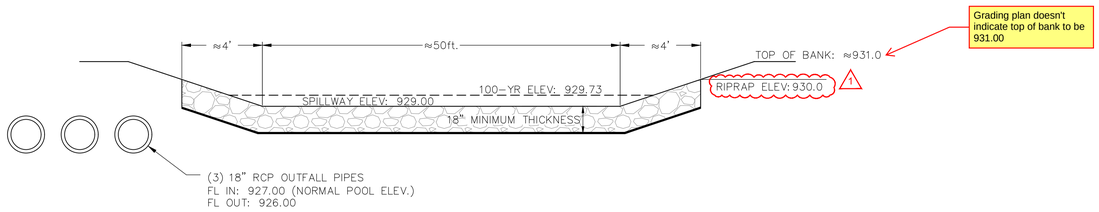
C404

UTILITY DETAILS

STONE SHALL BE PER KDOT STANDARD SPECIFICATION 1114

THE RIPRAP SHALL CONSIST OF MATERIAL WITH D50 OF 6 INCHES WITH A MAX SIZE OF 12". (15% RETAININED ON 8", 50% RETAINED ON 6" AND 85% RETAINED ON 3"). STONE SHALL BE FREE OF EARTH, SHALE, SOAPSTONE, OR OTHER DELETERIOUS SUBSTANCES.

PLACING–
THE RIPRAP NEED NOT BE COMPACTED BUT SHALL BE PLACED TO GRADE IN A MANNER TO INSURE THAT THE LARGER ROCK FRAGMENTS ARE UNIFORMLY DISTRIBUTED AND THE SMALLER ROCK FRAGMENTS SERVE TO FILL THE SPACES BETWEEN THE LARGER ROCK FRAGMENTS IN SUCH A MANNER AS WILL RESULT IN WELL–KEYED, DENSELY PLACED, UNIFORM LAYERS OF RIPRAP OF THE SPECIFIED THICKNESS. HAND PLACING WILL BE REQUIRED ONLY TO THE EXTENT NECESSARY TO SECURE THE RESULTS SPECIFIED ABOVE.



Grading plan doesn't indicate top of bank to be 931.00

POND 1 SPILLWAY AND OUTFALL DETAIL

ANDREW A. TALKINGTON
LICENSED
29834
02/10/26
KANSAS
PROFESSIONAL ENGINEER

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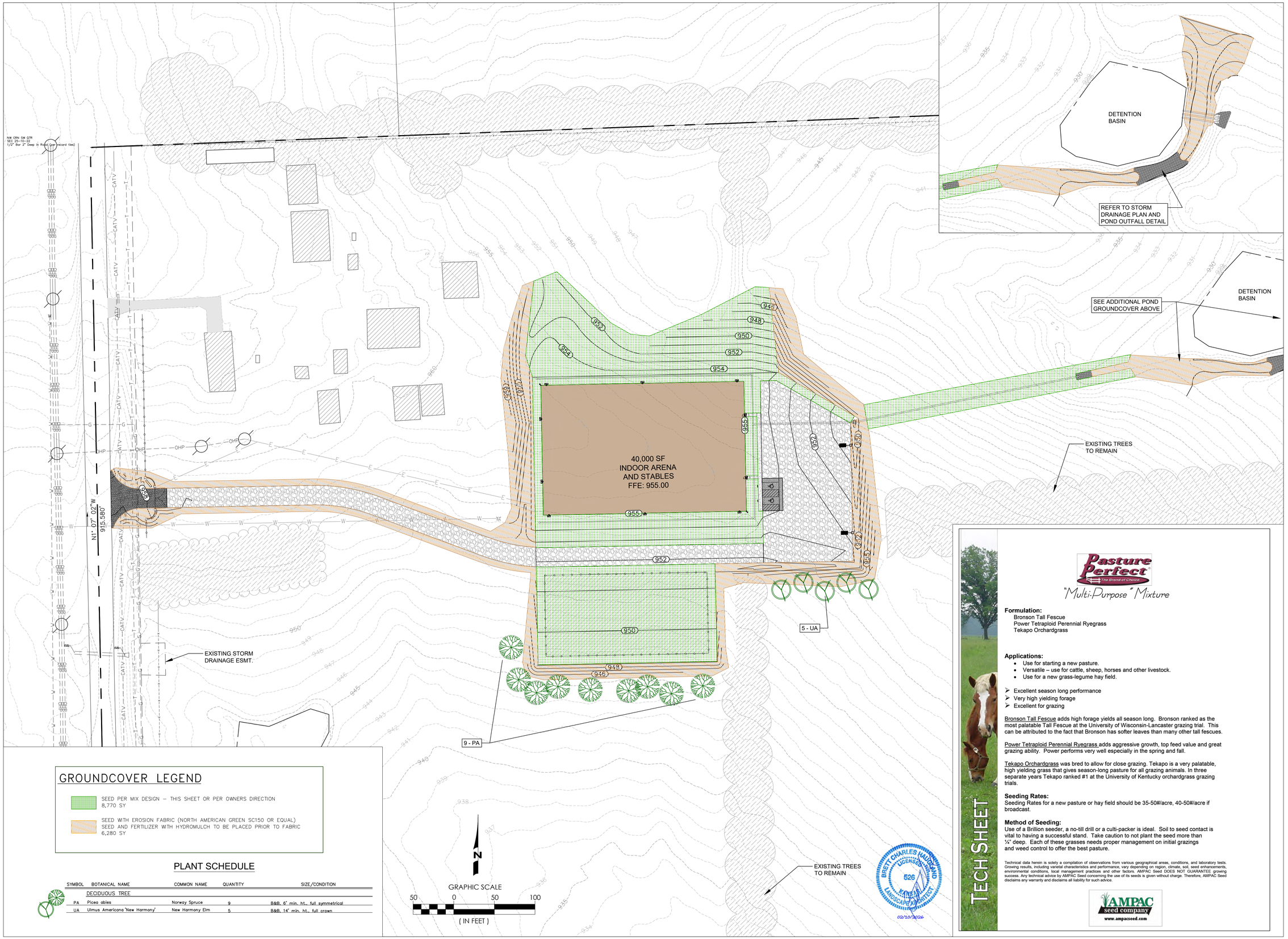
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C405

BASIN OUTFALL DETAILS



GROUNDCOVER LEGEND

SEED PER MIX DESIGN – THIS SHEET OR PER OWNERS DIRECTION
8,770 SY

SEED WITH EROSION FABRIC (NORTH AMERICAN GREEN SC150 OR EQUAL)
SEED AND FERTILIZER WITH HYDROMULCH TO BE PLACED PRIOR TO FABRIC
6,280 SY

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/CONDITION
	DECIDUOUS TREE			
PA	Picea abies	Norway Spruce	9	B&B, 6' min. ht., full symmetrical
UA	Ulmus Americana 'New Harmony'	New Harmony Elm	5	B&B, 14' min. ht., full crown

BRETT CHARLES NAUDAND
LICENSED
526
KANSAS
LANDSCAPE ARCHITECT
02/10/2026

TECH SHEET

Pasture Perfect
The Brand of Choice
"Multi-Purpose" Mixture

Formulation:
Bronson Tall Fescue
Power Tetraploid Perennial Ryegrass
Tekapo Orchardgrass

Applications:
- Use for starting a new pasture.
- Versatile – use for cattle, sheep, horses and other livestock.
- Use for a new grass-legume hay field.

- Excellent season long performance
- Very high yielding forage
- Excellent for grazing

Bronson Tall Fescue adds high forage yields all season long. Bronson ranked as the most palatable Tall Fescue at the University of Wisconsin-Lancaster grazing trial. This can be attributed to the fact that Bronson has softer leaves than many other tall fescues.

Power Tetraploid Perennial Ryegrass adds aggressive growth, top feed value and great grazing ability. Power performs very well especially in the spring and fall.

Tekapo Orchardgrass was bred to allow for close grazing. Tekapo is a very palatable, high yielding grass that gives season-long pasture for all grazing animals. In three separate years Tekapo ranked #1 at the University of Kentucky orchardgrass grazing trials.

Seeding Rates:
Seeding Rates for a new pasture or hay field should be 35-50#/acre, 40-50#/acre if broadcast.

Method of Seeding:
Use of a Brillion seeder, a no-till drill or a culti-packer is ideal. Soil to seed contact is vital to having a successful stand. Take caution to not plant the seed more than ¼" deep. Each of these grasses needs proper management on initial grazings and weed control to offer the best pasture.

Technical data herein is solely a compilation of observations from various geographical areas, conditions, and laboratory tests. Growing results, including varietal characteristics and performance, vary depending on region, climate, soil, seed enhancements, environmental conditions, local management practices and other factors. AMPAC Seed DOES NOT GUARANTEE growing success. Any technical advice by AMPAC Seed concerning the use of its seeds is given without charge. Therefore, AMPAC Seed disclaims any warranty and disclaims all liability for such advice.

AMPAC seed company
www.ampacseed.com

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Continental
CONSULTING ENGINEERS, INC.

9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206

11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109

TEL. (913) 642-6642
FAX (913) 642-6941
www.ccengineers.com

811 Know what's below. Call before you dig

H2R Ranch Indoor Training Facility

20770 147th Street
Leavenworth County, Basehor, Kansas

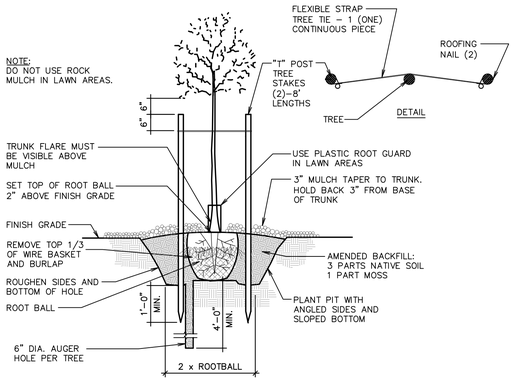
Project No.	--
Date:	01.26.2026
Issued For:	SUP

Revisions:

No.	Date	Description
1	02.10.26	SUP Resubmittal

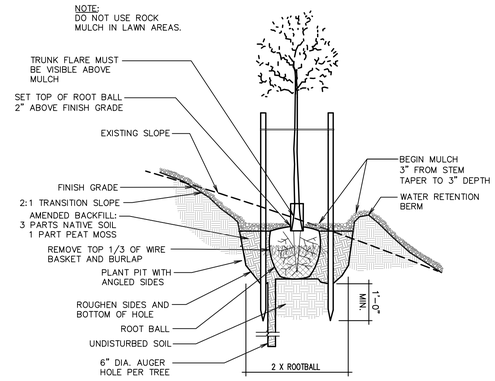
L100

LANDSCAPE AND
GROUNDCOVER PLAN



TREE PLANTING AND STAKING

N.T.S.



TREE PLANTING ON SLOPE

N.T.S.

PLANTING NOTES:

1. *REMOVE BURLAP AT THE TOP 1/3 OF THE B&B ROOTBALL TO EXPOSE THE ROOT FLARE (THE ENLARGED OR SWOLLEN AREA WHERE THE LARGE LATERAL ROOTS EMERGE) AND PLANT WITH THE ROOT FLARE 2 INCHES ABOVE FINISH GRADE.*
2. *THE PLANTING HOLE SHALL NOT BE DEEPER THAN THE BOTTOM OF THE ROOT BALL – MEASURE THE DEPTH FROM THE ACTUAL ROOT FLARE TO THE BOTTOM OF THE ROOT BALL. DIG THE HOLE TO THAT DEPTH, NO DEEPER, WHILE ALSO DIGGING IT TWO TO THREE TIMES AS WIDE AS THE ROOT BALL.*
3. *ALL WIRE, TWINE AND CANVAS (NATURAL OR SYNTHETIC) SHALL BE REMOVED FROM THE TOP 1/3 OF ROOT BALL. FILL SOIL SHALL BE SOIL FROM THE PLANTING HOLE. IF AMENDMENTS ARE REQUIRED THEY SHALL BE APPLIED TO THE ENTIRE PLANTING BED NOT THE INDIVIDUAL PLANTING HOLE.*
4. *ALL TREES SHALL BE WATERED AND MULCHED. MULCH SHALL BE 3 INCHES DEEP, TAPERING TO ZERO NEAR THE TRUNK.*
5. *THE CONTRACTOR SHALL REMOVE ALL TREE STAKING MATERIALS ONE YEAR AFTER PROJECT FINAL ACCEPTANCE.*



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H2R Ranch Indoor Training Facility

20770 147th Street
Leavenworth County, Basehor, Kansas

Project No. --
Date: 01.26.2026
Issued For: SUP
Revisions:

No.	Date	Description

L101

LANDSCAPE DETAILS

Schweitzer, Joshua

From: Magaha, Chuck <cmagaha@lvsheriff.org>
Sent: Tuesday, December 9, 2025 2:09 PM
To: Schweitzer, Joshua
Subject: RE: DEV-25-121 Special Use Permit H2R Ranch -

Thanks Josh. I am good with what I have reviewed

From: Schweitzer, Joshua
Sent: Tuesday, December 9, 2025 1:55 PM
To: Magaha, Chuck
Subject: DEV-25-121 Special Use Permit H2R Ranch -

Sir,

Attached is the revised site plan that they submitted with their application.

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

From: Magaha, Chuck <cmagaha@lvsheriff.org>
Sent: Tuesday, December 9, 2025 1:50 PM
To: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Subject: RE: DEV-25-121 Special Use Permit H2R Ranch -

Josh I looked over the additional information. All looks well, question though there was not any attachments for the parcel as stated in the application package. Were there suppose to be just asking.

Thanks

Chuck

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Tuesday, December 9, 2025 9:51 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>
Cc: Jacobson, John <JJacobson@leavenworthcounty.gov>; Allison, Amy <AAllison@leavenworthcounty.gov>
Subject: DEV-25-121 Special Use Permit H2R Ranch -

Good Morning Sir,

I was just wanting to reach out to see if you wanted to provide any information for the above mentioned case. I have attached their application and their Emergency Action Plan that they have provided.

Schweitzer, Joshua

From: Dedeke, Andrew <adedeke@lvsheriff.org>
Sent: Wednesday, October 22, 2025 1:15 PM
To: Schweitzer, Joshua
Subject: RE: DEV-25-121 Special Use Permit - H2R Ranch

No concerns.

From: Schweitzer, Joshua
Sent: Wednesday, October 22, 2025 12:19 PM
To: Magaha, Chuck ; Miller, Jamie ; Noll, Bill ; McAfee, Joe ; 'Mitch Pleak' ; Khalil, Jon ; Brown, Misty ; Dedeke, Andrew ; 'lingenfelserm@fairmountfd.org' ; 'designgroupleavenworth@evergy.com'
Cc: PZ
Subject: DEV-25-121 Special Use Permit - H2R Ranch

Good Afternoon,

The Department of Planning and Zoning has received a request to operate a horse boarding and training facility operation at 20770 147th Street (157-25-0-00-00-007).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by November 5, 2025.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

FAIRMOUNT TOWNSHIP FIRE DEPARTMENT
2624 N 155th St.
BASEHOR, KS 66007

November 4, 2025

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048

RE: DEV-25-121 Special Use permit – H2R Ranch

To whom it may concern:

After reviewing the application for DEV-25-121 Special Use Permit for H2R Ranch, the Fairmount Township Fire Department has no issues with their plans as long as streets and fire hydrants meet the code.

Sincerely,

Mike Lingenfelser, Fire Chief
Fairmount Township Fire Department
PO Box 136
Basehor, KS 66007

Schweitzer, Joshua

From: Boone Heston <Boone.Heston@evergy.com>
Sent: Wednesday, October 22, 2025 1:45 PM
To: Schweitzer, Joshua; Magaha, Chuck; Miller, Jamie; Noll, Bill; McAfee, Joe; 'Mitch Pleak'; Khalil, Jon; Brown, Misty; 'adedeke@lvsheriff.org'; 'lingenfelserm@fairmountfd.org'; Design Group Leavenworth
Cc: PZ
Subject: Re: [EXTERNAL]DEV-25-121 Special Use Permit - H2R Ranch

Internal Use Only

No concerns from Evergy.

Thanks,

Boone Heston
SR TD Designer
Leavenworth, KS
Evergy
Boone.Heston@evergy.com
O 785-508-2590

From: Schweitzer, Joshua
Sent: Wednesday, October 22, 2025 12:18 PM
To: Magaha, Chuck ; Miller, Jamie ; Noll, Bill ; McAfee, Joe ; 'Mitch Pleak' ; Khalil, Jon ; Brown, Misty ; 'adedeke@lvsheriff.org' ; 'lingenfelserm@fairmountfd.org' ; Design Group Leavenworth
Cc: PZ
Subject: [EXTERNAL]DEV-25-121 Special Use Permit - H2R Ranch

This Message Is From an External Sender
This message came from outside your organization.

Report Suspicious

Good Afternoon,
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If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov
v / r
Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Thursday, October 23, 2025 8:10 AM
To: Schweitzer, Joshua
Subject: RE: DEV-25-121 Special Use Permit - H2R Ranch

We have not received any complaints on this property.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Schweitzer, Joshua
Sent: Wednesday, October 22, 2025 12:19 PM
To: Magaha, Chuck ; Miller, Jamie ; Noll, Bill ; McAfee, Joe ; 'Mitch Pleak' ; Khalil, Jon ; Brown, Misty ; 'adedeke@lvsheriff.org' ; 'lingenfelserm@fairmountfd.org' ; 'designgroupleavenworth@evergy.com'
Cc: PZ
Subject: DEV-25-121 Special Use Permit - H2R Ranch

Good Afternoon,

The Department of Planning and Zoning has received a request to operate a horse boarding and training facility operation at 20770 147th Street (157-25-0-00-00-007).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by November 5, 2025.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov

v / r

Joshua J. Schweitzer
Development Planner
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

Consolidated Water District #1

21825 147th St.
Basehor, KS 66007
913-724-7000 - O
913-724-1310 - F
www.crwd1.com

March 5, 2026

Joshua Schweitzer
Planner II
Planning & Zoning
Leavenworth County

Re: RE: DEV-25-121 Special Use Permit – H2R Ranch

Dear Mr. Schweitzer,

Consolidated Water District #1 has reviewed the proposed Special Use Permit Application for H2R Ranch and has no objection to the project.

If domestic water service is needed for this facility, a separate Benefit Unit (water meter) of 1-inch or larger must be purchased. Additionally, any water service connection to the proposed building(s) shall follow the water district's Backflow and Cross Connection Control Policy to ensure the safety of the public water supply.

If on-site fire protection is needed, the water district can provide that service at the property owner's expense. There are two public fire hydrants located directly across the street from the site (see attached map).

Please contact me if you have any questions or need additional information.

Respectfully,

Mike Fulkerson

Mike Fulkerson
General Manager

Cc; file


147th St
147th St
147th St
12"
12"
12"
NE Corn Fe Coll Creek

RESOLUTION 2026-08

A resolution of the Leavenworth County Kansas Board of County Commission, conditionally issuing a Special Use Permit for a horse boarding facility to board more than 11 horses – H2R Ranch on the following described property:

The North One-half (N 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty-five (25), Township Ten (10), Range Twenty-two (22); in Leavenworth County, Kansas.

Except the following tract of land in the Southwest Quarter of Section 25, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, described as follows: Commencing at the Southwest corner of Section 25, Township 10 South, Range 22; thence, North 00 degrees East, 1,336.23 feet, along the Section line to the POINT OF BEGINNING of this tract; thence North 00 degrees East, 400.00 feet, along the Section line; thence North 90 degrees East, 300.00 feet; thence South 00 degrees West, 396.05 feet; thence South 89 degrees 14' 42" West, 300.00 feet, to the POINT OF BEGINNING of this tract, Contains 2.75 acres more or less, including road right-of-way.

WHEREAS, a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 27th day of January, 2026, and

WHEREAS, the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 11th day of March, 2026; and

WHEREAS, the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the Special Use Permit be approved, subject to special conditions as set forth; and

WHEREAS, the Board of County Commission considered, in session on the 1st day of April, 2026, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS SITTING IN REGULAR SESSION DOES HEREBY RESOLVE:

1. Based upon the findings as set forth in the staff report and as adopted by the Planning Commission; and,
2. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
3. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 1st day of April, 2026, and incorporated herein by reference;

That Case No. DEV-25-121, Special Use Permit (SUP) for horse boarding facility to board more than 11 horses – H2R Ranch be conditionally approved subject to the performance and observation of the following conditions:

1. This SUP is considered a Type 1 and limited to a period of 10 years
2. The business is limited to the hours identified in narrative (7:00 AM to 7:00 PM; During Summer Months hours are 7:00Am to 9:00 PM) Monday through Sunday.
3. The applicant shall provide a certificate of general liability insurance in the amount of $1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.

4. There shall be no on-street parking allowed.
5. Traffic shall not queue onto the public road network when entering the site.
6. Lighting generated from proposed use shall be limited to 0.00 foot-candles net gain, as measured at the property line.
7. All waste generated from the proposed business shall be disposed of in a manner that meets all local, state and federal requirements.
8. Noise shall be limited to 65 dBs along property lines adjacent to Residentially Zoned Parcels.
9. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations. As well as applying for the appropriate permit if necessary
10. All areas disturbed during construction shall be either sodded or seeded within a year of completion of construction.
11. A negative EIA test completed within the previous 12 months and kept on file. This requirement includes horses that originate outside the State of Kansas or from within the State of Kansas per KAR 9-7-14 or as amended.
12. All events, excluding any event that meets the definition of a private event as defined in the Leavenworth County Zoning & Subdivision Regulations, shall require a Temporary Special Use Permit prior to commencing.
13. This SUP shall comply with all state and federal rules and regulations that may be applicable.
14. Confirm with Emergency Management, Chuck Magaha, on conditions of Emergency Action Plan
15. That the conditional Special Use Permit granted herein is subject to revocation upon the breaching of the conditions set forth herein, or any substantial change in the use of the subject property. The H2R Ranch LLC, and its assigns or successors in interest, hereby consent to, and authorize, entry onto the subject property by employees or agents of the county for the purpose of inspecting the subject property for compliance with the conditions set forth herein.
16. This SUP is subject to revocation upon the violation or, or failure to comply with, any condition state herein
17. That no public nuisance be allowed or created upon the subject real property.
18. Must provide updated plans in compliance with all outstanding review comments made by County Staff prior to any acceptance being issued.
19. Must comply with the Consolidated Rural Water District #1 letter dated March 5, 2026, if applicable.
20. Pay any outstanding professional fees prior to any acceptance being issued.

Located in Section 25, Township 10 South, Range 22, in Leavenworth County, Kansas more commonly known as 20770 147th Street (PID: 157-25-0-00-00-007).

Adopted this 1st day of April, 2026
Board of County Commission
Leavenworth, County, Kansas

_____
Mike Stieben, Chairman

_____
Jeff Culbertson, Member

ATTEST:

_____
Fran Keppler, Leavenworth County Clerk

_____
Vanessa Reid, Member

_____
Willie Dove, Member

_____
Mike Smith, Member

Leavenworth County
Request for Board Action

Date: March 27th, 2026

To: Board of County Commissioners

From: Public Works

Department Head Approval: WLN

Additional Reviews as needed:

Budget Review ☒ Administrator Review ☒ Legal Review ☒

Action Requested: Approve a five-year Capital Improvement Plan for road and bridge improvement projects.

Analysis:

The current Five-Year Capital Improvement was approved in September of 2025. It is back before the board for consideration for the yearly review to kick off the 2027 budget process. Despite it only being approved sixth months ago, changes and updates have been made to reflect the current funding levels and the grants that we have received since September. This plan reflects a $93.9M investment in the county's infrastructure.

The substantial revisions included moving the Safe Streets for All Grant Projects forward one year to meet the requirements of the grant window and moving the Fairmont Road safety and maintenance project back one year to accommodate the cost of the matching funds from the grant. The two 235th Street projects from Dempsey to K-92 were combined to reflect the Congressionally Directed Spending Grant that we received through Senator Moran's office. The third revision to the plan was to use the funding available to start a mill and overlay program. This program will start on Eisenhower Road and Bauserman Road in 2027 and then continue into the following years on Tonganoxie Road starting at the city limits of Leavenworth and working south. Fourth, 220 Funds were set aside in 2025 to build a wash bay at the shop. This is a required expense for compliance requirements. In 2031, the bridges that were identified for design last year in 2030 were added for construction. Lastly, Two line item expenditures are for project match set asides that historically have been included but in this plan the project was not specifically named as there currently are multiple projects at the city, state, and federal levels and in the public sector that the board may choose to participate in at a future date.

The dust abatement projects continue to reflect a $500,000 per year allocation. The board accepted the attached map last year but only took action to identify the 2026 projects. The board will need to take action to provide direction for the 2027 projects at a minimum. There are planning benefits to having the board take action on the order of these projects from 2027 to 2031. As part of this action the board may want to consider the future of public dust abatement program.

Alternatives: Table for further discussion.

Budgetary Impact: NA

☒ Not Applicable
☐ Budgeted item with available funds
☐ Non-Budgeted item with available funds through prioritization
☐ Non-Budgeted item with additional funds requested

Additional Attachments: Draft Capital Improvement Plan for 2026-2031 prepared by staff.

5-Year

Capital Improvement Plan

Work Session #1

Updated:
(171) March 2026
(220) March 2026
(180) March 2026

	PROJECTS	SPECIAL HIGHWAY FUND - 220	SALES TAX (171)	GRANT FUNDS	Alexandria	Delaware	Easton	Fairmount	High Prairie	Kickapoo	Reno	Sherman	Stranger	Tonganoxie
		Accounts												
2026	**AVAILABLE BALANCE (Does Not Include Expected Revenue)**	**$ 9,507,362.00**	**$ 11,933,376.00**	**$ -**	**$ 120,732.00**	**$ 55,695.00**	**$ 9,900.00**	**$ 339,763.00**	**$ 87,441.00**	**$ 491,716.00**	**$ 114,237.00**	**$ 234,778.00**	**$ 302,231.00**	**$ 539,844.00**
	CURRENT YEAR CONSTRUCTION													
	CR 30 - 235th Street (Hollingsworth to Dempsey)		$ (2,000,000.00)	$ 2,980,000.00										
	KDOT KLBIP Bridges - SH-54 and SH-61 (Golden Road)	$ (200,000.00)		$ 2,000,000.00								$ (234,000.00)		
	Culvert F-UM-01 - Leavenworth Road	$ (100,000.00)												
	Bridge K-19 - 179th Street	$ (450,000.00)								$ (490,000.00)				
	Bridge A-07 (KDOT Low-Cost Steel) Lecompton Road - Modular Bridge Deck Design	$ (225,000.00)			$ (120,000.00)									
	Bridge T-31 (KDOT Low-Cost Steel) Fairmont Road	$ -												$ (539,000.00)
	Bridge HP-51 (KDOT Low Cost Steel) Jamison Road	$ (400,000.00)							$ (87,000.00)					
	Dust Abatements	$ (500,000.00)												
	Bridge T-50 - Parallel Road	$ (1,500,000.00)												
	FUTURE CONSTRUCTION EXPENSES													
	2027 Bridge Replacement SH-33 - Design and Property Acquisition - Low Cost Steel Bridge No Design	$ (50,000.00)												
	2028 Bridge Replacement K-03 - Property Acquisition	$ (50,000.00)												
	2028 Bridge Replacement R-50 - Design and Property Acquisition	$ (150,000.00)												
	2027 Mill and Overlay - Eisenhower and Bauserman Design and Bid Documents	$ (100,000.00)												
	2027 Project Expenses - CR30, Dempsey to K-92 235th St Design Completion, Prop. Acq. & Utility Relocation - Ongoing		$ (2,000,000.00)											
	Bonding Transfer (Sept. 2025/Feb. 2026 Payment)		**$ (2,024,390.00)**											
	Expected Sales Tax Revenue		**$ 5,600,000.00**		**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**
	YEAR END BALANCE	**$ 5,782,362.00**	**$ 11,508,986.00**	**$ 4,980,000.00**	**$ 12,732.00**	**$ 67,695.00**	**$ 21,900.00**	**$ 351,763.00**	**$ 12,441.00**	**$ 13,716.00**	**$ 126,237.00**	**$ 12,778.00**	**$ 314,231.00**	**$ 12,844.00**
	Approved/Budgeted Transfer to 220 Fund	**$ 3,024,000.00**												
2027	**AVAILABLE BALANCE (Does Not Include Expected Revenue)**	**$ 8,806,362.00**	**$ 11,508,986.00**	**$ 4,980,000.00**	**$ 12,732.00**	**$ 67,695.00**	**$ 21,900.00**	**$ 351,763.00**	**$ 12,441.00**	**$ 13,716.00**	**$ 126,237.00**	**$ 12,778.00**	**$ 314,231.00**	**$ 12,844.00**
	CURRENT YEAR CONSTRUCTION													
	235th Street Phase III (K-92 to 4H - 4 miles)		$ (2,000,000.00)	$ 6,200,000.00										
	Bridge ST-77 (KDOT Low-Cost Steel) 188th Street	$ (400,000.00)											$ (250,000.00)	
	Bridge K-03 (KDOT Low Cost Steel) Knapp Road	$ (700,000.00)												
	District 2 - Dust Abatement	$ (500,000.00)												
	Wash Bay - County Shop	$ (750,000.00)												
	Mill and Overlay - Eisenhower and Bauserman		$ (2,000,000.00)											
	Bridge SH-33 (KDOT Low Cost Steel) Paved Road (215th Street - Dead End)	$ (500,000.00)			$ (12,000.00)									
	FUTURE CONSTRUCTION EXPENSES													
	2029 Bridge Replacement K-14 - Design and Property Acquisition		$ (150,000.00)											
	2029 Project Expenses - Not Completed 2007 Sales Tax Project - HRRR Eligible Tonganoxie Road/4H/171st Intersection Improvement Project		$ (450,000.00)											
	2029 Bridge Replacement Bridge F-55 (Metro Ave.)	$ (125,000.00)												
	2028 Safe Streets for All Acquisition and Utilities		$ (4,000,000.00)											
	2028 Mill and Overlay - Tonganoxie Drive - Design and Bid Documents	$ (175,000.00)												
	2029 Project Expenses 158th and Golden Road - Safety Improvements (Potential HRRR)		$ (450,000.00)											
	Bonding Transfer (Sept. 2026/Feb. 2027 Payment)		**$ (2,023,940.00)**											
	Expected Sales Tax Revenue		**$ 5,650,000.00**		**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**
	YEAR END BALANCE	**$ 5,656,362.00**	**$ 6,085,046.00**	**$ 11,180,000.00**	**$ 12,732.00**	**$ 79,695.00**	**$ 33,900.00**	**$ 363,763.00**	**$ 24,441.00**	**$ 25,716.00**	**$ 138,237.00**	**$ 24,778.00**	**$ 76,231.00**	**$ 24,844.00**
	Approved/Budgeted Transfer to 220 Fund	**$ 3,024,000.00**												
2028	**AVAILABLE BALANCE (Does Not Include Expected Revenue)**	**$ 8,680,362.00**	**$ 6,085,046.00**	**$ 11,180,000.00**	**$ 12,732.00**	**$ 79,695.00**	**$ 33,900.00**	**$ 363,763.00**	**$ 24,441.00**	**$ 25,716.00**	**$ 138,237.00**	**$ 24,778.00**	**$ 76,231.00**	**$ 24,844.00**
	CURRENT YEAR CONSTRUCTION													
	Safe Streets for All 158th, Golden, K-32, and 222nd		$ (1,000,000.00)	$ 21,500,000.00								$ (36,000.00)		
	Mill and Overlay - Tonganoxie Drive South of Leavenworth to Seymour		$ (3,250,000.00)						$ (24,000.00)					
	Mill and Overlay - Tonganoxie Drive (Seymour to 187th)	$ (3,500,000.00)												
	Dust Abatements	$ (500,000.00)												
	Bridge R-50 - Loring Road & 214th Street	$ (1,700,000.00)									$ (100,000.00)			
	FUTURE CONSTRUCTION EXPENSES													
	2028 Project Expenses - Design and Acquisition Fairmont Road (2007 Sales Tax Project)		$ (900,000.00)					$ (137,000.00)					$ (75,000.00)	
	2030 Bridge Replacement Bridge R-16 - Hemphill Road	$ (50,000.00)												
	2030 Culvert Replacements - Design and Acquisition	$ (197,765.00)												
	Bonding Transfer (Sept. 2027/Feb. 2028 Payment)		**$ (2,027,140.00)**											
	Expected Sales Tax Revenue		**$ 5,700,000.00**		**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**
	YEAR END BALANCE	**$ 2,732,597.00**	**$ 4,607,906.00**	**$ 32,680,000.00**	**$ 24,732.00**	**$ 91,695.00**	**$ 45,900.00**	**$ 238,763.00**	**$ 12,441.00**	**$ 37,716.00**	**$ 50,237.00**	**$ 778.00**	**$ 13,231.00**	**$ 36,844.00**
	Approved/Budgeted Transfer to 220 Fund	**$ 3,024,000.00**												

Updated:
(171) March 2026
(220) March 2026
(180) March 2026

		Accounts												
	PROJECTS	**SPECIAL HIGHWAY FUND - 220**	**SALES TAX (171)**	**GRANT FUNDS**	**Alexandria**	**Delaware**	**Easton**	**Fairmount**	**High Prairie**	**Kickapoo**	**Reno**	**Sherman**	**Stranger**	**Tonganoxie**
2029	**AVAILABLE BALANCE (Does Not Include Expected Revenue)**	**$ 5,756,597.00**	**$ 4,607,906.00**	**$ 32,680,000.00**	**$ 24,732.00**	**$ 91,695.00**	**$ 45,900.00**	**$ 238,763.00**	**$ 12,441.00**	**$ 37,716.00**	**$ 50,237.00**	**$ 778.00**	**$ 13,231.00**	**$ 36,844.00**
	CURRENT YEAR CONSTRUCTION													
	Dust Abatements	$ (500,000.00)												
	Fairmont Road (K-7 to Tonganoxie Road) Not Completed 2007 Sales Tax Project		$ (8,000,000.00)											
	Bridge K-14 - 167th Street	$ (2,000,000.00)								$ (37,500.00)				
	Bridge F-55 - Metro Ave.	$ (1,450,000.00)						$ (250,000.00)						
	Project Matching Funds	$ (625,000.00)												
	FUTURE CONSTRUCTION EXPENSES													
	2032 Bridge Replacement Bridge E-10 - 231st Street	$ (175,000.00)												
	2031 Bridge Replacement Bridge T-66 - 258th Street	$ (75,000.00)												
	2031 Bridge Replacement Bridge E-17 - 231st Street	$ (175,000.00)												
	Bonding Transfer (Sept. 2028/Feb. 2029 Payment)		**$ (2,026,190.00)**											
	Expected Sales Tax Revenue		**$ 5,750,000.00**		**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**
	YEAR END BALANCE	**$ 756,597.00**	**$ 331,716.00**	**$ 32,680,000.00**	**$ 36,732.00**	**$ 103,695.00**	**$ 57,900.00**	**$ 763.00**	**$ 24,441.00**	**$ 12,216.00**	**$ 62,237.00**	**$ 12,778.00**	**$ 25,231.00**	**$ 48,844.00**
	Approved/Budgeted Transfer to 220 Fund	**$ 3,024,000.00**												
2030	**AVAILABLE BALANCE (Does Not Include Expected Revenue)**	**$ 3,780,597.00**	**$ 331,716.00**	**$ 32,680,000.00**	**$ 36,732.00**	**$ 103,695.00**	**$ 57,900.00**	**$ 763.00**	**$ 24,441.00**	**$ 12,216.00**	**$ 62,237.00**	**$ 12,778.00**	**$ 25,231.00**	**$ 48,844.00**
	CURRENT YEAR CONSTRUCTION													
	Tonganoxie Road/4H/171st Intersection Improvement (2007 Sales Tax Project)		$ (1,100,000.00)											
	Dust Abatements	$ (500,000.00)												
	2030 Culvert Replacements Based on Inspections completed in 2027	$ (2,000,000.00)												
	Hold for Grant or Project Match		$ (3,000,000.00)											
	Bridge R-16 - (KDOT Low Cost Steel) Hemphill Road	$ (600,000.00)									$ (70,000.00)			
	FUTURE CONSTRUCTION EXPENSES													
	2031 Mill and Overlay - Tonganoxie Drive - Design and Bid documents	$ (150,000.00)												
	2032 Bridge Replacements Planning Costs	$ (400,000.00)												
	Bonding Transfer (Sept. 2029/Feb. 2030 Payment)		**$ (2,025,910.00)**											
	Expected Sales Tax Revenue		**$ 5,800,000.00**		**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**
	YEAR END BALANCE	**$ 130,597.00**	**$ 5,806.00**	**$ 32,680,000.00**	**$ 48,732.00**	**$ 115,695.00**	**$ 69,900.00**	**$ 12,763.00**	**$ 36,441.00**	**$ 24,216.00**	**$ 4,237.00**	**$ 24,778.00**	**$ 37,231.00**	**$ 60,844.00**
	Approved/Budgeted Transfer to 220 Fund	**$ 3,024,000.00**												
2031	**AVAILABLE BALANCE (Does Not Include Expected Revenue)**	**$ 3,154,597.00**	**$ 5,806.00**	**$ 32,680,000.00**	**$ 48,732.00**	**$ 115,695.00**	**$ 69,900.00**	**$ 12,763.00**	**$ 36,441.00**	**$ 24,216.00**	**$ 4,237.00**	**$ 24,778.00**	**$ 37,231.00**	**$ 60,844.00**
	CURRENT YEAR CONSTRUCTION													
	Dust Abatements	$ (500,000.00)												
	Bridge E-17 - 231st Street	$ (2,000,000.00)					$ (81,000.00)							
	Bridge T-66 - 258th Street	$ (400,000.00)												$ (70,000.00)
	Mill and Overlay - Tonganoxie Drive (Dempsey to 189th)		$ (3,700,000.00)											
	FUTURE CONSTRUCTION EXPENSES													
	2033 Bridge Placement Design and Acquisition	$ (75,000.00)												
	2033 Bridge Placement Design and Acquisition	$ (175,000.00)												
	Bonding Transfer (Sept. 2030/Feb. 2031 Payment)		**$ (2,024,570.00)**											
	Expected Sales Tax Revenue		**$ 5,750,000.00**		**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**	**$ 12,000.00**
	YEAR END BALANCE	**$ 4,597.00**	**$ 31,236.00**	**$ 32,680,000.00**	**$ 60,732.00**	**$ 127,695.00**	**$ 900.00**	**$ 24,763.00**	**$ 48,441.00**	**$ 36,216.00**	**$ 16,237.00**	**$ 36,778.00**	**$ 49,231.00**	**$ 2,844.00**
	Total Project Investment by Funding Source	**$ 24,622,765.00**	**$ 34,000,000.00**	**$ 32,680,000.00**	**$ 132,000.00**	**$ -**	**$ 81,000.00**	**$ 387,000.00**	**$ 111,000.00**	**$ 527,500.00**	**$ 170,000.00**	**$ 270,000.00**	**$ 325,000.00**	**$ 609,000.00**
	Total Project Investment = $93,915,265													

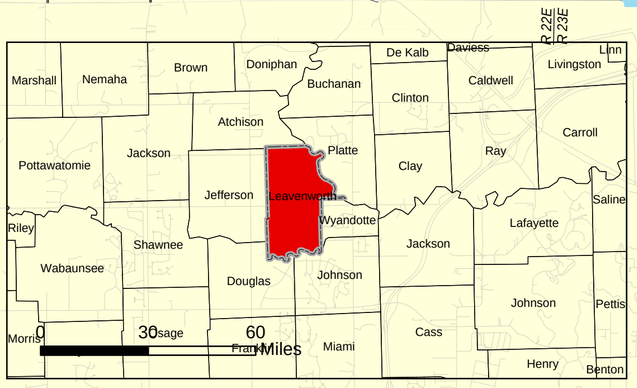
LEAVENWORTH COUNTY
KANSAS
2026

LEAVENWORTH DEPARTMENT OF PUBLIC WORKS
COUNTY

2026-2031 Draft

Capital Improvement Plan (CIP)

Easton
Seven Sisters Rd
Happy Hollow Rd
Kickapoo
K-03
K-14
K-19
E-17
Alexandria
A-07
Eisenhower Rd
Bauserman Rd
High Prairie
Tonganoxie Drive Mill and Overlay
Tonganoxie Road/4H/171st
Delaware
235th Street Phase III
HP-51
Wash Bay - County Shop
T-31
CR 30 - 235th Street
Fairmount Road
Tonganoxie
T-50
Stranger
Fairmount
F-UM-01
T-66
R-16
ST-77
Reno
R-50
SH-54
158th ST & Golden RD
SH-33
Sherman
CR1
SH-61
F-55



SHF = SPECIAL HIGHWAY FUND - 220
ST=SALES TAX - 171, C = COUNTY, GF = GRANT FUNDS

2026 ($ 11,825,000.00)

- A-07 ($345,000.00)- SHF
- HP-51 ($487,000.00) -SHF
- K-19 ($940,000.00)-SHF
- KDOT KLBIP Bridges - SH-54 and SH-61 ($2,434,000.00)- SHF & GF
- T-31 ($539,000.00)- Tonganoxie
- T-50 ($1,500,000)-SHF
- F-UM-01 ($100,000.00) - SHF
- CR 30- 235th St ($4,980,000)-ST
- Seven Sisters Rd & Happy Hollow Rd - Dust Abatement ($500,000.00) -SHF

2027 ($ 13,312,000.00)

- K-03 ($700,000.00)-SHF
- SH-33 ($512,000)-SHF
- ST-77 ($650,000)-SHF
- Wash Bay - County Shop ($750,000.00) - SHF
- 235th Street Phase III ($8,200,000)-ST
- Eisenhower and Bauserman -Mill and Overlay ($2,000,000.00) - ST
- Dust Abatement ($500,000.00) -SHF

2028 ($ 31,610,000.00)

- R-50 ($1,800,000)-SHF
- 158th St, Golden Rd,K-32 and 222nd CR1 ($22,536,000.00)- ST & GF
- Tonganoxie Drive ($3,274,000.00)- ST
- Tonganoxie Drive ($3,500,000.00) - SHF
- Dust Abatement ($500,000.00) -SHF

2029 ($ 12,862,500.00)

- F-55 ($1,700,000)-SHF
- K-14 ($2,037,000)-SHF
- Fairmont Road ($8,000,000) - ST
- Dust Abatement ($500,000.00) -SHF
- Project Matching Funds ($625,000.00) -SHF

2030 ($ 7,270,000.00)

- R-16 (670,000.00) - SHF
- 2030 Culvert Replacement ($2,000,000.00) - SHF
- Tonganoxie Road/4H/171st Intersection Improvement ($1,100,000.00) - ST
- Dust Abatement ($500,000.00) -SHF
- Hold for Grant or Project Match ($3,000,000.00) -SHF

2031 ($6,751,000.00)

- T-66 ($470,000.00) - SHF
- E-17 ($2,081,000.00) - SHF
- Tonganoxie Drive ($3,700,000.00) ST
- Dust Abatement ($500,000.00) -SHF

Legend

- City Limits
- County Boundary
- Sections
- City Centerlines
- GRAVEL
- HARD SURFACE
- MINIMUM
- PRIVATE
- State Maintained

Leavenworth County
GIS Department
300 Walnut Suite 030
Leavenworth, KS 66048
Ph: 913-758-6780
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3/26/2026

0 2.5 5 Miles

LEAVENWORTH COUNTY KANSAS 2025

GIS Department — Leavenworth County

LEAVENWORTH DEPARTMENT OF PUBLIC WORKS — COUNTY

2025 Dust Abatement Capital Improvement Plan County Commission Districts in Leavenworth County

SEVEN SISTERS RD
Miles: (1.53 MI)
ADT:47 (2024)

HAPPY HOLLOW RD
Miles: (0.83 MI)
ADT:101 (2024)

NEW LAWRENCE DR
Miles:(1.93 MI)
ADT: 128 (2024)

STRANGER RD
Miles: (0.5 MI)
ADT: 128 (2024)

219TH ST
Miles: (1.25 MI)
ADT: 265 (2024)

178TH ST
Miles: (0.77 MI)
ADT: 179 (2023)

182ND ST
Miles: (1.57 MI)
ADT: 284 (2023)

KREIDER RD
Miles: (1.26 MI)
ADT: 214 (2023)

127TH ST
Miles: (0.78 MI)
ADT: 114 (2024)

131ST ST
Miles: (0.87 MI)
ADT: 73 (2024)

MARXEN RD
Miles: (1.22 MI)
ADT: No Data available

District:1

District:2

District:3

District:4

District:5

Jefferson, Gage, Pawnee, Richardson, Holt, Andrew, De Kalb, Daviess, Grundy, Linn, Livingston, Washington, Marshall, Nemaha, Brown, Doniphan, Buchanan, Clinton, Caldwell, Chariton, Atchison, Carroll, Clay, Pottawatomie, Jackson, Platte, Ray, Riley, Jefferson, Leavenworth, Wyandotte, Lafayette, Saline, Howard, Geary, Shawnee, Wabaunsee, Douglas, Johnson, Jackson, Cooper, Dickinson, Morris, Osage, Lyon, Franklin, Miami, Cass, Johnson, Pettis, Morgan, Marion, Henry, Benton

0 25 50 100 Miles

Legend

- District 1
- District 2
- District 3
- District 4
- District 5

District	Gravel Road	Length (mi)	Total (mi)
District 1 2026	Happy Hollow Rd	0.83	2.35
	Seven Sisters Rd	1.53	
District 2	New Lawrence Dr	1.93	2.43
	Stranger Rd	0.5	
District 3	182nd St	1.57	2.34
	178th St	0.77	
District 4	131st St	0.87	2.87
	127th St	0.78	
	Marxen Rd	1.22	
District 5	219th St	1.25	2.51
	Kreider Rd	1.26	

Legend

- City Centerlines
- City Limits
- Sections
- County Boundary
- GRAVEL
- HARD SURFACE
- MINIMUM
- PRIVATE
- State Maintained

Projection: NAD 1983 State Plane Kansas 1501 (US Feet)
Disclaimer: Map is projected in real-world coordinates.
However, it is not intended for legal purposes.
Measurement accuracy is not guaranteed.

0 10 20 Miles

Leavenworth County
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Leavenworth, KS 66048
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