

## LEAVENWORTH COUNTY PLANNING COMMISSION

Agenda for a Regular Meeting of 5:30 P.M., Wednesday, March 11, 2026  
County Courthouse - 300 Walnut Street - Leavenworth, Kansas 66048

[www.leavenworthcounty.gov](http://www.leavenworthcounty.gov)

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Minutes**

5. **Secretary's Report**

6. **Declarations: (if necessary)**

- A. Declarations of receipt of communications by Planning Commissioners
- B. Disclosure of ex-parte communications for each hearing item
- C. Declarations of abstention from specific agenda items by a Commissioner

7. **Approval of Agenda**

8. **Consent Agenda**

**A. Case DEV-26-011 Replat – Grinter Subdivision Replat**

Consideration of a Replat on the following described property: Lots 5, 6 & 7 of the Grinter Subdivision, Leavenworth County, Kansas.

**Also 15264 254<sup>th</sup> Street**

**PID: 207-35-0-00-00-004.06, 207-35-0-00-00-004.07 & 207-35-0-00-00-004.08**

**B. Case DEV-26-013 & 014 Preliminary and Final Plat – Van Zee Farms**

Consideration of a Preliminary and Final Plat on the following described property: A tract of land in the Northeast Quarter of Section 9, Township 9 South, Range 21 East of the 6<sup>th</sup> P.M., in Leavenworth County, Kansas

**Also 21443 Springdale Road**

**PID: 112-09-0-00-00-001.00 & 112-10-0-00-00-006.00**

**C. Case DEV-26-017 & 018 Preliminary and Final Plat – F3 Estates**

Consideration of a Preliminary and Final Plat on the following described property: A tract of land in the Southwest Quarter of the Northwest Quarter of Section 34, Township 10 South, Range 21 East of the 6<sup>th</sup> P.M., in Leavenworth County, Kansas

**Also 00000 George Road**

**PID: 148-34-0-00-00-009.00**

**9. Regular Agenda**

**A. Case DEV-26-002 Preliminary and Final Plat – The Reserve at Blake Farms**

Consideration of a Preliminary and Final Plat on the following described property: a tract of land in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas.

**Also 14971 Fairmount Road**

**PID: 156-14-0-00-00-003.00**

**B. Case DEV-25-121 Special Use Permit – H2R Ranch**

Consideration of a Special Use Permit request for an horse boarding facility to board more than 11 horses on the following described property: A tract of land in the Southwest Quarter of Section 25, Township 10 South, Range 22 East of the 6<sup>th</sup> P.M., in Leavenworth County, Kansas.

**Also known as 20770 147<sup>th</sup> Street**

**PID: 157-25-0-00-00-007.00**

**\*\*\*Public Hearing Required\*\*\***

**\*\*\*Public Comment limited to five minutes per person\*\*\***

**Adjournment of Planning Commission**

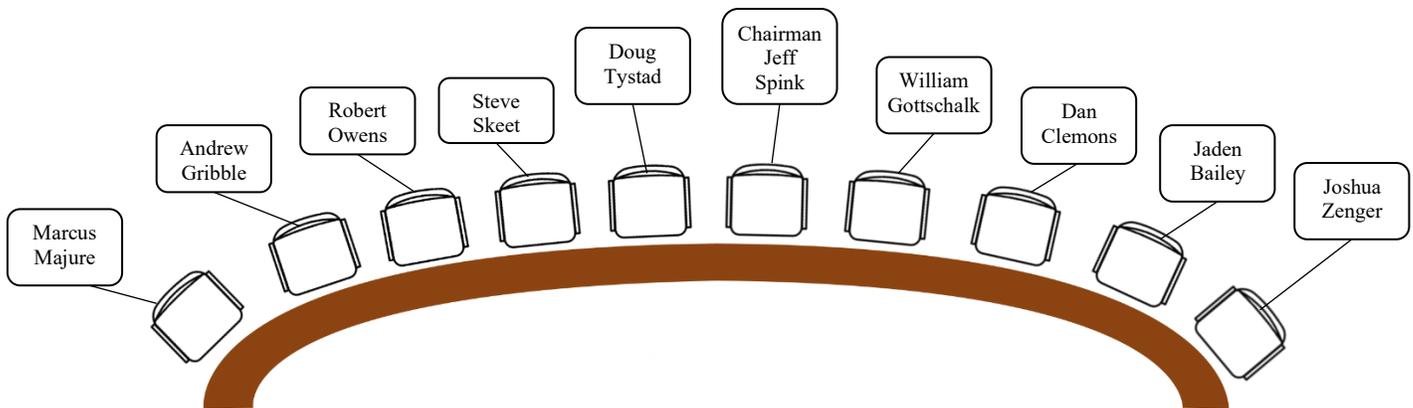
**Upcoming meeting dates:**

**Wednesday, April 8, 2026, 5:30 PM  
Regular Planning Commission Meeting**

**For More Information**

If you have any questions or need to make special arrangements for a meeting, please call or stop by the Planning and Zoning Department.  
Contact Dawn Chamberlain – 913-684-0465

**Planning Commission Seating Chart 2026**



LEAVENWORTH COUNTY PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
February 11, 2026

*The complete recorded meeting can be found on the County's YouTube channel.*

**The Planning Commission meeting was called to order at 5:30 p.m.**

**Pledge of Allegiance**

**Members present:** Joshua Zenger, Jaden Bailey, Dan Clemons, William Gottschalk, Chairman Jeff Spink, Doug Tystad, Steve Skeet, Robert Owens, Andrew Gribble and Marcus Majure

**Members absent:** none

**Staff present:** John Jacobson-Director, Amy Allison-Deputy Director, Josh Schweitzer-Planner II, Misty Brown-County Counselor

Commissioner Tystad proposed approval of the minutes and recommended one correction on DEV-25-124 in 2<sup>nd</sup> paragraph.

**4. Approval of Minutes**

**ROLL CALL VOTE - Motion to approve the minutes passed 7/0 (Gribble and Clemons abstained).**

**5. Secretary's Report**

Deputy Director Amy Allison stated that there was one item on the consent agenda and one subdivision item on the regular agenda which is an exception. Ms. Allison mentioned that there would be a study session for the Comprehensive Plan.

**6. Declarations** None.

**7. Approval of Agenda**

Commissioner Majure motioned to approve the agenda and Commissioner Clemons seconded.

**9. Regular Agenda**

**A. Case DEV-26-004 & 005 Preliminary and Final Plat – McCollum Acres**

Consideration of a Preliminary and Final Plat on the following described property: a tract of land in the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas.

**Also 25060 159<sup>th</sup> Street**

Planner II Josh Schweitzer stated the case is a preliminary and final plat consideration of a property. The applicants are proposing to divide their property into two lots, which requires an exception for Lot 1 as it exceeds the lot depth to lot width ratio by approximately 1,900 feet. Mr. Schweitzer mentioned that the property does exist in the Urban Growth Area of Lansing and that City of Lansing has provided comments, which is included in the Staff Report. The property is not located within 660 feet of a sanitary sewer system.

Surveyor Joe Herring spoke in favor of the request and offered to answer any questions regarding the irregular shaped lot. Additionally, the owners built their home further back on the lot to create “country living” which created even more irregularity. They are now in a position where they need to sell the land and this proposal makes the most sense. Mr. Herring stated that he has confirmed with a Planner from the City of Lansing that the closest septic system is to the north near Gillman.

Commissioner Zenger asked for clarification on the size of each proposed lots. Mr. Schweitzer confirmed one is 8.5 acres and other is 35 acres. Mr. Herring clarified that the driveway and easement locations.

Commissioner Tystad questioned why the County would approve adding septic tanks in this particular area. Director John Jacobson stated that the closest public sewer line is a septic “interceptor” and is actually considerably north of the location, which cannot be tapped for residential uses. Mr. Jacobson further explained the scenarios of how septic systems would be addressed by the City of Lansing as a result of future development. Mr. Jacobson added that he believes the area will be developed to a higher density housing in the future, which is consistent with the future Land Use Plan. Mr. Jacobson further stated that in his (and staff’s) opinion, the owner’s proposal is essentially a lot split and would not affect the ability to annex or add sewer systems in the future.

Commissioner Majure asked for clarification from Surveyor Herring regarding lot-width and lot-depth as it pertains to the proposal.

Commissioner Owens questioned how access may change if a potential developer purchases the two lots in the future.

Further discussions ensued.

Commissioner Tystad motioned to approve the preliminary plat and Commissioner Owens seconded.

**ROLL CALL VOTE - Motion to approve the exception passed 9/0**

Commissioner Zenger motioned to approve the preliminary and final plat and Commissioner Tystad seconded.

**ROLL CALL VOTE - Motion to approve the plats passed 9/0**

Adjournment of Planning Commission at 5:50pm

**10. Comprehensive Plan Study Session**

Deputy Director Amy Allison stated that Staff is proactively beginning the process of the annual Comprehensive Plan Review which begins with a study session with Planning Commissioners. Ms. Allison stated that staff is only recommending one amendment to the Comprehensive Plan; however, Staff always reviews and provides an update on the strategies identified in the Comprehensive Plan. Ms. Allison noted past and future strategies relating to the Comprehensive Plan.

Staff provided an update for the Strategic Plan and discussed proposed changes to the status, primarily moving strategies into on-going processes as they have been adopted into annual practices.

Ms. Allison further added that the only amendment change recommendation would be to Strategy 4.4 which recommends conducting an internal update to the Comprehensive Plan every 3-5 years. Staff is recommending that be changed to every 5-10 years.

Further discussions ensued.

Ms. Allison then continued with the strategy items for remaining sections, touching upon transportation and mobility implementation. Staff has been in contact with Public Works since these items are their focus. Public Works was clear in that a lot of the strategies identified require funding in order to accomplish the goals. Currently the status on these items will be determined by the BOCC. Road standards is another item to be addressed by Public Works department and will be decided upon by December, 2027.

The last section of the Comprehensive Plan mentioned by Ms. Allison identified community service and infrastructure implementation. The Planning and Zoning department has been working on forming a Utility Commission in order to assist in specific utility questions as future developments come to the County.

Further discussions ensued including a potential water shed study, other utilities topics and the substantial need to prioritize needs.

**Meeting concluded at 6:17pm.**

For More Information:

If you have any questions or need to make special arrangements for a meeting,  
please call or stop by the Planning and Zoning Department.  
Contact Dawn Chamberlain – 913-364-5750

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-26-011 Grinter

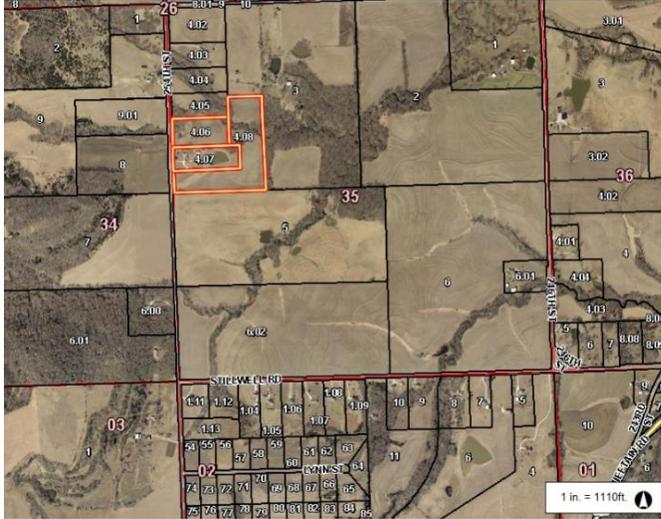
March 11, 2026

**REQUEST:** *Consent Agenda*

- Preliminary Plat       Final Plat  
 Replat

**STAFF REPRESENTATIVE:**  
JOSH SCHWEITZER  
Planner II

**SUBJECT PROPERTY:** 15264 254<sup>th</sup> Street



**APPLICANT/APPLICANT AGENT:**  
Larry Hahn  
Hahn Surveying  
PO Box 186  
Basehor, KS 66007

**PROPERTY OWNER:**  
Andrew & Stephanie Suber  
15264 254<sup>th</sup> St.  
Lawrence, KS 66044

**CONCURRENT APPLICATIONS:**  
NONE

**LAND USE**

**ZONING:** RR-5

**FUTURE LAND USE DESIGNATION:**  
RR-2.5

**LEGAL DESCRIPTION:**

A Replat of Lots 5, 6, & 7 in the Northwest Quarter of Section 35, Township 11 South, Range 20, East of the 6<sup>th</sup> P.M., in Leavenworth County Kansas.

**SUBDIVISION:** Grinter

**FLOODPLAIN:** Zone A

**STAFF RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-26-011, Replat for Grinter Subdivision, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-011, Replat for Grinter Subdivision to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 33.5 Combined Acres

**PARCEL ID NO:**  
207-35-0-00-00-004.06; 004.07;  
004.08

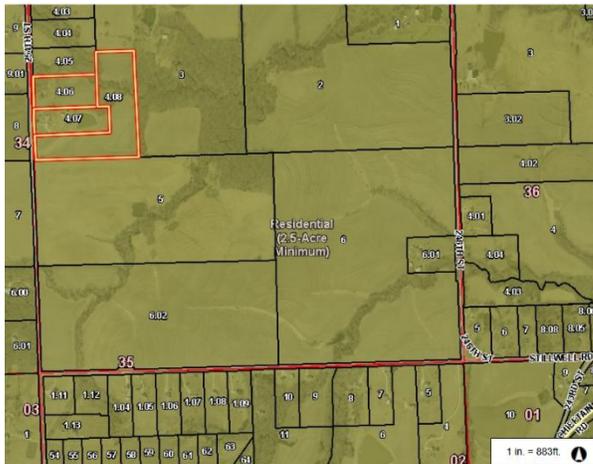
**BUILDINGS:**  
Existing House and Outbuildings

**PROJECT SUMMARY:**

Request for a replat of Lots 5,6,7 of Grinter Subdivision approval at 15264 254<sup>th</sup> Street (207-35-0-00-00-004.06; 004.07; 004.08).

**ACCESS/STREET:**  
254<sup>th</sup> Street - Local, Gravel ± 24';

**Location Map: FUTURE LAND USE DESIGNATION**



**UTILITIES**

**SEWER:** PRIVATE SEPTIC

**FIRE:** FD# 2

**WATER:** RWD 13

**ELECTRIC:** Freestate

**NOTICE & REVIEW:**

**STAFF REVIEW:**  
3/3/2026

**NEWSPAPER NOTIFICATION:**  
N/A

**NOTICE TO SURROUNDING  
PROPERTY OWNERS:**  
N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<b>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</b>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	N/A	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	N/A	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>	X	
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

**STAFF COMMENTS:**

The applicant is proposing to replat lots 5,6,& 7 of the Grinter Subdivision into 1 lot. 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). Lot 1 will be approximately 34 acres in size. The lot meet the requirements for the RR-5 zoning district.

**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. At time of development, fire hydrants shall be required, if necessary, infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.

**PROPOSED MOTIONS:**

Approve case DEV-26-011, a request to replat the property located at 15264 254<sup>th</sup> St into a 1-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-26-011 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.*

Deny case DEV-26-011, a request to replat the property located at 15264 254<sup>th</sup> St into a 1-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-26-011.*

Table the case to a date and time certain for additional information.

*Motion: Chairman, I move to table Case No. DEV-26-011 to (Date and Time) requesting additional information for (STATE THE REASON(S)).*

**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., County Courthouse  
 Leavenworth, Kansas  
 913-684-0465  
 913-684-0398 Fax

Office Use Only	
CAMA No.: _____	Date Received: _____
Township: _____	_____
Planning Commission Meeting Date: _____	_____
Project No.: _____	Date Paid: _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME _____	NAME <u>ANDREW &amp; STEPHANIE SUBER</u>
ADDRESS _____	ADDRESS <u>15264 254TH STREET</u>
CITY/ST/ZIP _____	CITY/ST/ZIP <u>LAWRENCE, KS. 66044</u>
PHONE _____ EMAIL _____	PHONE <u>816-564-9154</u> EMAIL _____
CONTACT PERSON _____	CONTACT PERSON <u>ANDREW</u>

**GENERAL INFORMATION**

Subdivision Name: GRINTER SUBDIVISION REPLAT

Legal Description (S-T-R 1/4 Section): NW 1/4 SECTION 35-T11S-R20E

Zoning: RR- 5.00

Surveyor and/or Engineer Firm: HAHN SURVEYING

Contact Person: LARRY HAHN

Address: PO BOX 186 BASEHOR, KANSAS 66007

Phone : 913-547-3405 Fax : \_\_\_\_\_ Email : hahnsurvey@gmail.com

SUBDIVISION INFORMATION		
Gross Acreage: <u>34.19 ACRES</u>	Number of Lots: <u>1</u>	Minimum Lot Size: <u>34.19 ACRES</u>
Maximum Lot Size: <u>34.19 ACRES</u>	Zoning: <u>RR - 5.0</u>	Density: _____
Open Space Acreage: _____	Water District: <u>RWD #13</u>	Proposed Sewage: <u>ON SITE</u>
Fire District: <u>#2</u>	Electric Provider: <u>FREESTATE</u>	Natural Gas Provider: <u>PROPANE</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Phase Number: _____	
Is any part of the site designated as Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what is the panel number: <u>20103C0300G</u>		

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 Final Plat approval as indicated above.

Signature: Stephanie Suber Date: 12/17/25

ATTACHMENT A-2

# Lawyers Title of Kansas, Inc.



121 Express Lane, Suite A Lansing, KS 66043  
913-682-3368

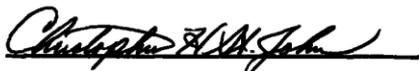
## OWNERS AND ENCUMBRANCE REPORT SCHEDULE A

1. Effective Date: **02/20/2026 07:00 AM** **Case No: 49674**
2. Title to the **Fee Simple** estate or interest in the land described or referred to in this Report is as the effective date hereof vested in:  
**Stephanie Suber (Property A)**  
  
**Andrew Harrison Suber and Stephanie Suber (Property B)**  
  
**Stephanie Suber (Property C)**
3. The land referred to in this Report is described as follows:  
**0 254th Street Lawrence, KS 66044 (Property A)**  
**15264 254th St Lawrence, KS 66044 (Property B)**  
**0 254th Street Lawrence, KS 66044 (Property C)**

**See Page 2 Schedule A for Legal Description**

The undersigned is a duly licensed and qualified abstractor for the State of Kansas, a member in good standing of the Kansas Land Title Association and the American Land Title Association whose bond as required by law is in force at the date of this report.

**Lawyers Title of Topeka, Inc.**



**Abstractor**

# Lawyers Title of Kansas, Inc.

## OWNERS AND ENCUMBRANCE REPORT

### SCHEDULE A Legal Description

Case No.: 49674

#### PROPERTY A

GRINTER SUBDIVISION FINAL PLAT, Section 35, Township 11, Range 20 East, Lot 5, an addition to the Township of Reno, Leavenworth County, Kansas.

#### PROPERTY B

Lot 6, GRINTER SUBDIVISION, in Leavenworth County, Kansas, according to the recorded plat thereof.

#### PROPERTY C

GRINTER SUBDIVISION FINAL PLAT, Section 35, Township 11, Range 20 East, Lot 7, an addition to the Township of Reno, Leavenworth County, Kansas.

[The following is/are the last document(s) transferring title of record and are provided for informational purposes only:

#### PROPERTY A

Warranty Deed dated July 15, 2020, executed by Ted L. Grinter and Kris J. Grinter, husband and wife, to Andrew and Stephanie Suber, as Joint Tenants, filed July 15, 2020 at 2:48 PM, and recorded in Document No. 2020R06431.

Quit Claim Deed dated September 12, 2025, executed by Andrew Harrison Suber and Stephanie Suber, married persons, to Stephanie Suber, filed September 25, 2025 at 2:36 PM, and recorded in Document No. 2025R07336.

#### PROPERTY B

Warranty Deed dated June 4, 2002, executed by Ted L. Grinter and Kris J. Grinter, husband and wife, to Andrew Harrison Suber, filed June 5, 2002 at 2:51 PM, and recorded in Book 840 Page 1010.

Warranty Deed dated March 5, 2013, executed by Andrew Harrison Suber and Stephanie Suber, husband and wife, to Andrew Harrison Suber and Stephanie Suber, husband and wife, as Joint Tenants, filed March 19, 2013 at 1:37 PM, and recorded in Document No. 2013R02601.

#### PROPERTY C

Warranty Deed dated July 15, 2020, executed by Ted L. Grinter and Kris J. Grinter, husband and wife, to Andrew and Stephanie Suber, as Joint Tenants, filed July 15, 2020 at 2:48 PM, and recorded in Document No. 2020R06431.

Quit Claim Deed dated September 11, 2025, executed by Andrew Harrison Suber and Stephanie Suber, married persons, to Stephanie Suber, filed September 16, 2025 at 2:04 PM, and recorded in Document No. 2025R07085.]

OWNER AUTHORIZATION

I/WE ANDREW & STEPHANIE SUBER, hereby referred to as the "Undersigned", being of lawful age, do hereby on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, 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 LARRY HAHN HAHN SURVEYING (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Department of Leavenworth County, Kansas, 15264 254TH STREET (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 below

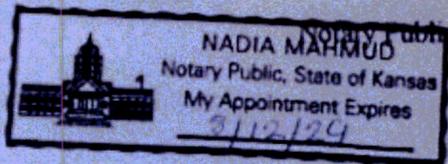
X [Signature]  
ANDREW SUBER

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

X [Signature]  
STEPHANIE SUBER

The foregoing instrument was acknowledged before me on this 17 day of December, 2009, by Nadia Mahmud

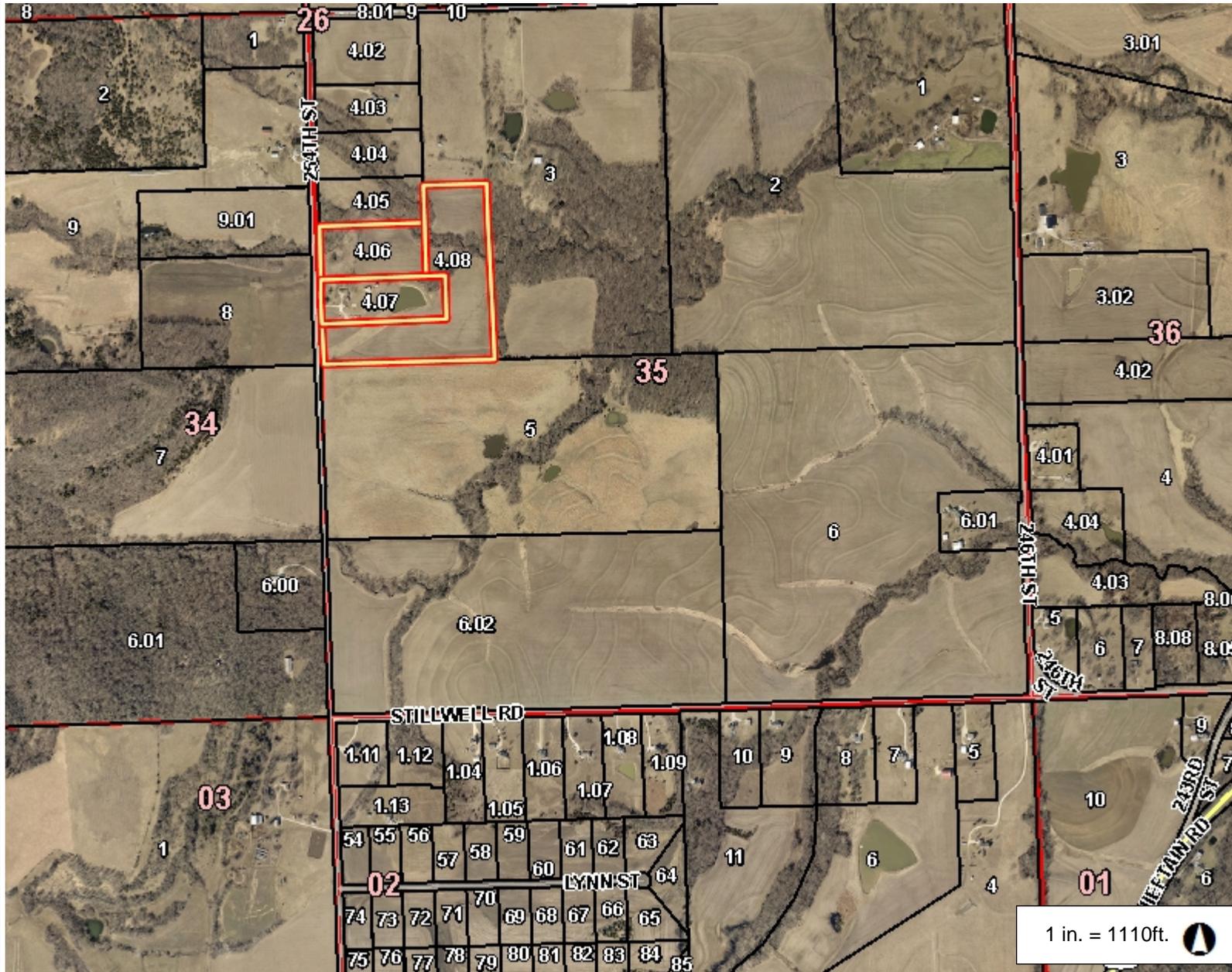
My Commission Expires:



[Signature]

ATTACHMENT B

# 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

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



## Schweitzer, Joshua

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**From:** Anderson, Kyle  
**Sent:** Friday, January 23, 2026 10:32 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-011Replat Grinter Subdivision- Hahn

We have not received any complaints on this property, and the septic system currently installed appears to remain on the same property as the home it services.

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.*

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**From:** Schweitzer, Joshua  
**Sent:** Thursday, January 22, 2026 11:07 AM  
**To:** McAfee, Joe ; Baumchen, Daniel ; 'Mitch Pleak' ; Noll, Bill ; Brown, Misty ; Magaha, Chuck ; 'adedeke@lvsheriff.org' ; Miller, Jamie ; San, Soma  
**Cc:** PZ  
**Subject:** DEV-26-011Replat Grinter Subdivision- Hahn

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Replat of Lots 5-7 of Grinter Subdivision into a 1-lot subdivision located at 207-35-0-00-00-004.06; 004.07; 004.08.

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 February 5, 2026.

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

v / r

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

## Schweitzer, Joshua

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**From:** Line Department <linedepartment@freestate.coop>  
**Sent:** Wednesday, March 4, 2026 4:26 PM  
**To:** Johnson, Melissa  
**Subject:** FW: DEV-26-011 - Grinter Subdivision Replat

Melissa,  
Free State Electric Coop does not have any issues with the replat for the Grinter Subdivision.  
Thankyou,  
Gary Willits

**Gary Willits**  
Staking Technician



785-478-3444 | [www.freestate.coop](http://www.freestate.coop)

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**From:** Line Department <[linedepartment@freestate.coop](mailto:linedepartment@freestate.coop)>  
**Sent:** Wednesday, March 4, 2026 10:54 AM  
**To:** Gary Willits <[gary.willits@freestate.coop](mailto:gary.willits@freestate.coop)>  
**Subject:** FW: DEV-26-011 - Grinter Subdivision Replat

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**From:** Johnson, Melissa <[MJohnson@leavenworthcounty.gov](mailto:MJohnson@leavenworthcounty.gov)>  
**Sent:** Wednesday, March 4, 2026 10:26 AM  
**To:** 'kritter@lvcofd2.com' <[kritter@lvcofd2.com](mailto:kritter@lvcofd2.com)>; 'Dylan Ritter' <[dritter@lvcofd2.com](mailto:dritter@lvcofd2.com)>; Line Department <[linedepartment@freestate.coop](mailto:linedepartment@freestate.coop)>; Linda Lips ([jeffrwd13@hughes.net](mailto:jeffrwd13@hughes.net)) <[jeffrwd13@hughes.net](mailto:jeffrwd13@hughes.net)>; 'niki@jfrwd13.com' <[niki@jfrwd13.com](mailto:niki@jfrwd13.com)>  
**Cc:** Schweitzer, Joshua <[JSchweitzer@leavenworthcounty.gov](mailto:JSchweitzer@leavenworthcounty.gov)>  
**Subject:** DEV-26-011 - Grinter Subdivision Replat

The Department of Planning & Zoning has received an application for a Replat regarding Grinter Subdivision Replat.

The Planning Staff would appreciate your written input concerning the above request. Please review the attached information and forward any comments to us as soon as possible.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at my email.

Thank you,

Melissa Johnson  
Planner I  
Leavenworth County  
Planning & Zoning Department

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-26-013 & 014 Van Zee Farms

March 11, 2026

**REQUEST:** *Consent Agenda*

- Preliminary Plat                       Final Plat  
 Replat

**STAFF REPRESENTATIVE:**  
JOSH SCHWEITZER  
Planner II

**SUBJECT PROPERTY:** 21443 Springdale Road



**APPLICANT/APPLICANT AGENT:**  
Joe Herring  
Herring Surveying Company

**PROPERTY OWNER:**  
Scott & Michelle Van Zee  
21443 Springdale Road  
Easton, KS 66020

**CONCURRENT APPLICATIONS:**  
NONE

LAND USE
<b>ZONING:</b> RR-2.5
<b>FUTURE LAND USE DESIGNATION:</b> RR-2.5

**LEGAL DESCRIPTION:**  
A Minor Subdivision in the Northeast Quarter of Section 9, Township 9 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A  
FLOODPLAIN: N/A

**STAFF RECOMMENDATION:** APPROVAL

PROPERTY INFORMATION
----------------------

- ACTION OPTIONS:**
1. Recommend approval of Case No. DEV-26-013 & 014, Preliminary & Final Plat for Van Zee Farms, to the Board of County Commission, with or without conditions; or
  2. Recommend denial of Case No. DEV-26-013 & 014, Preliminary & Final Plat for Van Zee Farms to the Board of County Commission for the following reasons; or
  3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 45 Acres  
**PARCEL ID NO:** 112-09-0-00-00-001; 112-10-00-00-006  
**BUILDINGS:** Existing House and Outbuildings

**PROJECT SUMMARY:**  
Request for a preliminary & final plat approval to subdivide property located at 21443 Springdale Road (112-09-0-00-00-001; 112-10-00-00-006) as Lots 01 through 03 of Van Zee Farms.

**ACCESS/STREET:**  
Springdale Road – State Hwy, Paved ± 26’;

**Location Map:** FUTURE LAND USE DESIGNATION



UTILITIES
SEWER: PRIVATE SEPTIC
FIRE: Alexandria
WATER: RWD 5
ELECTRIC: Freestate

NOTICE & REVIEW:
STAFF REVIEW: 3/3/2026
NEWSPAPER NOTIFICATION: N/A
NOTICE TO SURROUNDING PROPERTY OWNERS: N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<b>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</b>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	N/A	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>	X	
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

**STAFF COMMENTS:**

The applicant is proposing to divide a 45-acre parcel into three (3) 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). Lot 2 will be approximately 40 acres in size. Lots 1 & 3 will be approximately 2.5 acres in size. All lots meet the requirements for the RR-2.5 zoning district.

**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. At time of development, fire hydrants shall be required, if necessary, infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
6. The developer must comply with the following memorandums:  
 Email – RWD 5, dated January 26, 2026

**PROPOSED MOTIONS:**

Approve case DEV-26-013/014, a request to plat the property located at 21443 Springdale Road into a 3-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-26-013/014 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.*

Deny case DEV-26-013/014, a request to plat the property located at 21443 Springdale Road into a 3-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-26-013/014.*

Table the case to a date and time certain for additional information.

*Motion: Chairman, I move to table Case No. DEV-26-013/014 to (Date and Time) requesting additional information for (STATE THE REASON(S)).*

**ATTACHMENTS:**

A: Application & Narrative

B: Zoning Map

C: Road Map (A minimum of 1/4 mile)

D: Memorandums

**FINAL &  
PRELIMINARY 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: VAN ZEE, SCOTT R & MICHELLE  
 MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 21443 SPRINGDALE RD  
 CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Easton, KS 66020  
 PHONE: 913-651-3858 PHONE: N/A  
 EMAIL : herringsurveying@outlook.com EMAIL N/A

**GENERAL INFORMATION**

Proposed Subdivision Name: VANZEE FARMS  
 Address of Property: 21443 Springdale Road  
 PID: 112-09-0-00-00-001 Urban Growth Management Area: N/A

**SUBDIVISION INFORMATION**

Gross Acreage: 45 AC	Number of Lots: 3	Minimum Lot Size: 2.5 AC
Maximum Lot Size: 40 AC	Proposed Zoning: RR 2.5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 5	Proposed Sewage: Septic
Fire District: Alexandria	Electric Provider: Freestate	Natural Gas Provider: Propane
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <i>Local – Collector - Arterial – State - Federal</i>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning &amp; Subdivision Regulations.</i>	1.	
	2.	
	3.	
	4.	
	5.	

Is any part of the site designated as Floodplain?  Yes  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 1-26-26

Date: 1-26-26

**ATTACHMENT A**

# INFORMATIONAL TITLE REPORT

Issued by

Kansas Secured Title, Inc. - Leavenworth

360 Santa Fe Street

Leavenworth, Kansas 66048

913-682-8911

www.kstitle.com



SERVICE BEYOND EXPECTATION

Title Officer: File No.: TX0018221

Customer File No.: Revision No.:

1. THIS IS AN INFORMATIONAL TITLE REPORT  
This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.

[THIS REPORT CONTAINS HYPERLINKS TO CERTAIN DOCUMENTS. ITEMS WHICH ARE BLUE AND UNDERLINED ARE HYPER-LINKS AND THE REFERENCED DOCUMENTS MAY BE VIEWED BY CLICKING THEM.](#)

2. This Report is Effective as of: January 15, 2026, 8:00 am

3. The land referred to herein is described as follows:

## PARCEL I

The Northeast Quarter of Section 9, Township 9 South, Range 21 East of the Sixth P.M., less one and a half acres, more or less, described as follows: Beginning at a point 78 rods North of the Southwest corner of said Quarter Section; thence East 13 rods; thence South 18 rods; thence West 13 rods to the West boundary line of said Quarter Section; thence North 18 rods on the West line of said Quarter Section to the place of beginning. Also excepting a 10 acre tract, more or less, or that part lying North and West of Kansas State Highway 92, less any part taken or used for road, in Leavenworth County, Kansas.

Also excepting:

A tract of land in the South Half of the Northeast Quarter of Section 9, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows:

Beginning at the Southwest corner of said Northeast Quarter; thence North 01° 57' 31" West, an assumed bearing, for a distance of 1,000.00 feet along the West line of said Northeast Quarter to the Southwest corner of cemetery tract recorded in Deed Book 469, Page 785; thence North 87° 45' 57" East for a distance of 2650.46 feet along the South line of said cemetery tract and extending Eastward to the East line of said Northeast Quarter, said point being a 1/2" Bar with Cap No. 1296; thence South 02°26'37" East for a distance of 1,000.00 feet along said East line to the Southeast corner of said Northeast Quarter, said point being a survey stone found; thence South 87° 45' 57" West for a distance of 2658.93 feet along the South line of said Northeast Quarter to the point of beginning.

And also excepting:

A tract of land in the Northeast Quarter of Section 9, Township 9 South, Range 21 East of the 6th P.M. Leavenworth County, Kansas, more fully described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 01° 57' 31" West, an assumed bearing, for a distance of 1,000.00 feet along the West line of said Northeast Quarter to the Southwest corner of the Bethel Cemetery property recorded in Deed Book 469, Page 785; thence North 87° 45' 57" East for a distance of 214.00 feet along the South line of said Bethel

TX0018221

Cemetery to the TRUE POINT OF BEGGING; thence North 01° 57' 31" West for a distance of 297.00 feet along the East line of said Bethel Cemetery to a 1/2" Bar with Cap No. 1296; thence South 87° 45' 57" West for a distance of 182.76 feet along the North line of said Bethel Cemetery to the existing center line of said K-92 Highway as established from the center line markings: thence Northeasterly for a distance of 459.78 feet along said existing center line of said Highway as established from the center line markings; thence North 87° 45' 57" East for a distance of 2434.97.10 feet to the East line of said Northeast Quarter, said point being a 1/2" Bar with Cap No. 1296; thence South 02° 26' 37" East for a distance of 720.00 feet along said East line to a 1/2" Bar with Cap No. 1296; thence South 87° 45' 57" West for a distance of 2436.46 feet to the point of beginning.

Intent of above legal description to described a tract of land being bounded on the West by the Easterly right-of-way of K-92 Highway, on the South by property owned by Joel Uptain, and bordering the lines of the Bethel Cemetery property deeded in Book 469, Page 785. K-92 is a state highway that has a 66 foot right-of-way. No recorded information was discovered from the Leavenworth County Register of Deeds, KDOT or the Kansas Bureau of Right-of-ways referencing the deed for said right-of-way. The above legal description describes the center line of the existing pavement and center line markings of said K-92 Highway. As per survey dated March 6, 2002 by Herring Surveying #K-01-111.

AND

PARCEL II

A strip of land 30 feet wide and the full length North and South off the West side of the Northwest 1/4 of Section 10, Township 9 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.

LESS

The South 1720 feet of the West 30 feet of the Northwest 1/4 of Section 10, Township 9 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.

4 Property address as shown on tax roll:

Property Address: **21443 Springdale Rd**  
**Easton, KS 66020**

Property Address: **00000 215th St**  
**Easton, KS 66020**

The records of the County Treasurer show:

Tax ID [14187](#)

Taxes for 2025:

General Tax: \$7,490.08

Special Assessments: \$0.00

Total: \$7,490.08

2025 taxes are FIRST HALF PAID.

Tax ID [14207](#)

Taxes for 2025:

General Tax: \$1.59

Special Assessments: \$0.00

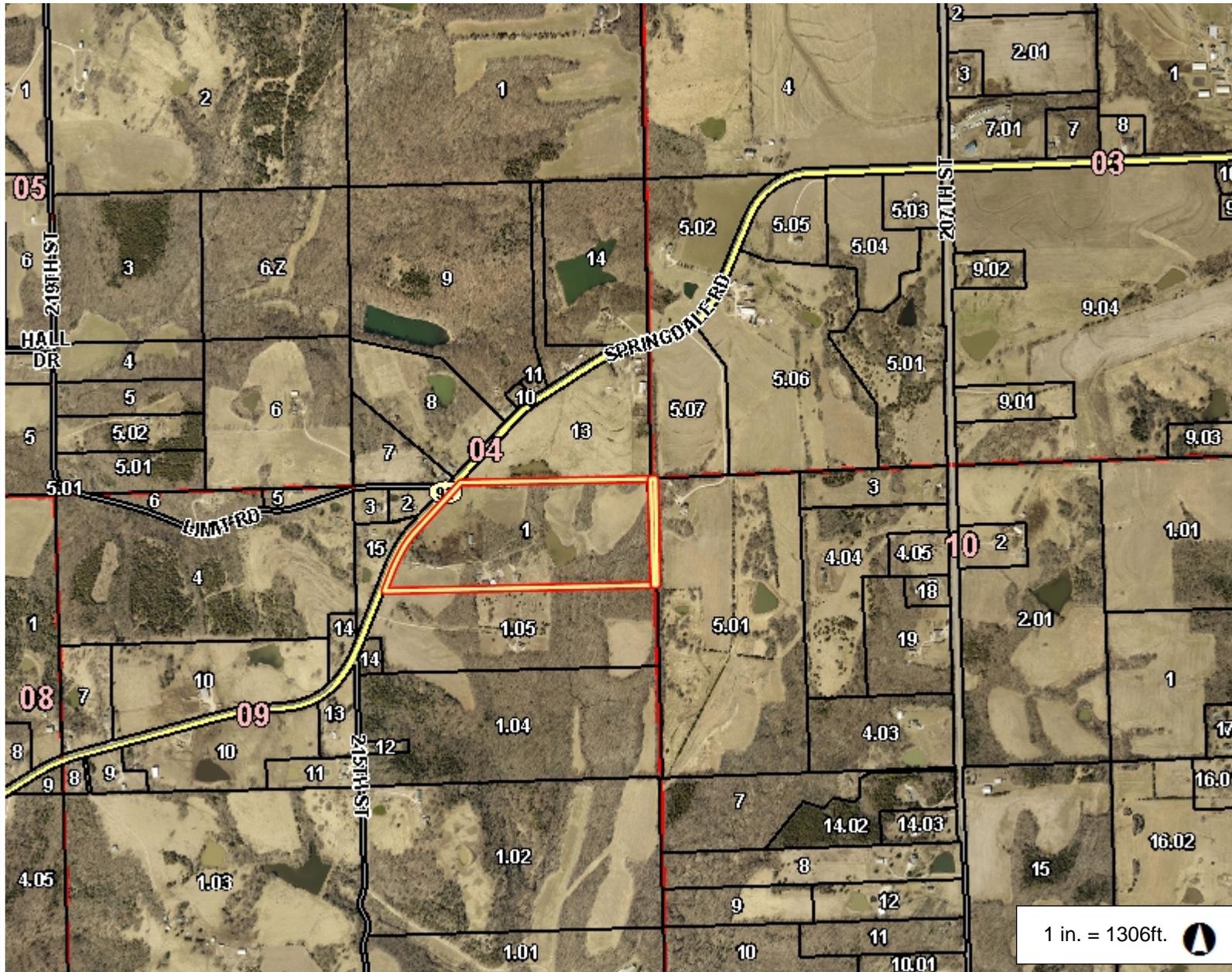
Total: \$1.59

2025 taxes are PAID IN FULL.

No liability is assumed for errors in the county records. Amounts shown do not include any interest, costs or penalties if applicable.



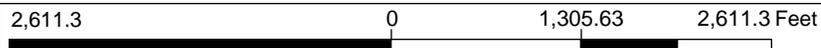
# Leavenworth County, KS



## Legend

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

1 in. = 1306ft. 



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

## Notes

**03-02-26  
PW Combined  
Review - No  
Further Comment**

Van Zee Farms  
Leavenworth County Kansas  
Drainage Report  
December 26, 2025  
Revised February 23, 2026



# VAN ZEE FARMS

A Minor Subdivision in the Northeast Quarter of Section 9, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

### PREPARED FOR:

VAN ZEE, SCOTT R & MICHELLE J  
21443 SPRINGDALE RD  
EASTON, KS 66020  
PID NO. 112-09-0-00-00-001

### SURVEYOR'S DESCRIPTION:

Tract of land in the Northeast Quarter of Section 9, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 23, 2025, and more fully described as follows: Beginning at the Northeast corner of said Northeast Quarter; thence South 01 degrees 50'58" East for a distance of 928.52 feet along the East line of said Northeast Quarter; thence South 88 degrees 20'04" West for a distance of 2401.05 feet to the Easterly right of way line of Kansas Highway 92 (Springdale Road), as it exists today; thence North 22 degrees 36'52" East for a distance of 326.44 feet along said right of way; thence along a curve to the right having a radius of 683.80 feet and an arc length of 237.89 feet along said right of way, being subtended by a chord bearing North 32 degrees 34'51" East and a chord distance 236.69 feet; thence North 42 degrees 32'51" East for a distance of 612.09 feet along said right of way to the North line of said Northeast Quarter; thence North 88 degrees 26'58" East for a distance of 1703.81 feet along said North line to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 45.10 acres, more or less, including road right of way. Error of Closure: 1 - 999999

### RESTRICTIONS:

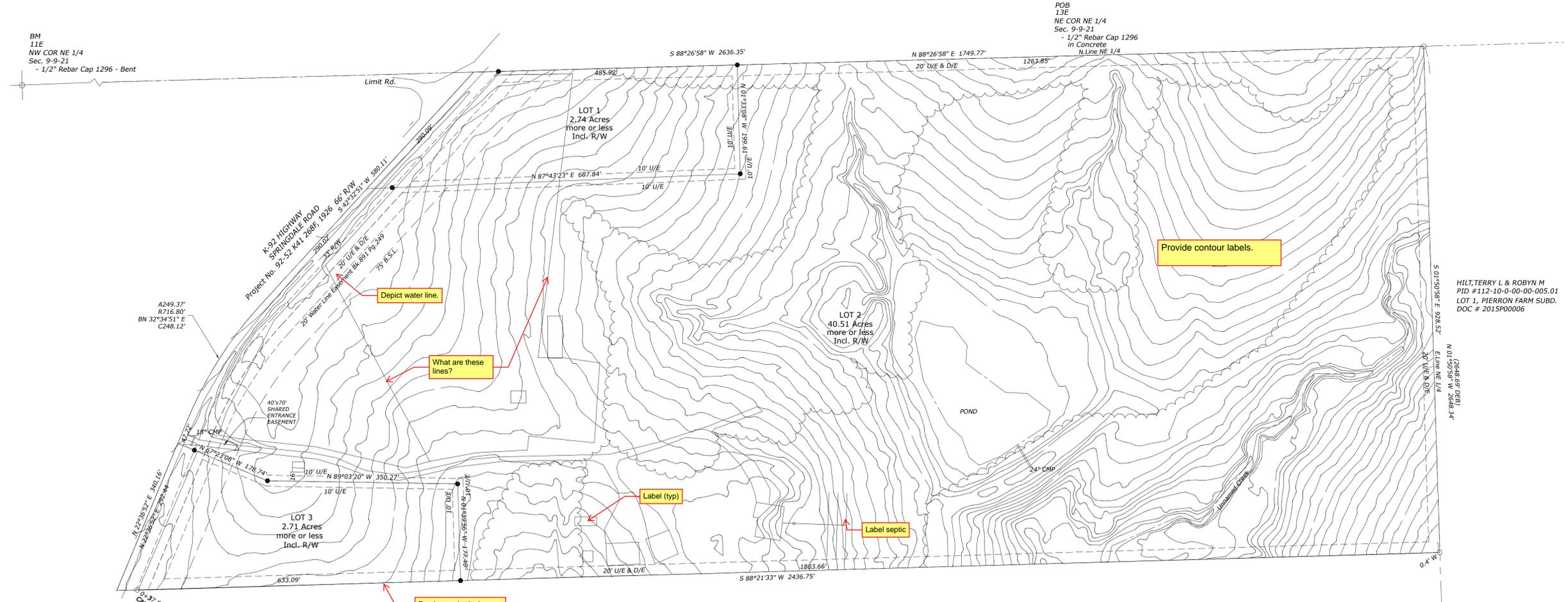
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) Access to Lots and Driveway Improvements along Kansas Highway #92 requires KDOT approval.
- 7) Lots 2 and 3 have shared access to Kansas Highway #92, maintenance of entrance is equally shared.
- 8) No off-plat restrictions.

### 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 - Road Right of way
- Centerline
- Section Line
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client
- - 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
- Tree/Brush Line

SCHWINN, HERBERT T JR & SUSAN P  
PID #112-04-0-00-00-013

03-02-26  
PW Combined  
Review



Provide contour labels.

Depict water line.

What are these lines?

Label (typ)

Label septic

Previous submittal depicted an existing fence. Reconfirm.

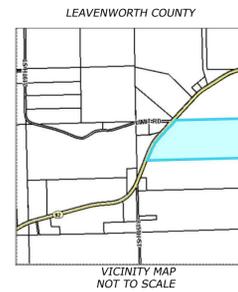
### ZONING:

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 - See Descriptions
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Existing and Proposed Lots for Agriculture and Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88  
Project Benchmark (BM) - N 1/4 COR SECTION 9 - Elev. 1027.7'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc # 2017R02450
- 12) Utility Companies -  
- Water - RWD 5  
- Electric - Freestate  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
- 13) Reference Kansas Secured Title Insurance Company File Number TX0018221 dated January 15, 2026  
- Oil & Gas Leases, Mineral Rights, Bk. 574, Pg. 1191, not shown hereon.  
- Water Line Easement Bk. 454 Pg. 281, is shown hereon.  
- LV Jeff Coop Easement Bk. 891, Pg. 249, exists within platted 20' U/E & D/E  
- Mid-America Pipeline Easement Bk. 430 Pg. 154, Bk. 613 Pg. 930, Lines not located.
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0125G 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, shown in approximate location.
- 17) Fence Lines do not necessarily denote the boundary line for the property.
- 18) Reference Surveys:  
Recorded Plat PIERRON FARM SUBDIVISION DOC #2015P00006  
DEB - D.E. Baumchen Survey Doc #2023S029  
RBD - R.B. Dill Survey Doc #2013S048

UPTAIN FAMILY TRUST  
PID #112-09-0-00-00-001-05



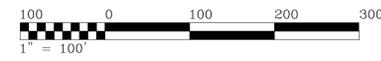
13G  
SE COR NE 1/4  
Sec. 9-9-21  
- 3"x11" Limestone - 1/2" Rebar  
3" Alum. Leavenworth County  
Section Corner Cap - SE Side

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

Joseph A. Herring  
PS # 1296



Scale 1" = 100'



Job # K-25-1906  
December 23, 2025 Rev. 2-14-26



315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@herringcash.com

# VAN ZEE FARMS

A Minor Subdivision in the Northeast Quarter of Section 9, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

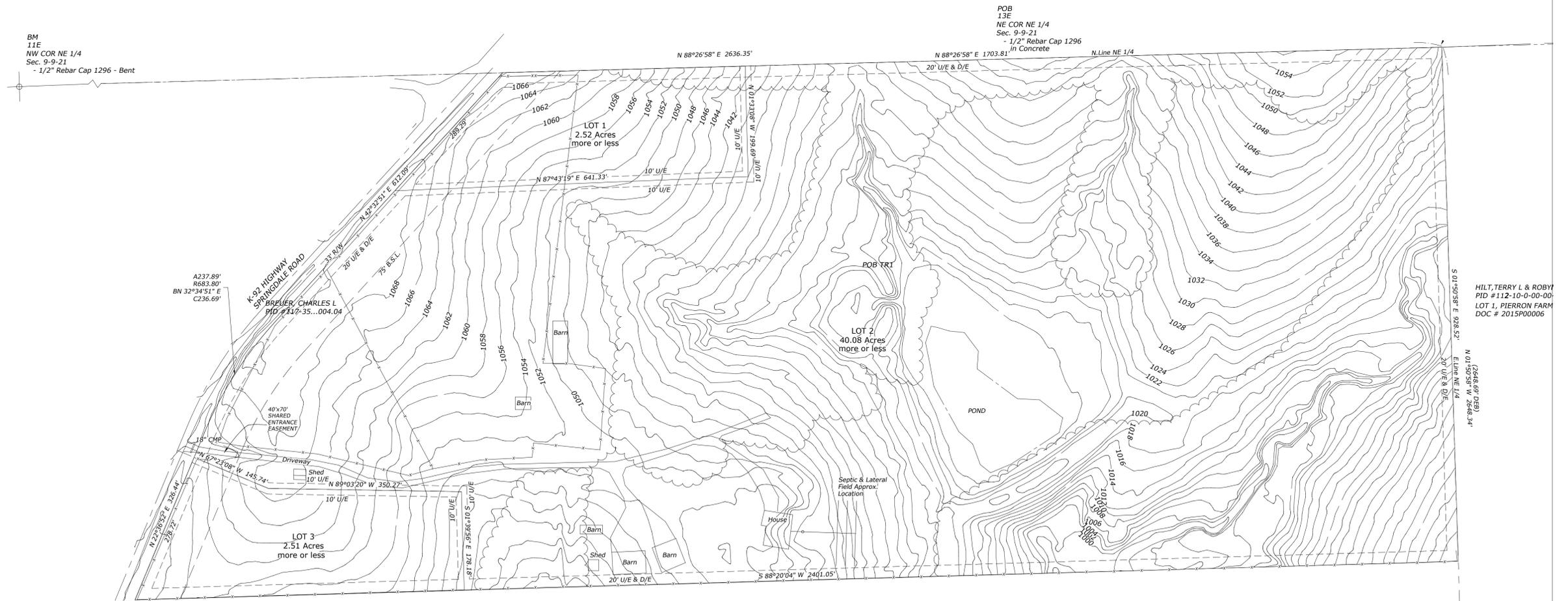
PREPARED FOR:  
 VAN ZEE, SCOTT R & MICHELLE J  
 21443 SPRINGDALE RD  
 EASTON, KS 66020  
 PID NO. 112-09-0-00-00-01

**SURVEYOR'S DESCRIPTION:**  
 Tract of land in the Northeast Quarter of Section 9, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 23, 2025, and more fully described as follows: Beginning at the Northeast corner of said Northeast Quarter; thence South 01 degrees 50'58" East for a distance of 928.52 feet along the East line of said Northeast Quarter; thence South 88 degrees 20'04" West for a distance of 2401.05 feet to the Easterly right of way line of Kansas Highway 92 (Springdale Road), as it exists today; thence North 22 degrees 36'52" East for a distance of 326.44 feet along said right of way; thence along a curve to the right having a radius of 683.80 feet and an arc length of 237.89 feet along said right of way, being subtended by a chord bearing North 32 degrees 34'51" East and a chord distance 236.69 feet; thence North 42 degrees 32'51" East for a distance of 612.09 feet along said right of way to the North line of said Northeast Quarter; thence North 88 degrees 26'58" East for a distance of 1703.81 feet along said North line to the point of beginning.  
 Together with and subject to covenants, easements, and restrictions of record. Said property contains 45.10 acres, more or less, including road right of way.  
 Error of Closure: 1 - 999999

- 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) Lots are subject to the current Access Management Policy
  - 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
  - 6) No off-plat restrictions.

- 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 - Road Right of way
  - ⊖ - Centerline
  - ⊖ - Section Line
  - BM - Benchmark
  - POB - Point of Beginning
  - POC - Point of Commencing
  - //// - No Vehicle Entrance Access
  - NS - Not Set this survey per agreement with client
  - ⊙ - 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
  - ~ - Tree/Brush Line

SCHWINN, HERBERT T JR & SUSAN P  
 PID #112-04-0-00-00-013



BM  
 11E  
 NW COR NE 1/4  
 Sec. 9-9-21  
 - 1/2" Rebar Cap 1296 - Bent

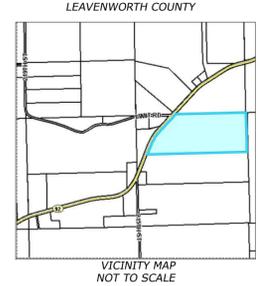
POB  
 13E  
 NE COR NE 1/4  
 Sec. 9-9-21  
 - 1/2" Rebar Cap 1296  
 - 1/2" Rebar Cap 1296  
 - 1/2" Rebar Cap 1296

HILT, TERRY L & ROBY  
 PID #112-10-0-00-00-00  
 LOT 1, PIERRON FARM  
 DOC # 2015P00006

**ZONING:**  
 RR 2.5 - Rural Residential 2.5

UPTAIN FAMILY TRUST  
 PID #112-09-0-00-00-001.05

- 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 - See Descriptions
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Existing and Proposed Lots for Agriculture and Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88  
 Project Benchmark (BM) - N 1/4 COR SECTION 9 - Elev. 1027.7'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Doc # 2017R02450
  - 12) Utility Companies -  
 - Water - RWD 5  
 - Electric - Freestate  
 - Sewer - Septic / Lagoon  
 - Gas - Propane / Natural Gas
  - 13) Reference Fidelity National Title Insurance Company File Number 24071853 Revision 1 updated November 7, 2024  
 - Rights and easements over the subject premises in favor of others to maintain and visit, and to remove bodies and remains therefrom, the burial ground known as the Flinger Burial Site (Lot 4)  
 - Easement Book 319 Page 116
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0125G 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, shown in approximate location.
  - 17) Fence Lines do not necessarily denote the boundary line for the property.
  - 18) Reference Surveys:  
 Recorded Plat PIERRON FARM SUBDIVISION DOC # 2015P00006  
 DEB - D.E. Baumchen Survey Doc #2023S029  
 RBD - R.B.Dill Survey Doc #2014S048



13G  
 SE COR NE 1/4  
 Sec. 9-9-21  
 - 3"x11" Limestone - 1/2" Rebar  
 3" Alum. Leavenworth County  
 Section Corner Cap - SE Side

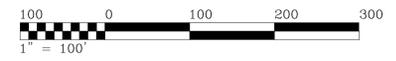


I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of June through December 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
 PS # 1296



Scale 1" = 100'



Job # K-25-1906  
 December 23, 2025

315 North 5th Street, Leav., KS 66048  
 Ph. 913.651.3858 Fax 913.674.5381  
 Email - survey@herringcs.com

# VAN ZEE FARMS

A Minor Subdivision in the Northeast Quarter of Section 9, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
VAN ZEE, SCOTT R & MICHELLE J  
21443 SPRINGDALE RD  
EASTON, KS 66020  
PID NO. 112-09-0-00-00-001

**SURVEYOR'S DESCRIPTION:**  
Tract of land in the Northeast Quarter of Section 9, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on December 23, 2025, and more fully described as follows: Beginning at the Northeast corner of said Northeast Quarter; thence South 01 degrees 50'58" East for a distance of 928.52 feet along the East line of said Northeast Quarter; thence South 88 degrees 20'04" West for a distance of 2401.05 feet to the Easterly right of way line of Kansas Highway 92 (Springdale Road), as it exists today; thence North 22 degrees 36'52" East for a distance of 326.44 feet along said right of way; thence along a curve to the right having a radius of 683.80 feet and an arc length of 237.89 feet along said right of way, being subtended by a chord bearing North 32 degrees 34'51" East and a chord distance 236.69 feet; thence North 42 degrees 32'51" East for a distance of 612.09 feet along said right of way to the North line of said Northeast Quarter; thence North 88 degrees 26'58" East for a distance of 1703.81 feet along said North line to the point of beginning.  
Together with and subject to covenants, easements, and restrictions of record. Said property contains 45.96 acres, more or less, including road right of way.  
Error of Closure: 1 - 239771

### 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) Lots are subject to the current Access Management Policy
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) Access to Lots and Driveway Improvements along Kansas Highway #92 requires KDOT approval.
- 7) Lots 2 and 3 have shared access to Kansas Highway #92, maintenance of entrance is equally shared.
- 8) No off-plat restrictions.

### 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 - Road Right of way
- CL - Centerline
- SL - Section Line
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client

**03-02-26**  
**PW Combined**  
**Review - No**  
**Further Comment**

SCHWINN, HERBERT T JR & SUSAN P  
PID #112-04-0-00-00-013

POB  
13E  
NE COR NE 1/4  
Sec. 9-9-21  
- 1/2" Rebar Cap 1296  
in Concrete

### 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: VAN ZEE 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.

### IN TESTIMONY WHEREOF

We, the undersigned owners of VAN ZEE FARMS, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Scott R. Van Zee  
Michelle J. Van Zee

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public in and for said County and State came Scott R. Van Zee and Michelle J. Van Zee, a married person, to me personally known to be the same persons who executed the foregoing 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 VAN ZEE 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 VAN ZEE FARMS this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman Mike Stieben  
County Clerk Attest: Fran Keppler



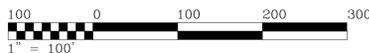
Scale 1" = 100'  
Job # K-25-1906  
December 23, 2025 Rev. 2-14-26



315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@herringinc.com

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



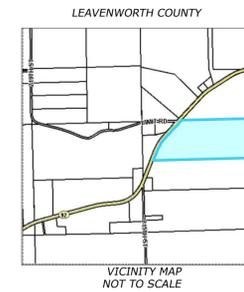
### ZONING:

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 - See Descriptions
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Existing and Proposed Lots for Agriculture and Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88  
Project Benchmark (BM) - N 1/4 COR SECTION 9 - Elev. 1027.7'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc # 2017R02450
- 12) Utility Companies -
  - Water - RWD 5
  - Electric - Freestate
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- 13) Reference Kansas Secured Title insurance Company File Number TX0018221 dated January 15, 2026
  - Oil & Gas Leases, Mineral Rights, Bk. 574, Pg. 1191, not shown hereon.
  - Water Line Easement Bk. 454 Pg.281, is shown hereon.
  - LV Jeff Coop Easement Bk. 891, Pg. 249, exists within platted 20' U/E & D/E
  - Mid-America Pipeline Easement Bk.430 Pg.154, Bk.613 Pg. 930, Lines not located.
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0125G 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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- 18) Reference Surveys:
  - Recorded Plat PIERRON FARM SUBDIVISION DOC #2015P00006
  - DEB - D.E. Baumchen Survey Doc #2023S029
  - RBD - R.B.Dill Survey Doc #2013S048

UPTAIN FAMILY TRUST  
PID #112-09-0-00-00-001.05



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

Joseph A. Herring  
PS # 1296

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

HUTTERRY, & ROBYN M  
LOT 1 PIERRON FARM SUBD.  
DOC # 2013P0006

(2468.69' DEB)  
N 01°50'59" W 268.634'

13G  
SE COR NE 1/4  
Sec. 9-9-21  
- 3"x11" Limestone - 1/2" Rebar  
3" Alum. Leavenworth County  
Section Corner Cap - SE Side

## Schweitzer, Joshua

---

**From:** Anderson, Kyle  
**Sent:** Monday, February 2, 2026 1:06 PM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-013/014 Preliminary & Final Plat Van Zee Farms - Herring

We have not received any complaints on this property, and it appears the septic system currently installed will remain on the same property as the home it services.

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:** Friday, January 30, 2026 3:27 PM  
**To:** McAfee, Joe ; Baumchen, Daniel ; 'Mitch Pleak' ; Noll, Bill ; Brown, Misty ; Magaha, Chuck ; 'adedeke@lvsheriff.org' ; Miller, Jamie ; San, Soma ; 'Steven Taylor [KDOT]'  
**Cc:** PZ  
**Subject:** DEV-26-013/014 Preliminary & Final Plat Van Zee Farms - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for 3-lot subdivision located at 112-09-0-00-00-001.

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 February 13, 2026.

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

v / r

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

## Schweitzer, Joshua

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**From:** Dedেকে, Andrew <adedeke@lvsheriff.org>  
**Sent:** Friday, January 30, 2026 3:33 PM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-013/014 Preliminary & Final Plat Van Zee Farms - Herring

No concerns.

---

**From:** Schweitzer, Joshua  
**Sent:** Friday, January 30, 2026 3:27 PM  
**To:** McAfee, Joe ; Baumchen, Daniel ; 'Mitch Pleak' ; Noll, Bill ; Brown, Misty ; Magaha, Chuck ; Dedেকে, Andrew ; Miller, Jamie ; San, Soma ; 'Steven Taylor [KDOT]'  
**Cc:** PZ  
**Subject:** DEV-26-013/014 Preliminary & Final Plat Van Zee Farms - Herring

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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](mailto:pzmail@leavenworthcounty.gov)

v / r

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

***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

*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*

## Schweitzer, Joshua

---

**From:** Shauna Snyder <shauna.snyder@freestate.coop>  
**Sent:** Monday, January 26, 2026 11:04 AM  
**To:** Joe Herring; alextpfd@gmail.com; Tim Goetz; Johnson, Melissa; PZ  
**Subject:** RE: VanZee Farms - SERVICE VERIFICATION 0 R17685  
**Attachments:** K-25-1906 VanZee PRELIM REV.pdf

FreeState Electrical Cooperative will provide power to **TWO** additional lots, per the attached land division information, at 21443 Springdale Rd (Van Zee Farms), parcel R17685, for Scott and Michelle Van Zee.

### Shauna Snyder

Member Account Coordinator II



785-478-3444 | 1-800-794-1989 [www.freestate.coop](http://www.freestate.coop)

---

**From:** Joe Herring  
**Sent:** Monday, January 26, 2026 9:52 AM  
**To:** alextpfd@gmail.com; Shauna Snyder ; Tim Goetz ; Johnson, Melissa  
**Subject:** VanZee Farms

Warning: This message originated outside of the FEC organization. Do not click links or open attachments unless you have validated the sender and know the content is safe. <="" span="">

Please see the standard service letter to Leavenworth County for this division

Thank you - Joe Herring

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

***FRAUD ALERT: Leavenworth County 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 the office at 913.684.0465 before making any payments online or by phone.***

## Schweitzer, Joshua

---

**From:** Tim Goetz <tmgoetz@stjoewireless.com>  
**Sent:** Monday, January 26, 2026 12:54 PM  
**To:** Joe Herring; alextpfd@gmail.com; Shauna Snyder; Johnson, Melissa; RWD5  
Leavenworth Cty KS  
**Subject:** RE: VanZee Farms

Leavenworth RWD 5 has a 4" main running parallel to Springdale Rd. on the above referenced property. Water meters shall be issued by Engineer's approval and Board approval. Any other questions please contact me at 913-704-5899 or office at 913-758-0488. Thanks

---

**From:** "Joe Herring"  
**Sent:** 1/26/26 9:52 AM  
**To:** "alextpfd@gmail.com" , "Shauna Snyder" , "Tim Goetz" , "Johnson, Melissa"  
**Subject:** VanZee Farms

Please see the standard service letter to Leavenworth County for this division

Thank you - Joe Herring

---

J.Herring Inc., dba,Herring Surveying Company  
315 N. 5th Street, Leavenworth, KS 66048  
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## Allison, Amy

---

**From:** Alexandria <alextpfd@gmail.com>  
**Sent:** Thursday, March 5, 2026 1:19 PM  
**To:** Joe Herring; PZ  
**Subject:** Re: Fw: VanZee Farms

Sir:

Per discussion, the Alexandria Township Fire Department cannot provide specific cause for justifying and disapproval for this specific location/request.

This said, the Township Fire department has grave concern as to the decisions and approvals for continued/further subdivision of rural property, without sincere consideration of the provision of adequate water supplies to support fire protection.

The closest water (fire) hydrant to the property is approximately 2 miles to the east on Hwy 92, however that hydrant is out of our Township and, to the best of our knowledge, is not a maintained hydrant (nor does it have direct drive up access anymore). The closest maintained hydrant is approximately 4 miles west on Hwy 92, cross street Bauserman Rd, on the Springdale curve.

Alexandria Township fire has a working relationship with RWD#12 and have had limited contact with RWD#9. We are not familiar with RWD#4.

Our concern is simply that a typical house fire requires an average of 500 to 2000 gallons of water for a single room, while a whole house fire can require over 15,000 gallons. Most of the fire departments in the county have apparatus that can pump between 1250 to 1500 gallons per minute, and Engines carry between 1000 and 1500 gallons. Requirements above that require water shuttle operations using other department's available tanker apparatus (1500 to 3000g), utilizing portable tanks at the fire scene, and shuttling water from the nearest hydrant to the scene water point. Basic math will tell us that even if we are utilizing limited hose lines pushing at 500g per minute, we must have a 2000g tanker refilling the water supply point for the pumper every four minutes. The further the water source is from the fire ground, the longer the turn around or the more tankers are required in support.

Compounding the problem is the concern that either hydrants are taken out of service for fire by the RWD (as we were told by RWD#9), the pressure at the hydrant/line is reduced significantly by the RWD making refilling of a tanker exceed required turn times, or hydrants are just not available. Case in point was the approved of a dozen plus lots for development of Ackerman Acres, off 235th St. This development placed a dozen homes/lots in the subdivision, without any water supply supporting the protection of the development. Access to the development is a single lane rough gravel drive, and the nearest bulk water source (hydrant) is 4.5 miles away at either (Mcintyre Rd/Jarboro). A structure fire in this location would be extremely difficult due to the lack of a water source, single lane access and traffic management issues. NFPA standards direct fire trucks to maintain 800ft of supply line (hose layed from water source to the pumping engine): the county road to the back of the access road here is over 3000ft.

No single issue or development request is untenable. However, there is truth to the saying "death by a thousand cuts". No single paper cut is significant, but continually adding, building, increasing, will eventually tip the scales to be catastrophic. When there is a fire at 2am, and we are unable to get access or run out of water, no one calls the court house: they ask the fire department on the ground why they lost everything.

Matt Fuhrer  
Alexandria Township Fire Department

On Wed, Mar 4, 2026 at 2:25 PM Joe Herring <[herringsurveying@outlook.com](mailto:herringsurveying@outlook.com)> wrote:

---

**From:** Joe Herring  
**Sent:** Monday, January 26, 2026 9:52 AM  
**To:** [alextpfd@gmail.com](mailto:alextpfd@gmail.com) <[alextpfd@gmail.com](mailto:alextpfd@gmail.com)>; Shauna Snyder <[shauna.snyder@freestate.coop](mailto:shauna.snyder@freestate.coop)>; Tim Goetz <[tmgoetz@stjoewireless.com](mailto:tmgoetz@stjoewireless.com)>; Johnson, Melissa <[mjohnson@leavenworthcounty.gov](mailto:mjohnson@leavenworthcounty.gov)>  
**Subject:** VanZee Farms

Please send the standard service letter to Leavenworth County for this division

Thank you - Joe Herring

---

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

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**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-26-017 & 018 F3 Estates

March 11, 2026

**REQUEST:** *Consent Agenda*

- Preliminary Plat                       Final Plat  
 Replat

**STAFF REPRESENTATIVE:**  
JOSH SCHWEITZER  
Planner II

**SUBJECT PROPERTY:** 00000 George Road



**APPLICANT/APPLICANT AGENT:**  
Larry Hahn  
Hahn Surveying

**PROPERTY OWNER:**  
Wayne & Dolores Finch Trust  
15264 254th St.  
Lawrence, KS 66044

**CONCURRENT APPLICATIONS:**  
NONE

**LAND USE**

**ZONING:** RR-5

**FUTURE LAND USE DESIGNATION:**  
RR-5

**LEGAL DESCRIPTION:**

A Minor Subdivision in the Southwest Quarter of the Northwest Quarter of Section 34, Township 10 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**STAFF RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-26-017 & 018, Preliminary & Final Plat for F3 Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-017 & 018, Preliminary & Final Plat for F3 Estates to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 33.6 Acres

**PARCEL ID NO:**  
148-34-0-00-009

**BUILDINGS:**  
Existing Outbuildings

**PROJECT SUMMARY:**

Request for a preliminary & final plat approval to subdivide property located at 00000 George Road (148-34-0-00-009) as Lots 01 through 04 of F3 Estates.

**ACCESS/STREET:**

211th Street - Local, Gravel ± 22';  
211th Street - Local, Gravel ± 22';

**Location Map:** FUTURE LAND USE DESIGNATION



**UTILITIES**

SEWER: PRIVATE SEPTIC

FIRE: Stranger

WATER: RWD 9

ELECTRIC: Freestate

**NOTICE & REVIEW:**

STAFF REVIEW:  
3/3/2026

NEWSPAPER NOTIFICATION:  
N/A

NOTICE TO SURROUNDING  
PROPERTY OWNERS:  
N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<b>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</b>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	N/A	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>	X	
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

**STAFF COMMENTS:**

The applicant is proposing to divide a 33-acre parcel into four (4) 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). Lot 1 will be approximately 11 acres in size. Lots 2-4 will be approximately 7-8 acres in size. All lots meet the requirements for the RR-5 zoning district.

**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. At time of development, fire hydrants shall be required, if necessary, infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.

**PROPOSED MOTIONS:**

Approve case DEV-26-017/018, a request to plat the property located at 00000 George Road into a 4-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-26-017/018 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.*

Deny case DEV-26-017/018, a request to plat the property located at 00000 George Road into a 4-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-26-017/018.*

Table the case to a date and time certain for additional information.

*Motion: Chairman, I move to table Case No. DEV-26-017/018 to (Date and Time) requesting additional information for (STATE THE REASON(S)).*

**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., County Courthouse  
 Leavenworth, Kansas  
 913-684-0465  
 913-684-0398 Fax

Office Use Only	
CAMA No.: _____	Date Received: _____
Township: _____	
Planning Commission Meeting Date: _____	
Project No.: _____	Date Paid: _____

<b>APPLICANT/AGENT INFORMATION</b>	<b>OWNER INFORMATION</b>
NAME _____	NAME <u>DOLORES D. FINCH</u>
ADDRESS _____	ADDRESS <u>120 W. 8TH STREET APT. #10</u>
CITY/ST/ZIP _____	CITY/ST/ZIP <u>TONGANOXIE, KS. 66086</u>
PHONE _____ EMAIL _____	PHONE <u>785-312-0664</u> EMAIL _____
CONTACT PERSON _____	CONTACT PERSON <u>KEVIN FINCH</u>

**GENERAL INFORMATION**

Subdivision Name: F3 ESTATES

Legal Description (S-T-R 1/4 Section): SW 1/4 OF NW 1/4 34-T10S-R21E

Zoning: RR- 5.00

Surveyor and/or Engineer Firm: HAHN SURVEYING

Contact Person: LARRY HAHN

Address: PO BOX 186 BASEHOR, KANSAS 66007

Phone : 913-547-3405 Fax : \_\_\_\_\_ Email : hahnsurvey@gmail.com

SUBDIVISION INFORMATION		
Gross Acreage: <u>35.06 ACRES</u>	Number of Lots: <u>4</u>	Minimum Lot Size: <u>7.07 ACRES</u>
Maximum Lot Size: <u>11.65 ACRES</u>	Zoning: <u>RR - 5.0</u>	Density:
Open Space Acreage:	Water District: <u>RWD #9</u>	Proposed Sewage: <u>ON SITE</u>
Fire District: <u>STRANGER</u>	Electric Provider: <u>FREESTATE</u>	Natural Gas Provider: <u>PROPANE</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Phase Number:	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 Final Plat approval as indicated above.

Signature: Dolores D. Finch Date: 2-1-26

ATTACHMENT A-2

**Transaction Identification Data, for which the Company assumes no liability  
as set forth in Commitment Condition 5.e.:**

Issuing Agent ALTA Registry ID: 1016833

Issuing Office: Buyer(s) Side: Continental Title Company - 1204 State Ave, Ste C, Tonganoxie, KS 66086  
Closer: Chelsea Logan | Phone: (913)845-2035 | Fax: (913)845-2028

File No.: C26015551

Property Address: 00000 George Road, Tonganoxie, KS 66086

**SCHEDULE A**

1. Commitment Date: December 29, 2025 at 12:00 AM
2. Policy to be issued:
  - a. ALTA Owner's Policy (2021) Proposed Policy Amount: \$5,000.00  
Proposed Insured: Wayne L. Finch and/or Dolores D. Finch, as Trustees Premium: \$0.00  
of The Wayne L. Finch and Dolores D. Finch  
Revocable Living Trust dated the 12 day of May, 1994
3. The estate or interest in the Land at the Commitment Date is:  
Fee Simple
4. The Title is, at the Commitment Date, vested in:  
Wayne L. Finch and/or Dolores D. Finch, as Trustees of The Wayne L. Finch and Dolores D. Finch Revocable Living Trust dated the 12 day of May, 1994
5. The Land is described as follows:

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by First National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

FNTI Form No.: KSCom21 ALTA Commitment for Title Insurance v. 01.00 Adopted 7/1/2021 (with Kansas Modifications)

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## SCHEDULE A

(Continued)

West one-half (W 1/2), of the Northwest Quarter (NW 1/4), Section Thirty-four (34), Township Ten (10) South, Range Twenty-one (21) East of the 6th P.M. Excepting therefrom the following three (3) tracts of land:

Beginning at the Northwest corner of the Northwest Quarter (NW 1/4), of Section Thirty-four (34), Township Ten (10) South, Range Twenty-one (21) East of the 6th P.M., thence running East a distance of Twenty (20) rods, thence running South a distance of Forty (40) rods, thence running West a distance of Twenty (20) rods, thence running North a distance of Forty (40) rods to the place of beginning, EXCEPT that part in roads.

Thirty five acres described as follows: Beginning at a point 240 rods North of the Southwest corner of Section 34, Township 10 South, Range 21 East of the 6th P.M., thence East Eighty (80) rods, thence North Eighty (80) rods, thence West Sixty (60) rods, thence South Forty (40) rods, thence West Twenty (20) rods, thence South Forty (40) rods to the place of beginning, EXCEPT that part in roads, if any.

A tract of land in the SW 1/4 of the NW 1/4 of Section 34, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, described as follows: Commencing at the Southwest corner of the NW 1/4 of Section 34; thence North, 586.71 feet, to the point of beginning of this tract; thence North 350.00 feet; thence N 89 degrees 43' 36" E, 622.29 feet; thence South, 350.00 feet; thence S 89 degrees 43' 36" W, 622.29 feet, to the point of beginning, EXCEPT that part in roads, if any.

Countersigned:

Mary Middleton

**Continental Title Company**

13571 S Mur Len Rd

Olathe, KS 66062



By: \_\_\_\_\_

Authorized Countersignature

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by First National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

FNTI Form No.: KSCom21 ALTA Commitment for Title Insurance v. 01.00 Adopted 7/1/2021 (with Kansas Modifications)

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AMERICAN  
LAND TITLE  
ASSOCIATION



C26015551

OWNER AUTHORIZATION

I/WE DOLORES D. FINCH, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 1st day of Feb, 2026, make the following statements, to wit:

- 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.
- I/We the undersigned, have previously authorized and hereby authorize LARRY HAHN  
HAHN SURVEYING (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Department of Leavenworth County, Kansas, PN. 148-34-9 (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.
- 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 our 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.
- 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 below.

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

x Dolores D. Finch  
**DOLORES D. FINCH**

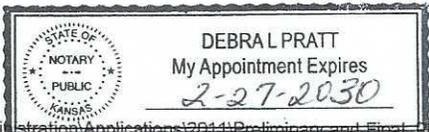
The foregoing instrument was acknowledged before me on this 1<sup>st</sup> day of February, 2026  
by Dolores Finch

My Commission Expires:

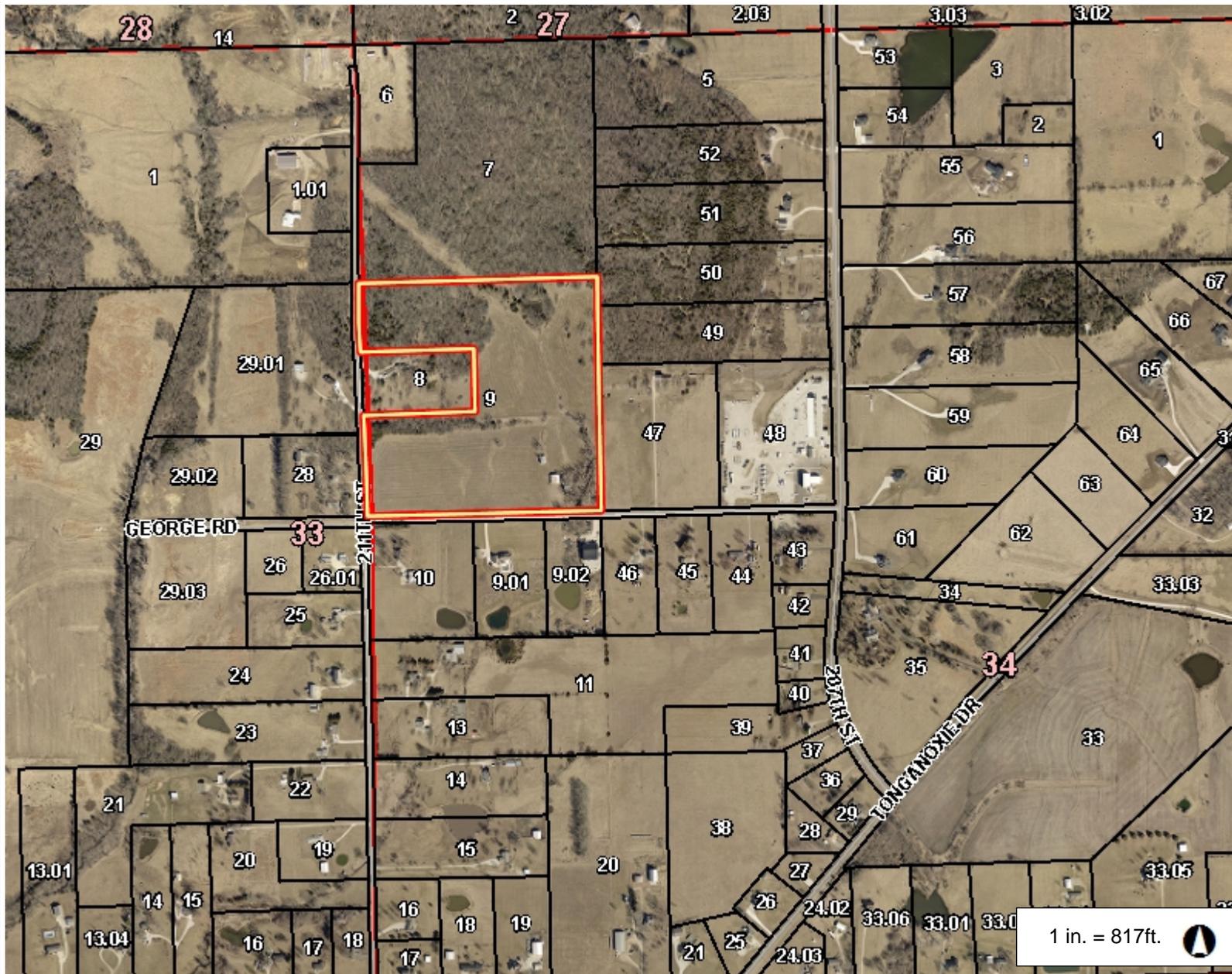
Notary Public

Debra L Pratt

**ATTACHMENT B**



# 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

1,633.3      0      816.63      1,633.3 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

02-24-26 PW Combined Review:

Add to existing pond to narrative and if it to remain.

From the Prelim. Plat review, contours indicate an existing road culvert crossing +/-400' east of the SW corner of lot 2. Surveyor to confirm. If culvert exists, revise report to add DA.

F3 Estates

Leavenworth County Kansas

Drainage Report

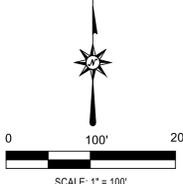
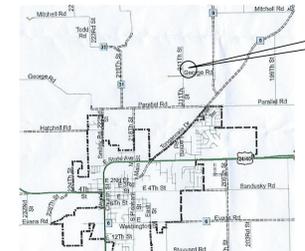
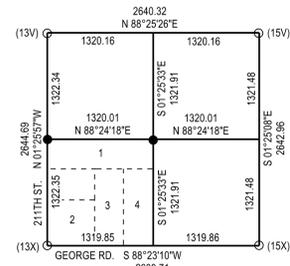
January 30, 2026



# F3 ESTATES

## A SUBDIVISION IN THE SW 1/4 OF THE NW 1/4 SECTION 34-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS

### FINAL PLAT



- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
  - SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
  - POB POINT OF BEGINNING
  - (NS) NO MONUMENT SET BY AGREEMENT WITH CLIENT
  - U/E UTILITY EASEMENT
  - R/W ROAD RIGHT OF WAY

- NW CORNER 34-T10S-R21E (13V)**  
1/2" REBAR (REF. #1)  
1. N 6.92 TO SPIKE IN BRACE POST  
2. S 21.37 TO SPIKE IN BRACE POST  
3. ENE 18.62 TO SPIKE IN HEDGE TREE  
4. NNW 40.30 TO 60D NAIL IN HEDGE GATE POST
- N 1/4 CORNER 34-T10S-R21E (15V)**  
1/2" REBAR - 6" DEEP (REF. #1)  
1. NW 44.70 TO MAG NAIL WITH SKOAL CAN LID IN POWER POLE  
2. E 40.00 TO MAG NAIL WITH SKOAL CAN LID IN BRACE POST  
3. NE 68.68 TO PK NAIL WITH WASHER IN TOP OF POST
- CENTER 34-T10S-R21E (15X)**  
1/2" REBAR - 12" DEEP (REF. #2)  
1. ENE 36.15 TO 60D NAIL WITH SKOAL CAN LID IN TOP OF FENCE POST  
2. SE 46.03 SPIKE WITH SKOAL CAN LID IN POWER POLE  
3. SSE 55.90 TO PK NAIL WITH WASHER IN TOP OF FENCE POST  
4. NW 42.50 TO CORNER OF CHAINLINK FENCE

**OWNER / DEVELOPER**  
DOLORES D. FINCH  
120 W. 8TH STREET APT. #10  
TONGANOXIE, KS. 66686  
785-312-0664 PN. 148-34-9

**BENCHMARK**  
1/2" REBAR AT THE WEST QUARTER CORNER SECTION 34-T10S-R21E  
EL. 926.52 (NAVD88)

**ZONING**  
RR-5.0

- REFERENCES**
- D.C. #2025S013
  - D.C. #2022P0042
  - D.C. #2024S033
  - ROAD RECORD, BK. "C", PGS. 234-237 (1871)

- RESTRICTIONS**
- NO OFF PLAT RESTRICTIONS.
  - 40' REAR SETBACK FOR RESIDENCES
  - 15' REAR SETBACK FOR ACCESSORY BUILDINGS
  - 15' SIDE SETBACK
  - AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
  - 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.
  - LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
  - STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

- NOTES**
- LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
  - EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RR-5.0 / RESIDENTIAL
  - THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA FEMA FIRM 20103C0225G, DATED 7/16/2015

need trustee doc

Show Title commitment comment

**TITLE COMMITMENT DESCRIPTION**  
WEST ONE-HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4), SECTION THIRTY-FOUR (34), TOWNSHIP TEN (10) SOUTH, RANGE TWENTY-ONE (21) EAST OF THE 6TH P.M., EXCEPTING THEREFROM THE FOLLOWING THREE (3) TRACTS OF LAND:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TEN (10) SOUTH, RANGE TWENTY-ONE (21) EAST OF THE 6TH P.M., THENCE RUNNING EAST A DISTANCE OF TWENTY (20) RODS, THENCE RUNNING SOUTH A DISTANCE OF FORTY (40) RODS, THENCE RUNNING WEST A DISTANCE OF TWENTY (20) RODS, THENCE RUNNING NORTH A DISTANCE OF FORTY (40) RODS TO THE PLACE OF BEGINNING, EXCEPT THAT PART IN ROADS.

THIRTY FIVE ACRES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 240 RODS NORTH OF THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M., THENCE EAST EIGHTY (80) RODS, THENCE NORTH EIGHTY (80) RODS, THENCE WEST SIXTY (60) RODS, THENCE SOUTH FORTY (40) RODS, THENCE WEST TWENTY (20) RODS, THENCE SOUTH FORTY (40) RODS TO THE PLACE OF BEGINNING, EXCEPT THAT PART IN ROADS, IF ANY.

A TRACT OF LAND IN THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 34, THENCE NORTH 586.71 FEET TO THE POINT OF BEGINNING OF THIS TRACT; THENCE NORTH 350.00 FEET, THENCE N 89°43'38"E, 622.29 FEET; THENCE SOUTH 350.00 FEET; THENCE S 89°43'38"W, 622.29 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART IN ROADS, IF ANY.

**SURVEYORS DESCRIPTION**  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 34-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, JANUARY, 2026, DESCRIBED AS FOLLOWS; BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 34;  
THENCE N 01°25'57"W, 586.71 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER;  
THENCE N 88°17'49"E, 622.29 FEET;  
THENCE N 01°25'57"W, 350.00 FEET;  
THENCE S 88°17'49"W, 622.29 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER;  
THENCE N 01°25'57"W, 385.64 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34;  
THENCE N 88°24'18"E, 1320.01 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34;  
THENCE S 01°25'33"E, 1321.91 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34;  
THENCE S 88°23'10"W, 1319.85 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINS 35.06 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.  
RELATIVE: 1:709.255

**CERTIFICATION AND DEDICATION**  
THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON 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 SHALL BE KNOWN AS "F3 ESTATES".

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, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "U/E".

BUILDING LINES OR SETBACK LINES (S/B) 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.

IN TESTIMONY WHEREOF:  
I, THE UNDERSIGNED OWNER OF "F3 ESTATES", HAVE SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DOLORES D. FINCH  
MY COMMISSION EXPIRES \_\_\_\_\_

**STATE OF KANSAS / COUNTY OF LEAVENWORTH**  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME APPEARED DOLORES D. FINCH, KNOWN TO ME TO BE THE SAME PERSON DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS HER FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_

**APPROVAL**  
WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "F3 ESTATES" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CHAIRPERSON / JEFF SPINK SECRETARY / JOHN JACOBSON

THE LEAVENWORTH COUNTY ENGINEERS 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, PE

WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "F3 ESTATES" THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CHAIRPERSON / MIKE SMITH COUNTY CLERK / FRAN KEPLER (ATTEST)

**COUNTY SURVEYOR CERTIFICATION**  
I HEREBY CERTIFY THIS 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.

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS

**STATE OF KANSAS / COUNTY OF LEAVENWORTH**  
THIS IS TO CERTIFY THAT IN THE MONTH OF JANUARY, 2026, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

REGISTER OF DEEDS / TERRILOIS G. TODD



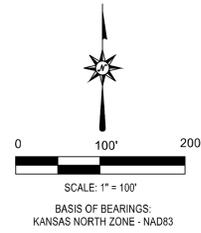
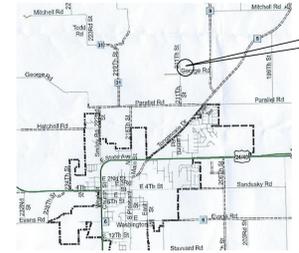
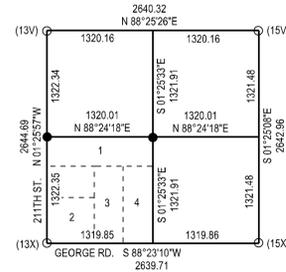
LARRY T. HAHN, PS #1349

HAHN SURVEYING  
PO BOX 186  
BASEHOR, KANSAS 66007  
(913) 547-3405  
hahnsurvey@gmail.com

# F3 ESTATES

A SUBDIVISION IN THE SW 1/4 OF THE NW 1/4 SECTION 34-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS

FINAL PLAT



- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
  - SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
  - POB POINT OF BEGINNING
  - (NS) NO MONUMENT SET BY AGREEMENT WITH CLIENT
  - U/E UTILITY EASEMENT
  - R/W ROAD RIGHT OF WAY
  - //// NO ACCESS

- NW CORNER 34-T10S-R21E (13V)  
1/2" REBAR (REF. #1)  
1. N 45.92 TO SPIKE IN BRACE POST  
2. S 21.37 TO SPIKE IN BRACE POST  
3. ENE 18.62 TO SPIKE IN 20' HEDGE TREE  
4. NNW 40.30 TO 60D NAIL IN HEDGE GATE POST

- N 1/4 CORNER 34-T10S-R21E (15V)  
1/2" REBAR - 8" DEEP (REF. #1)  
1. NW 44.70 TO MAG NAIL WITH SKOAL CAN LID IN POWER POLE  
2. E 40.00 TO MAG NAIL WITH SKOAL CAN LID IN BRACE POST  
3. NE 68.68 TO PK NAIL WITH WASHER IN TOP OF POST

- CENTER 34-T10S-R21E (15X)  
1/2" REBAR - 12" DEEP (REF. #2)  
1. ENE 36.15 TO 60D NAIL WITH SKOAL CAN LID IN TOP OF FENCE POST  
2. SE 46.03 SPIKE WITH SKOAL CAN LID IN POWER POLE  
3. SSE 55.90 TO PK NAIL WITH WASHER IN TOP OF FENCE POST  
4. NW 42.50 TO CORNER OF CHAINLINK FENCE

**OWNER / DEVELOPER**  
DOLORES D. FINCH  
120 W. 8TH STREET APT. #10  
TONGANOXIE, KS. 66086  
785-312-0664 PN. 148-34-9

WAYNE L. FINCH AND DOLORES D. FINCH  
REVOCABLE LIVING TRUST DATED THE 12 DAY OF MAY, 1994.  
QUIT CLAIM DEED RECORDED ON MAY 17, 1999 IN BOOK 771, PAGE 2105.

**BENCHMARK**  
1/2" REBAR AT THE WEST QUARTER CORNER  
SECTION 34-T10S-R21E  
EL. 926.52 (NAVD88)

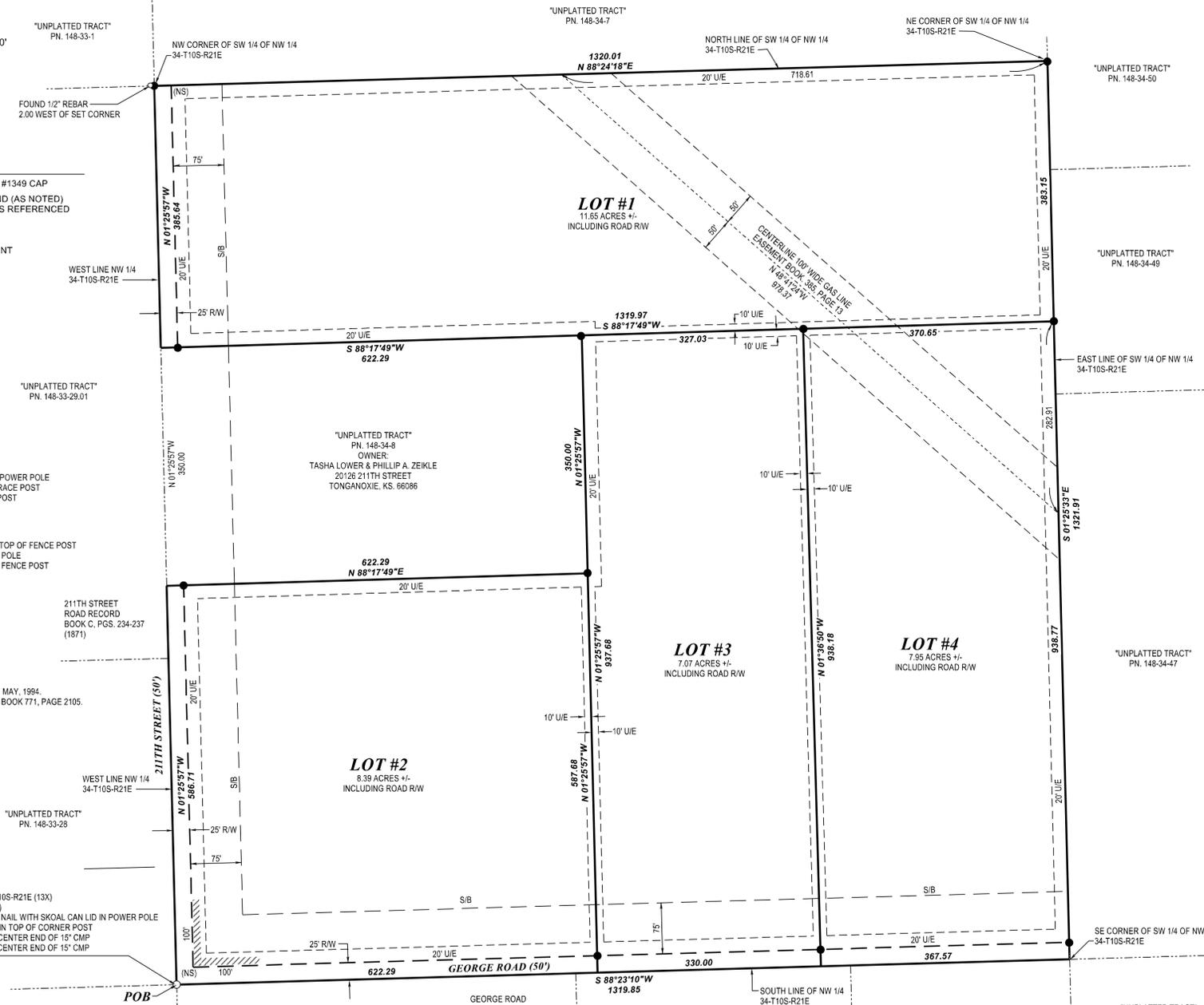
**ZONING**  
RR - 5.0

- REFERENCES**
1. DOC. #20255013
  2. DOC. #202220042
  3. DOC. #20245033
  4. ROAD RECORD, BK. "C", PGS. 234-237 (1871)

- W 1/4 CORNER 34-T10S-R21E (13X)  
1/2" REBAR (REF. #3)  
1. SW 38.00 TO MAG NAIL WITH SKOAL CAN LID IN POWER POLE  
2. NE 37.65 TO NAIL IN TOP OF CORNER POST  
3. NE 28.00 TO TOP CENTER END OF 15' CMP  
4. SE 28.00 TO TOP CENTER END OF 15' CMP

- RESTRICTIONS**
1. NO OFF PLAT RESTRICTIONS.
  2. 40' REAR SETBACK FOR RESIDENCES
  - 15' REAR SETBACK FOR ACCESSORY BUILDINGS
  - 15' SIDE SETBACK
  3. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
  4. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
  5. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
  6. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
  7. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
  8. STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.

- NOTES**
1. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR ANY AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
  2. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RR-5.0 / RESIDENTIAL
  3. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA FEMA FIRM 20103C0225G, DATED 7/16/2015
  4. TITLE COMMITMENT PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY. FILE #C26015551, DATED DECEMBER 29, 2025.



**TITLE COMMITMENT DESCRIPTION**

WEST ONE-HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4), SECTION THIRTY-FOUR (34), TOWNSHIP TEN (10) SOUTH, RANGE TWENTY-ONE (21) EAST OF THE 6TH P.M., EXCEPTING THEREFROM THE FOLLOWING THREE (3) TRACTS OF LAND.

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TEN (10) SOUTH, RANGE TWENTY-ONE (21) EAST OF THE 6TH P.M., THENCE RUNNING EAST A DISTANCE OF TWENTY (20) RODS, THENCE RUNNING SOUTH A DISTANCE OF FORTY (40) RODS, THENCE RUNNING WEST A DISTANCE OF TWENTY (20) RODS, THENCE RUNNING NORTH A DISTANCE OF FORTY (40) RODS TO THE PLACE OF BEGINNING, EXCEPT THAT PART IN ROADS.

THIRTY FIVES ACRES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 240 RODS NORTH OF THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M., THENCE EAST EIGHTY (80) RODS, THENCE NORTH EIGHTY (80) RODS, THENCE WEST SIXTY (60) RODS, THENCE SOUTH FORTY (40) RODS, THENCE WEST TWENTY (20) RODS, THENCE SOUTH FORTY (40) RODS TO THE PLACE OF BEGINNING, EXCEPT THAT PART IN ROADS, IF ANY.

A TRACT OF LAND IN THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 34, THENCE NORTH 586.71 FEET TO THE POINT OF BEGINNING OF THIS TRACT; THENCE NORTH 350.00 FEET, THENCE N 88°43'36\"/>

**SURVEYORS DESCRIPTION**

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 34-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, JANUARY, 2026, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 34;  
THENCE, N 01°25'57\"/>

**CERTIFICATION AND DEDICATION**

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON 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 SHALL BE KNOWN AS 'F3 ESTATES'.

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, UNDER AND ALONG THE STRIPS MARKED 'UTILITY EASEMENT' OR 'U/E'.

BUILDING LINES OR SETBACK LINES (S/B) 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.

IN TESTIMONY WHEREOF, I, THE UNDERSIGNED OWNER OF 'F3 ESTATES', HAVE SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DOLORES D. FINCH

**STATE OF KANSAS / COUNTY OF LEAVENWORTH**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME APPEARED DOLORES D. FINCH, KNOWN TO ME TO BE THE SAME PERSON DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS HER FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVAL**

WE, THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF 'F3 ESTATES' THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CHAIRPERSON / JEFF SPINK SECRETARY / JOHN JACOBSON

THE LEAVENWORTH COUNTY ENGINEERS 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, PE

WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF 'F3 ESTATES' THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CHAIRPERSON / MIKE STIEBEN COUNTY CLERK / FRAN KEPPLER (ATTEST)

**COUNTY SURVEYOR CERTIFICATION**

I HEREBY CERTIFY THIS 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.

COUNTY SURVEYOR / DANIEL BAUMCHEN, PS #1363

**STATE OF KANSAS / COUNTY OF LEAVENWORTH**

FILED FOR RECORD AS DOCUMENT # \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE OFFICE OF THE REGISTER OF DEEDS OF LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRILOIS G. TODD



LARRY T. HAHN, PS #1349

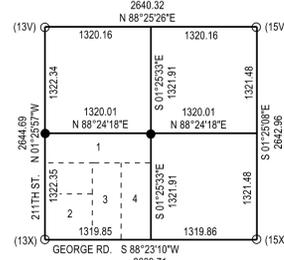
THIS IS TO CERTIFY THAT IN THE MONTH OF JANUARY, 2026, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

HAHN SURVEYING  
PO BOX 186  
BASEHOR, KANSAS 66007  
(913) 547-3465  
hahnsurvey@gmail.com

# F3 ESTATES

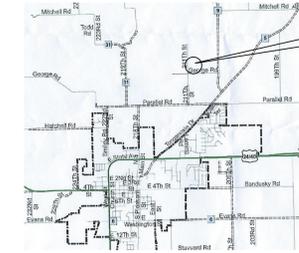
A SUBDIVISION IN THE SW 1/4 OF THE NW 1/4 SECTION 34-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS  
PRELIMINARY PLAT

NW CORNER 34-T10S-R21E (13V)  
1/2" REBAR (REF. #1)  
1. N 8.92 TO SPIKE IN BRACE POST  
2. S 21.37 TO SPIKE IN BRACE POST  
3. ENE 18.62 TO SPIKE IN 20" HEDGE TREE  
4. NNW 40.30 TO 60D NAIL IN HEDGE GATE POST



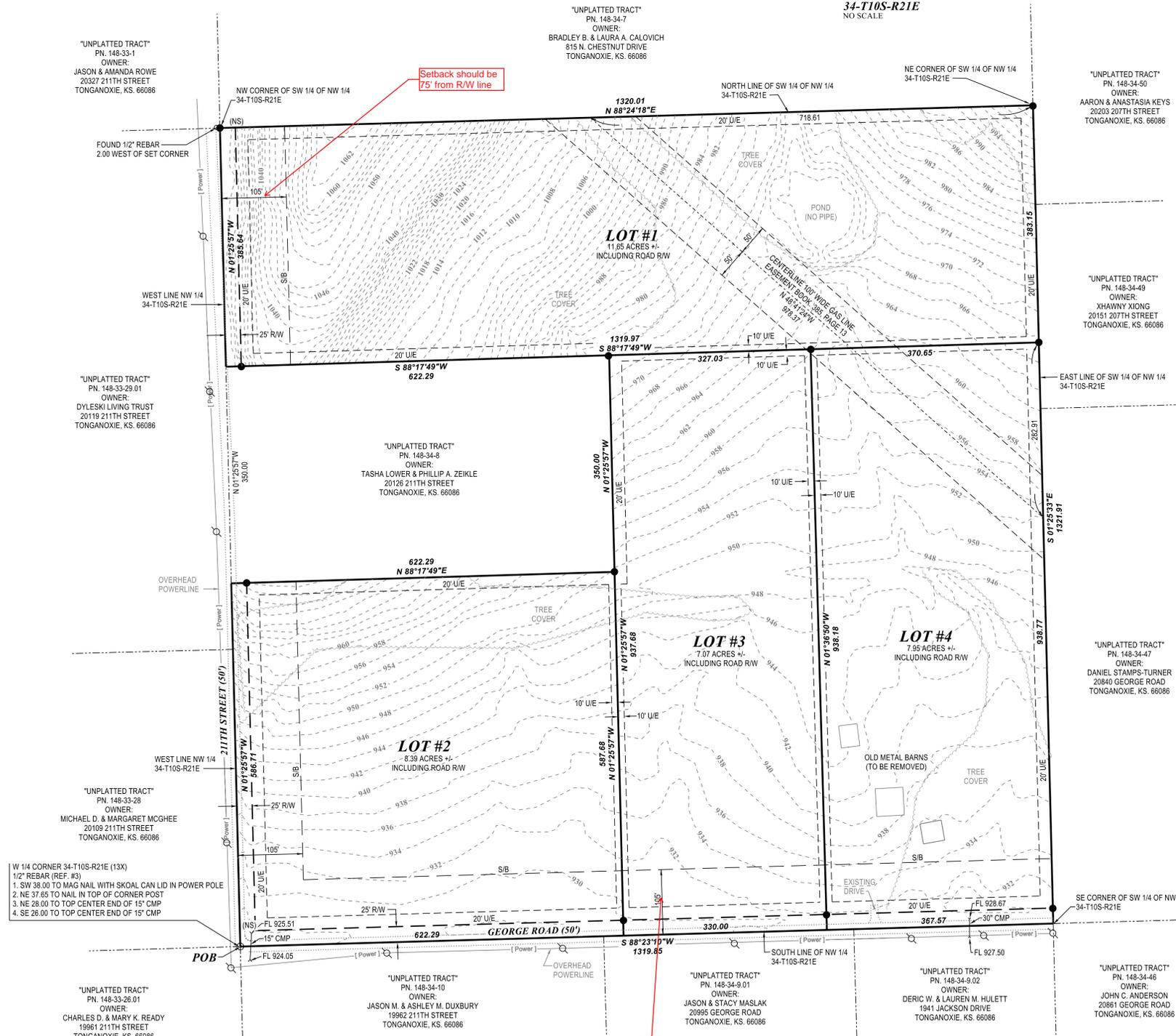
N 1/4 CORNER 34-T10S-R21E (15V)  
1/2" REBAR - 8" DEEP (REF. #1)  
1. NW 44.70 TO MAG NAIL WITH SKOAL CAN LID IN POWER POLE  
2. E 40.00 TO MAG NAIL WITH SKOAL CAN LID IN BRACE POST  
3. NE 68.68 TO PK NAIL WITH WASHER IN TOP OF POST

CENTER 34-T10S-R21E (15X)  
1/2" REBAR - 12" DEEP (REF. #2)  
1. ENE 36.15 TO 60D NAIL WITH SKOAL CAN LID IN TOP OF FENCE POST  
2. SE 46.03 SPIKE WITH SKOAL CAN LID IN POWER POLE  
3. SSE 55.90 TO PK NAIL WITH WASHER IN TOP OF FENCE POST  
4. NW 42.50 TO CORNER OF CHAINLINK FENCE



SECTION MAP - NW 1/4 34-T10S-R21E NO SCALE

LOCATION MAP NO SCALE



### TITLE COMMITMENT DESCRIPTION

WEST ONE-HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4), SECTION THIRTY-FOUR (34), TOWNSHIP TEN (10) SOUTH, RANGE TWENTY-ONE (21) EAST OF THE 6TH P.M., EXCEPTING THEREFROM THE FOLLOWING THREE (3) TRACTS OF LAND:

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THIRTY FIVE ACRES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 240 RODS NORTH OF THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 21 EAST OF THE 6TH P.M., THENCE EAST EIGHTY (80) RODS, THENCE NORTH EIGHTY (80) RODS, THENCE WEST SIXTY (60) RODS, THENCE SOUTH FORTY (40) RODS, THENCE WEST TWENTY (20) RODS, THENCE SOUTH FORTY (40) RODS TO THE PLACE OF BEGINNING, EXCEPT THAT PART IN ROADS, IF ANY.

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### SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 34-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, JANUARY, 2026, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 34;

THENCE, N 01°25'57\"/>

THENCE, N 88°17'49\"/>

THENCE, N 01°25'57\"/>

THENCE, N 88°24'18\"/>

THENCE, S 01°25'33\"/>

THENCE, S 88°23'10\"/>

CONTAINS 39.06 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

RELATIVE: 1:708.255

### NOTES

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- EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RR-5.0 / RESIDENTIAL
- THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA FEMA FIRM 20103C0225G, DATED 7/16/2015

### RESTRICTIONS

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- 40' REAR SETBACK FOR RESIDENCES
- 15' REAR SETBACK FOR ACCESSORY BUILDINGS
- 15' SIDE SETBACK
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### UTILITIES

ELECTRIC / FREESTATE  
WATER / R.W.D.#9  
GAS / PRIVATE PROPANE  
SEWAGE / PRIVATE ON SITE SYSTEM  
FIRE DISTRICT / STRANGER

### DRAINAGE CALCULATIONS

ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

### ROAD INFORMATION

211TH STREET - 16' +/- WIDE GRAVEL SURFACE (CLASS-LOCAL)  
GEORGE ROAD - 18' +/- WIDE GRAVEL SURFACE (CLASS-LOCAL)

### PUBLIC IMPROVEMENT

NONE

### ZONING

RR - 5.0

### BENCHMARK

1/2" REBAR AT THE WEST QUARTER CORNER  
SECTION 34-T10S-R21E  
EL. 926.52 (NAVD88)

### REFERENCES

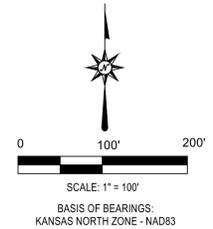
- DOC. #2023S013
- DOC. #2022P00042
- DOC. #2024S033
- ROAD RECORD, BK. "C", PGS. 234-237 (1871)

### OWNER / DEVELOPER

DOLORES D. FINCH  
120 W. 8TH STREET APT. #10  
TONGANOXIE, KS. 66686  
785-312-0664 PN. 148-34-9

### LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED) ORIGIN UNKNOWN, UNLESS REFERENCED
- POWER POLE
- POB POINT OF BEGINNING
- (NS) NO MONUMENT SET BY AGREEMENT WITH CLIENT
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Show Title commitment comment

need trustee document



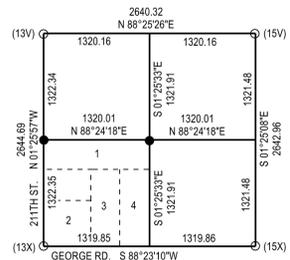
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# F3 ESTATES

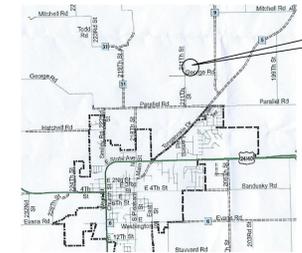
## A SUBDIVISION IN THE SW 1/4 OF THE NW 1/4 SECTION 34-T10S-R21E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT



N 1/4 CORNER 34-T10S-R21E (15V)  
1/2" REBAR - 8" DEEP (REF. #1)  
1. NW 44.70 TO MAG NAIL WITH SKOAL CAN LID IN POWER POLE  
2. E 40.00 TO MAG NAIL WITH SKOAL CAN LID IN BRACE POST  
3. NE 68.88 TO PK NAIL WITH WASHER IN TOP OF POST

CENTER 34-T10S-R21E (15X)  
1/2" REBAR - 12" DEEP (REF. #2)  
1. ENE 38.15 TO 60D NAIL WITH SKOAL CAN LID IN TOP OF FENCE POST  
2. SE 48.03 SPIKE WITH SKOAL CAN LID IN POWER POLE  
3. SSE 55.90 TO PK NAIL WITH WASHER IN TOP OF FENCE POST  
4. NW 42.50 TO CORNER OF CHAINLINK FENCE



LOCATION MAP  
NO SCALE



### TITLE COMMITMENT DESCRIPTION

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- TITLE COMMITMENT PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY, FILE #C26015551, DATED DECEMBER 29, 2025.

### RESTRICTIONS

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ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

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GEORGE ROAD - 18' +/- WIDE GRAVEL SURFACE (CLASS-LOCAL)

### PUBLIC IMPROVEMENT

NONE

### ZONING

RR - 5.0

### BENCHMARK

1/2" REBAR AT THE WEST QUARTER CORNER  
SECTION 34-T10S-R21E  
E.L. 926.52 (NAVD88)

### REFERENCES

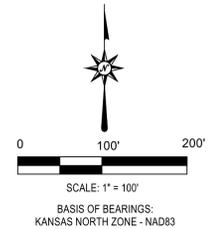
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- ROAD RECORD, BK. "C", PGS. 234-237 (1871)

### OWNER / DEVELOPER

DOLORES D. FINCH  
122 W. 8TH STREET APT. #10  
TONGANOXIE, KS. 66086  
785-312-0664 PN. 148-34-9

WAYNE L. FINCH AND/OR DOLORES D. FINCH,  
AS TRUSTEES OF THE WAYNE L. FINCH AND  
DOLORES D. FINCH REVOCABLE LIVING TRUST  
DATED THE 12 DAY OF MAY, 1994.

QUIT CLAIM DEED RECORDED MAY 17, 1999 IN BOOK 771, PAGE 2105.



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- ⊙ POINT OF BEGINNING
- (NS) NO MONUMENT SET BY AGREEMENT WITH CLIENT
- U/E UTILITY EASEMENT
- R/W ROAD RIGHT OF WAY
- //// NO ACCESS



LARRY T. HAHN, PS #1349

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## Schweitzer, Joshua

---

**From:** Anderson, Kyle  
**Sent:** Wednesday, February 18, 2026 10:19 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-26-017/018 Preliminary & Final Plat F3 Estates - Hahn

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We have not received any complaints on this property, and we are not aware of any septic systems currently installed on it.

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.*

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**From:** Schweitzer, Joshua  
**Sent:** Tuesday, February 10, 2026 4:33 PM  
**To:** McAfee, Joe ; Baumchen, Daniel ; 'Mitch Pleak' ; Noll, Bill ; Brown, Misty ; Magaha, Chuck ; 'adedeke@lvsheriff.org' ; Miller, Jamie ; San, Soma  
**Cc:** PZ  
**Subject:** DEV-26-017/018 Preliminary & Final Plat F3 Estates - Hahn

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for 4-lot subdivision located at 148-34-0-00-009.

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 February 25, 2026.

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

v / r

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

## Schweitzer, Joshua

---

**From:** larry hahn <hahnsurvey@gmail.com>  
**Sent:** Thursday, February 5, 2026 10:42 AM  
**To:** PZ  
**Subject:** Fwd: F3 Estates

Larry Hahn, PS  
Hahn Surveying  
PO Box 186  
Basehor, Ks. 66007  
(913) 547-3405

----- Forwarded message -----

**From:** Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>  
**Date:** Thu, Feb 5, 2026 at 9:57 AM  
**Subject:** Re: F3 Estates  
**To:** Amanda Tarwater <amanda.tarwater@freestate.coop>  
**Cc:** Mark B <stfdchief1760@gmail.com>, larry hahn <hahnsurvey@gmail.com>

Leavenworth Rural Water District #9 has no issues with the preliminary plat as shown.

On Thu, Feb 5, 2026 at 6:42 AM Amanda Tarwater <amanda.tarwater@freestate.coop> wrote:

FreeState has no objection to this plat.

**Amanda Tarwater**  
Engineering Project Coordinator



785-478-3444 | [www.freestate.coop](http://www.freestate.coop)

---

**From:** Mark B <stfdchief1760@gmail.com>  
**Sent:** Thursday, February 5, 2026 6:02 AM  
**To:** larry hahn <hahnsurvey@gmail.com>  
**Cc:** Amanda Tarwater <amanda.tarwater@freestate.coop>; Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>  
**Subject:** Re: F3 Estates

You don't often get email from [stfdchief1760@gmail.com](mailto:stfdchief1760@gmail.com). [Learn why this is important](#)

**Warning:** This message originated outside of the FEC organization. Do not click links or open attachments unless you have validated the sender and know the content is safe. <="" span="">

Stranger Township Fire Department has no issues with the plat.

Let me know if you have any questions.

Mark Billquist

Stranger Township Fire Department

On Wed, Feb 4, 2026 at 2:23 PM larry hahn <[hahnsurvey@gmail.com](mailto:hahnsurvey@gmail.com)> wrote:

To all -

I have submitted a preliminary plat to Leavenworth County Planning And Zoning.

The Planning Staff requires your written input for the proposed plat.

Please review the attached subdivision plat and forward any comments to [pz@leavenworthcounty.gov](mailto:pz@leavenworthcounty.gov)

Thank You,

Larry Hahn, PS

Hahn Surveying

PO Box 186

Basehor, Ks. 66007

(913) 547-3405

--

**Mark Billquist**  
*Stranger Township Fire Chief*

*10-33 Foundation National Treasurer*  
[913-369-0510](tel:913-369-0510) mobile  
[stfdchief1760@gmail.com](mailto:stfdchief1760@gmail.com)

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-26-002 The Reserve at Blake Farms

March 11, 2026

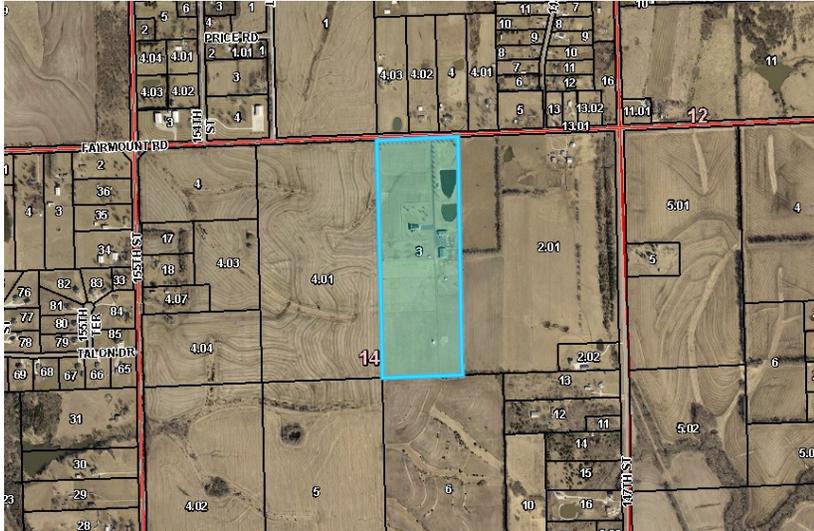
**REQUEST:** *Regular Agenda*

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:**

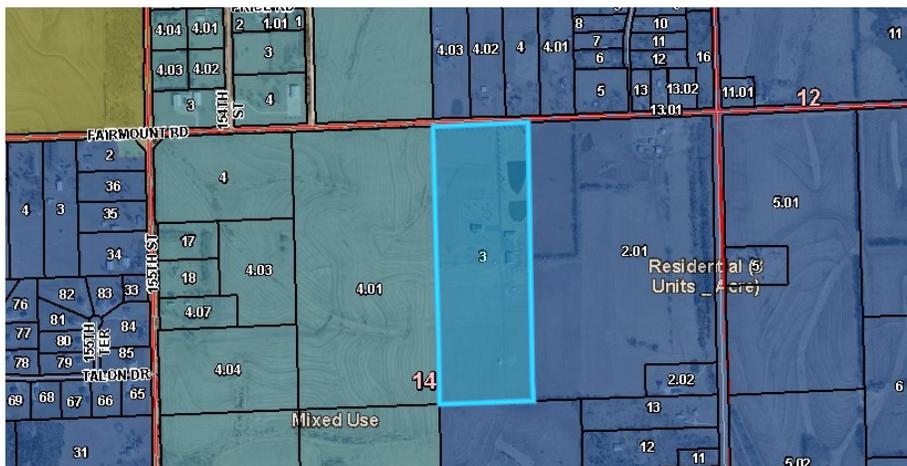
Request for an amended preliminary plat and final plat approval to subdivide property located at 14971 Fairmount Road as Lots 1 through 8 of The Reserve at Blake Farms, a Cross Access Easement subdivision.

**ACCESS/STREET:**

Fairmount Rd - Arterial, Paved ± 22'

**Location Map:** FUTURE LAND USE DESIGNATION

**UTILITIES**



**SEWER:** PRIVATE SEPTIC

**FIRE:** Fairmount

**WATER:** RWD 1 Cons

**ELECTRIC:** Every

**NOTICE & REVIEW:**

**STAFF REVIEW:**  
11/5/2025

**NEWSPAPER NOTIFICATION:**  
N/A

**NOTICE TO SURROUNDING PROPERTY OWNERS:**  
N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<b>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</b>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	n/a	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	X	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>		X
	An exception from Art. 50, Sec. 40.3.h. and 40.3.i. must be approved.		
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	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 (150<sup>th</sup> 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 Lingenfelter, 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: 913-651-3858 PHONE: N/A  
 EMAIL : herringsurveying@outlook.com 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: <u>60 AC</u>	Number of Lots: <u>8</u>	Minimum Lot Size: <u>4 AC</u>
Maximum Lot Size: <u>10 Ac</u>	Proposed Zoning: <u>RR-2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>Cons. #1</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Fairmount</u>	Electric Provider: <u>Everygy</u>	Natural Gas Provider: <u>Atmos</u>
Covenants: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: <u>Local – Collector - Arterial – State - Federal</u>	
	Cross-Access Easement Requested: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning &amp; Subdivision Regulations.</i>	1. <u>Width to Depth granted Lot 7 and 8</u>	
	2. <u>Accessory Structures granted Lot 8</u>	
	3. _____	
	4. _____	
	5. _____	

Is any part of the site designated as Floodplain?  Yes  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 Klasinski*  
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

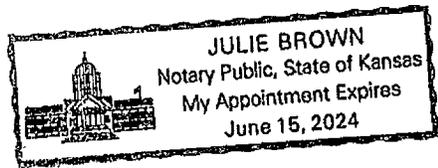
By: Traci L Vickers Co Trustee  
Traci L. Vickers, Co-Trustee

State of KS )  
County Of Leavenworth )SS.

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



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.  
PRELIMINARY PLAT

RECORD DESCRIPTION:  
The West Half of the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., 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.

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

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-plot 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 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:

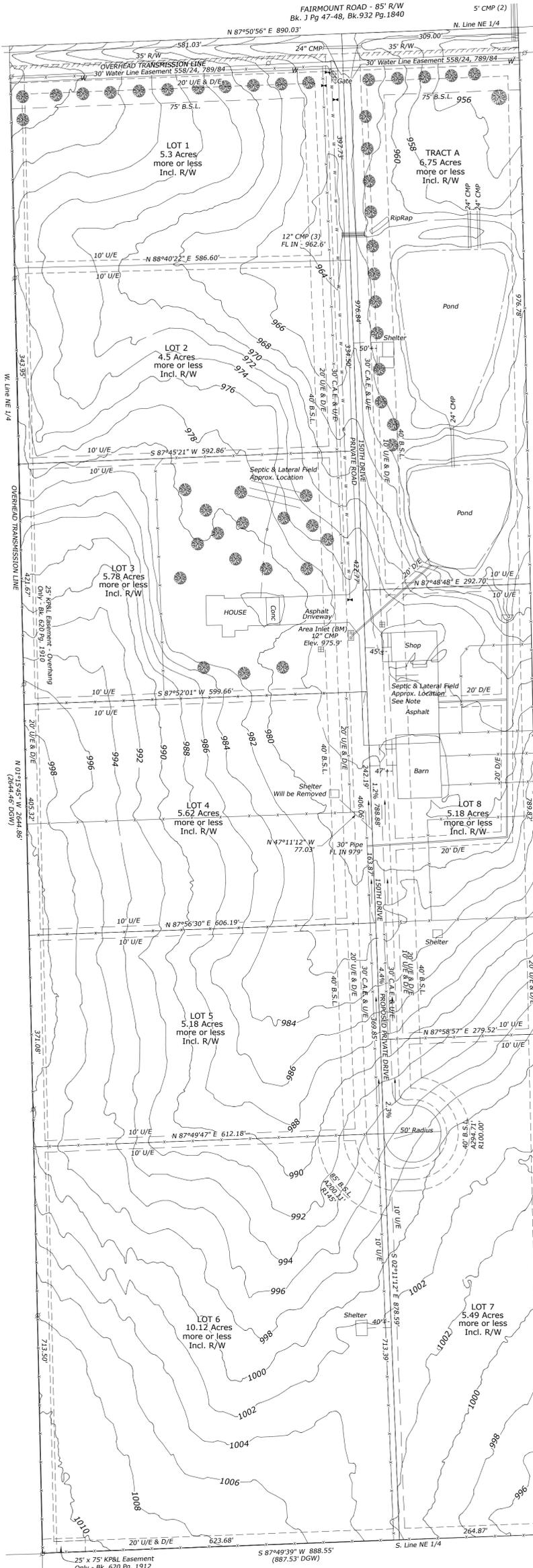
RR 2.5 - Rural Residential 2.5

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 538, 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:  
D/GW - D.G.White Survey Doc #20135009

WILLIAMS-LAMB, PAULA L  
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
  - ➔ - 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



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@camcash.com



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

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



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.

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 Baunchen, PS#1363  
County Surveyor



Scale 1" = 100'

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

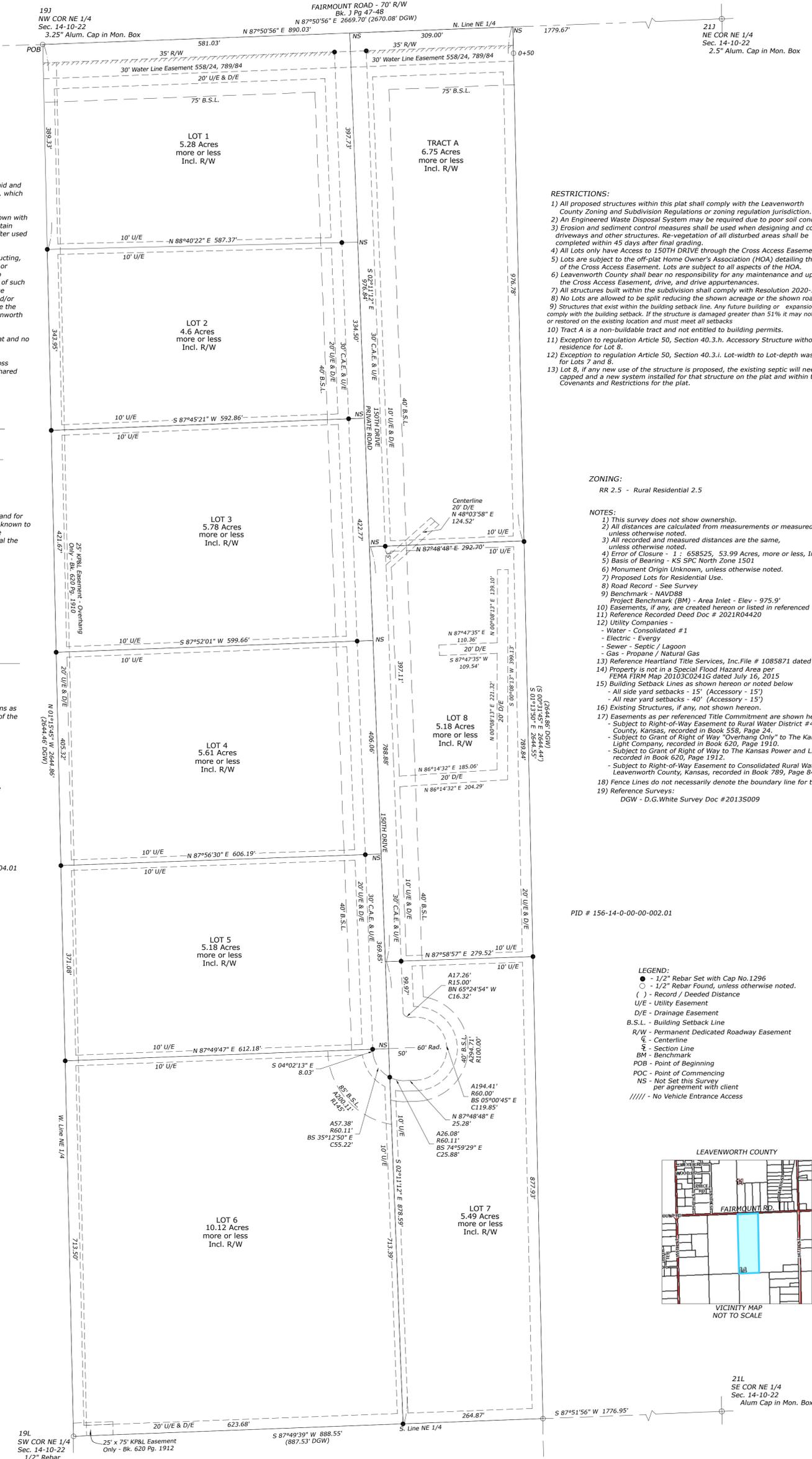


PID # 156-14-0-00-00-006



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



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 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

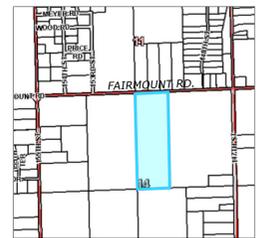
NOTES:

- 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
- 10) Project Benchmark (BM) - Area Inlet - Elev - 975.9'
- 11) Easements, if any, are created hereon or listed in referenced title commitment.
- 12) Reference Recorded Deed Doc # 2021R04420
- 13) Utility Companies
  - Water - Consolidated #1
  - Electric - Evergy
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- 14) Reference Heartland Title Services, Inc. File # 1085871 dated Sept. 2, 2025.
- 15) FEMA FIRM Map 20103C0241G dated July 16, 2015
- 16) Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- 17) Existing Structures, if any, not shown hereon.
- 18) 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 538, 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.
- 19) Reference Surveys:
  - DGW - D.G.White Survey Doc #20135009

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

21L  
SE COR NE 1/4  
Sec. 14-10-22  
Alum Cap in Mon. Box

## 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 is 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.

March 3, 2026

Joe Herring  
Herring Surveying Company  
315 N 5<sup>th</sup> 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



FAIRMOUNT TOWNSHIP FIRE DEPARTMENT  
2624 N 155<sup>th</sup> 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,

A handwritten signature in black ink, appearing to read 'Mike Lingenfelser', written over a horizontal line.

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



## Allison, Amy

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**From:** Joe Herring <herringsurveying@outlook.com>  
**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

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J.Herring Inc., dba,Herring Surveying Company  
315 N. 5th Street, Leavenworth, KS 66048  
913-651-3858 - 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 be the electric utility provider for this proposed plat.

Thank you,

### Boone Heston

SR TD Designer  
Leavenworth, KS

**Evergy**

[Boone.Heston@evergy.com](mailto: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.

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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](http://www.crwd1.com)

**Email** [mfulkerson@crwd1.com](mailto:mfulkerson@crwd1.com)

21825 147<sup>th</sup> 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

*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:** Mike Fulkerson <[Mfulkerson@crwd1.com](mailto:Mfulkerson@crwd1.com)>  
**Sent:** Wednesday, January 14, 2026 8:33 AM  
**To:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto: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,



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**From:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>  
**Sent:** Tuesday, January 13, 2026 4:53 PM  
**To:** Magaha, Chuck <[cmagaha@lvsheriff.org](mailto:cmagaha@lvsheriff.org)>; Miller, Jamie <[JMiller@leavenworthcounty.gov](mailto:JMiller@leavenworthcounty.gov)>; 'Dedeke, Andrew' <[adedeke@lvsheriff.org](mailto:adedeke@lvsheriff.org)>; Brown, Misty <[MBrown@leavenworthcounty.gov](mailto:MBrown@leavenworthcounty.gov)>; San, Soma <[ssan@leavenworthcounty.gov](mailto:ssan@leavenworthcounty.gov)>; 'DesignGroupLeavenworth@evergy.com' <[DesignGroupLeavenworth@evergy.com](mailto:DesignGroupLeavenworth@evergy.com)>; 'Mike Lingenfelser' <[lingenfelserm@fairmountfd.org](mailto:lingenfelserm@fairmountfd.org)>; Mike Fulkerson <[Mfulkerson@crwd1.com](mailto:Mfulkerson@crwd1.com)>  
**Cc:** PZ <[pz@leavenworthcounty.gov](mailto: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](mailto: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](mailto:rathet@fairmountfd.org)

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



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

Provide LSRR

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,

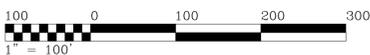
Register of Deeds - TerriLois G. Todd

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 Baunchen, PS#1363  
County Surveyor



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

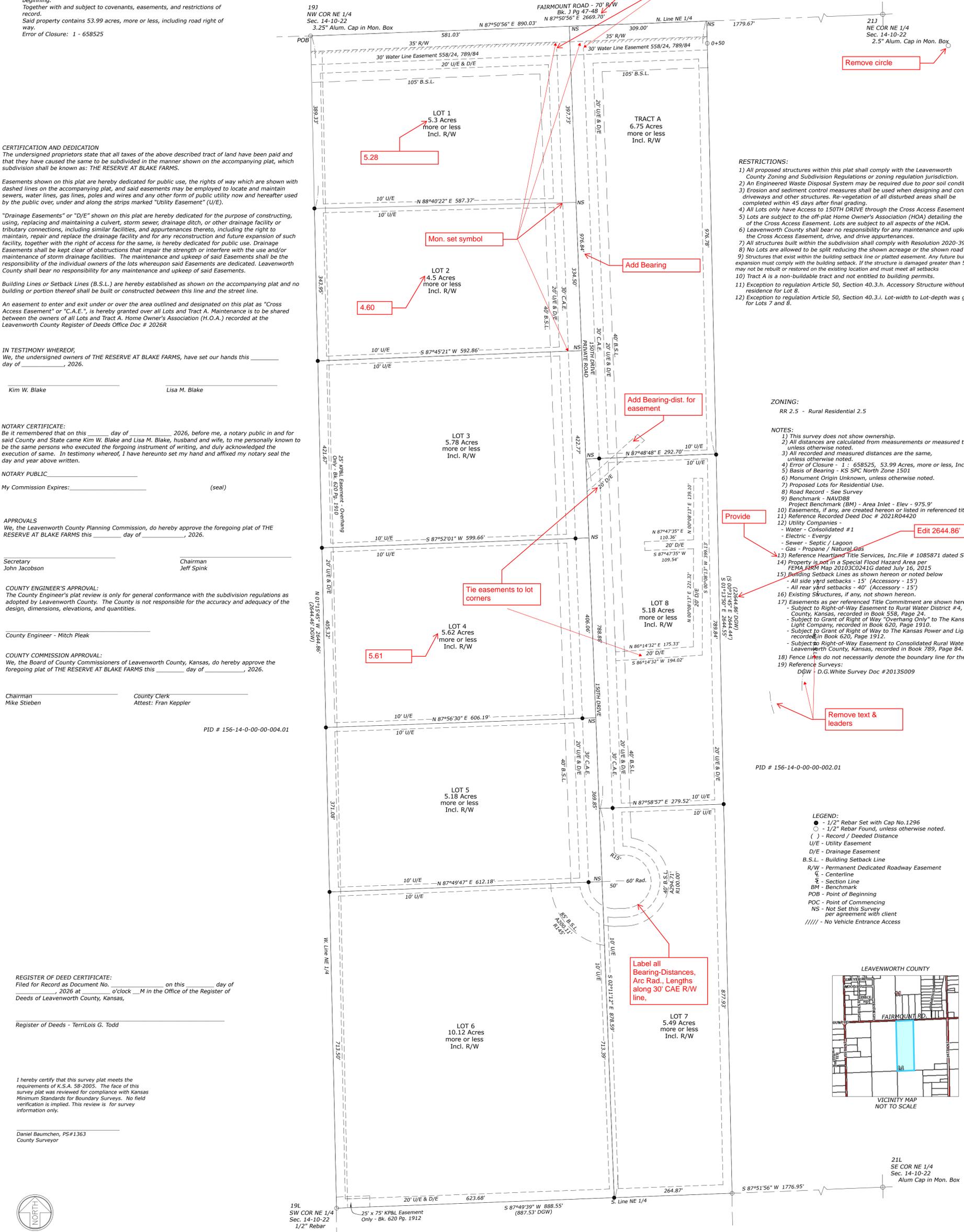


PID # 156-14-0-00-00-006



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

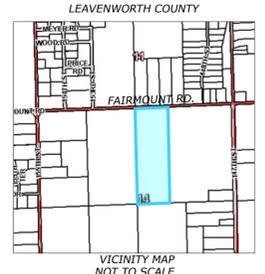


- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures 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 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
  - 10) Project Benchmark (BM) - Area Inlet - Elev - 975.9'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Doc # 2021R04420
  - 13) Utility Companies
    - Water - Consolidated #1
    - Electric - Evergy
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 14) Reference Heartland Title Services, Inc. File # 1085871 dated Sept. 2, 2025.
  - 15) FEMA FIRM Map 20103C0241G dated July 16, 2015
  - 16) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 15' (Accessory - 15')
    - All rear yard setbacks - 40' (Accessory - 15')
  - 17) Existing Structures, if any, not shown hereon.
  - 18) 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 538, 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.
  - 19) Fence Lines do not necessarily denote the boundary line for the property.
  - 20) Reference Surveys:
    - DGW - D.G. White Survey Doc #20135009

- 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



21L  
SE COR NE 1/4  
Sec. 14-10-22  
Alum Cap in Mon. Box

## 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](mailto:mbrown@leavenworthcounty.gov)

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---

**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

**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**

*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.*

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



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 Baumen, PS#1363  
County Surveyor



Scale 1" = 100'

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



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

-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.

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 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 ~~are~~ **CROSS ACCESS 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-blottable 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.

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

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) Bad 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 538, 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:
  - D&W - D.G.White Survey Doc #20135009

remove dash

remove all excess lines

snip dash

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

21L  
SE COR NE 1/4  
Sec. 14-10-22  
Alum Cap in Mon. Box



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



**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.

**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**

label easement

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

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

- 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 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 on ~~the~~ **CAE**. 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.

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

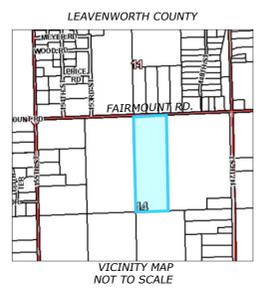
- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - 1 - 9.74544 - 39.95 Acres, more or less, 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 - NAD83 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 2010C0241G 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 538, 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 #20135009

does this dead end or continue through asphalt?

WILLIAMS-LAMB, PAULA L  
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
  - ➔ - 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

label easement



Scale 1" = 100'

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

J. HERRING SURVEYING COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@camcash.com



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

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

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

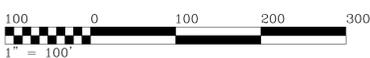
I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baunmchen, PS#1363  
County Surveyor



Scale 1" = 100'

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

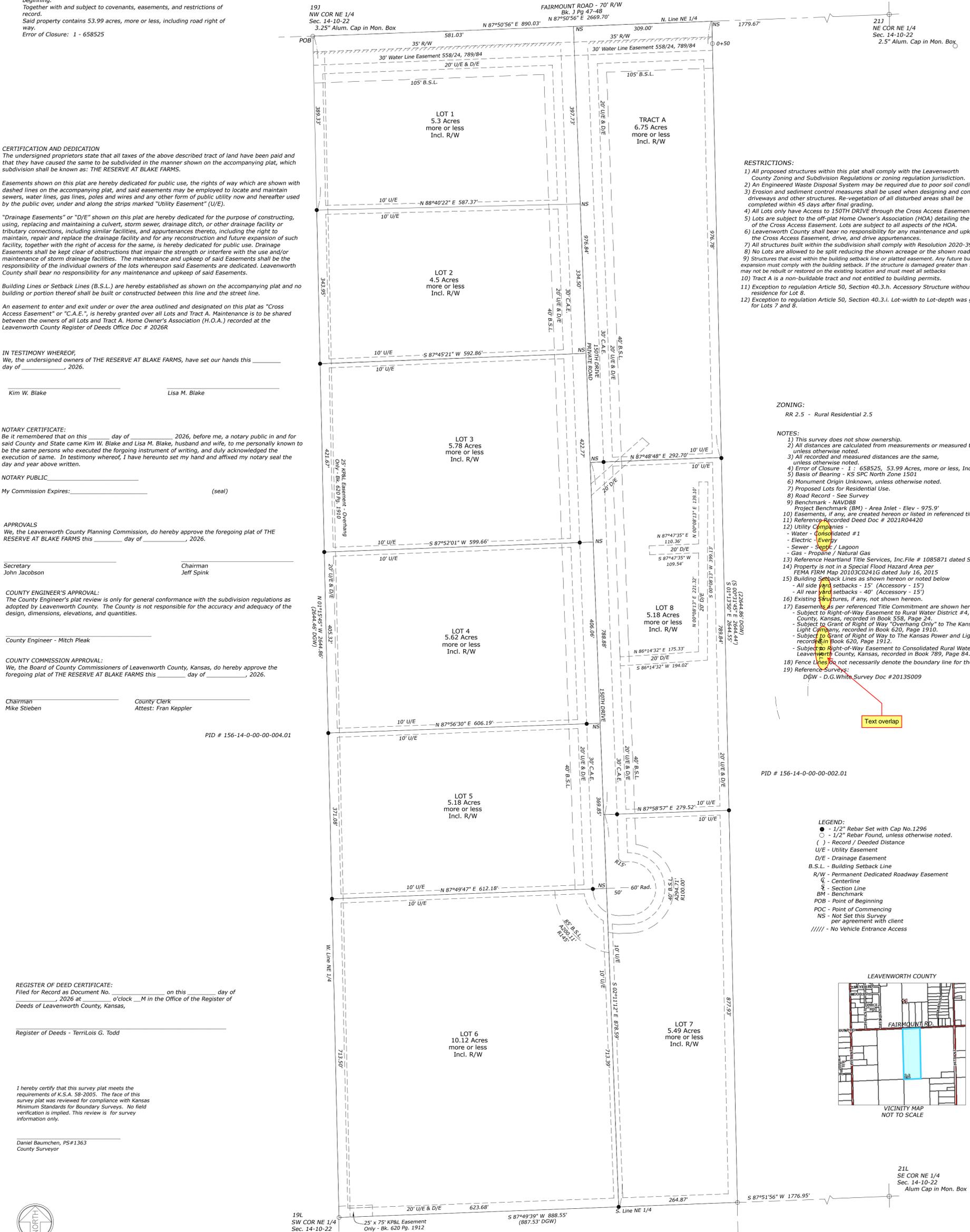


PID # 156-14-0-00-00-006



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



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 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

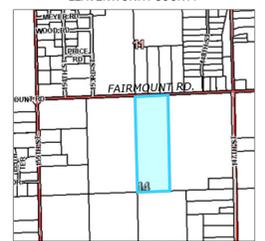
NOTES:

- 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) 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 538, 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 #20135009

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

21L  
SE COR NE 1/4  
Sec. 14-10-22  
Alum Cap in Mon. Box

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

02-24-26  
PW Combined  
Comments

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.

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

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

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-plot 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 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.
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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:

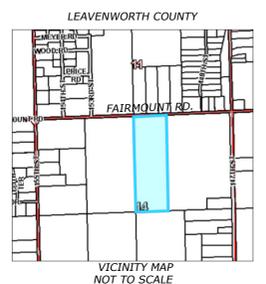
RR 2.5 - Rural Residential 2.5

NOTES:

- 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 2010C0241G 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 538, 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 -  
D/GW - D.G.White Survey Doc #20135009

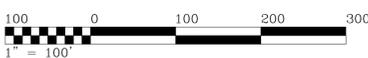
WILLIAMS-LAMB, PAULA L  
PID # 156-14-0-00-00-002.01

- 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
  - - 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
  - NS - Not Set this Survey per agreement with client
  - //// - No Vehicle Entrance Access



Scale 1" = 100'

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



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

# 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



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



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

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	YES	NO
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 _____		

LATERALS - *\* Secondary Safety Lid Installed*

24"-30" deep with 12" - 18" of fill	<input checked="" type="checkbox"/>	
Schedule 35 or better rigid PVC trench pipe, inlet & tight line	<input checked="" type="checkbox"/>	
Tight line on undisturbed earth	<input checked="" type="checkbox"/>	
End caps on each lateral	<input checked="" type="checkbox"/>	
25' from water line	<input checked="" type="checkbox"/>	
10' from property line	<input checked="" type="checkbox"/>	
100' from wells or cisterns	<input checked="" type="checkbox"/>	
50' from pond, lake or stream not used for drinking	<input checked="" type="checkbox"/>	
Chamber Manufacturer _____		<u>Infiltrator</u>

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

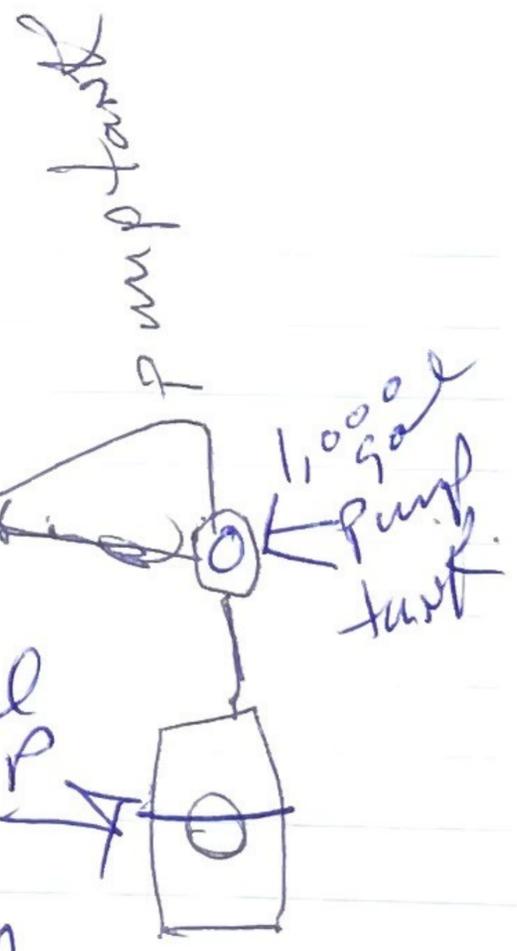
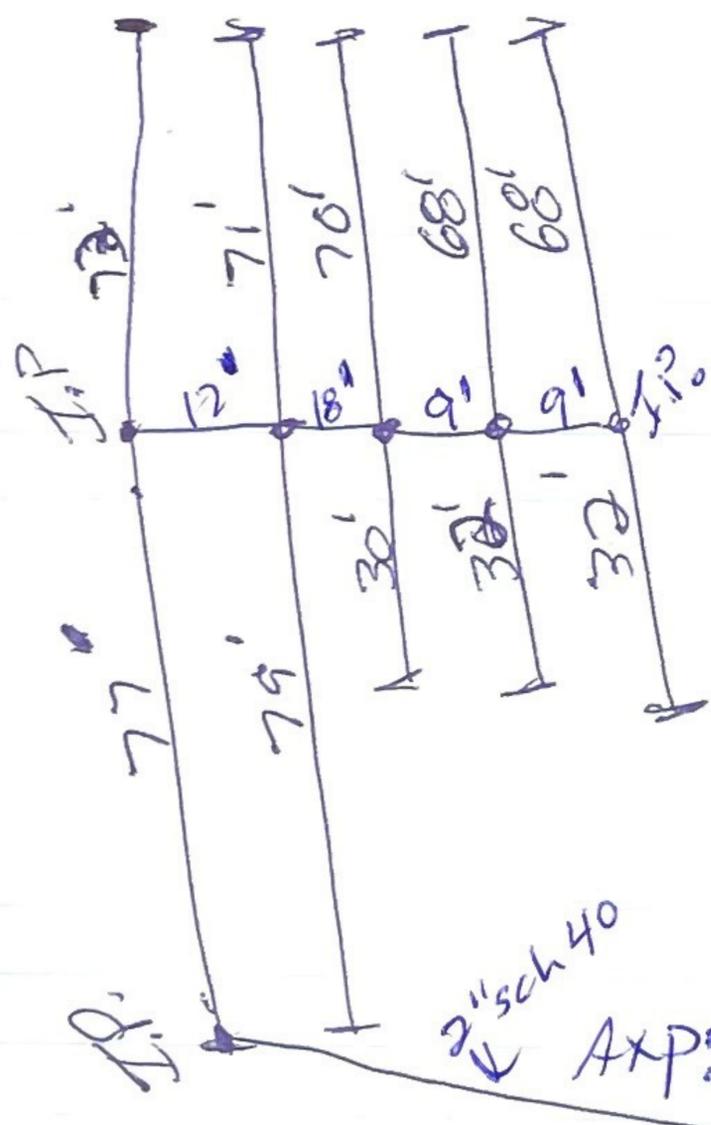
I certify that this private sewage system installed by me on the property described above was installed in accordance with specifications in the Leavenworth County Sanitary Code

Installer Signature *[Signature]*  
 Approved for back fill

Inspector signature *[Signature]*  
 Date 2-25-26

(2)

#1 150'	600	1800	Number System
#2 150'	6x3	56 ft	
#3 100'			
#4 100'			
#5 100'			



Bonner Spgs Septic  
 P.O. Box 112  
 Bonner Spgs, KS 66012  
 913-208-9715

14971 Fairmont Rd  
 Bonerhor KS 66007

**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 147<sup>th</sup> 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 6<sup>th</sup> P.M., Leavenworth County, Kansas

**SUBDIVISION:** N/A

**FLOODPLAIN:** N/A

**STAFF RECOMMENDATION:** Approval with Conditions

**PROPERTY INFORMATION**

**PARCEL SIZE:** 76.80 ACRES

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

**BUILDINGS:**  
Existing House & Outbuildings.

**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 **Error! Reference source not found.**, 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.

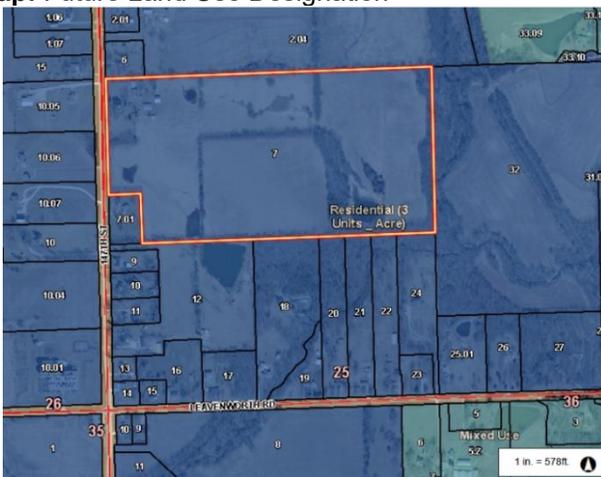
**PROJECT SUMMARY:**

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:**

147<sup>th</sup> 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

<b>FACTORS TO BE CONSIDERED:</b>		
<i>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:</i>	<b>Met</b>	<b>Not Met</b>
<p><b>1. Character of the Neighborhood:</b>  <i>Density: The surrounding neighborhood within 1000 feet of subject property is rural in nature. Properties range in size from 1 acre to 83 acres</i></p> <p><i>Nearby City Limits: The City of Basehor is approximately ½ of a mile west of the subject property</i></p> <p><i>Initial Growth Management Area: This parcel is not located within the Urban Growth Area.</i></p>	✓	
<p><b>2. Zoning and uses of nearby property:</b>  <i>Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature.</i></p> <p><i>Adjacent Zoning: All adjacent properties are zoned RR-2.5.</i></p>	✓	
<p><b>3. Suitability of the Property for the uses to which is has been restricted:</b>  <i>The property is <u>76.8 acres</u>. The property is suitable as a rural residence, for agricultural uses and the proposed use is allowed with a Special Use Permit.</i></p>	✓	
<p><b>4. Extent to which removal of the restrictions will detrimentally affect nearby property:</b></p> <p><i>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.</i></p> <p><i>Traffic: Traffic to the site will be limited. Approximately two full-time &amp; 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.</i></p> <p><i>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.</i></p> <p><i>Outdoor Storage: Applicant is proposing that no outdoor storage is needed for this use.</i></p> <p><i>Parking: Parking that is being proposed appears to be adequate for the proposed use.</i></p> <p><i>Visitors/Employees: Typically, four (two full-time &amp; two part-time) staff will visit the site each day. Visitors will be limited to customers based upon the availability of stalls &amp; any riding lessons that may be scheduled.</i></p> <p><i>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.</i></p>	<p>✓ (Condition 8)</p> <p>✓</p> <p>✓ (Condition 6)</p> <p>✓</p> <p>✓</p> <p>✓ (Condition 7)</p>	
<p><b>5. Length of time the property has been vacant as zoned:</b>  <input type="checkbox"/> Vacant:  <input checked="" type="checkbox"/> Not Vacant: <i>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</i></p>	✓	
<p><b>6. Relative gain to economic development, public health, safety and welfare:</b>  <i>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.</i></p>	✓	

<b>7. Conformance to the Comprehensive Plan:</b> <i>Future Land Use Map: Residential 3 Units an Acre</i>		✓
---	--	---

**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 <u>Hailee Hansen</u>	NAME _____
ADDRESS <u>20770 147th Street</u>	ADDRESS _____
CITY/ST/ZIP <u>Basehor, Kansas 66007</u>	CITY/ST/ZIP _____
PHONE <u>773-326-8424</u>	PHONE _____
EMAIL <u>hansen.hailee1@gmail.com</u>	EMAIL _____
CONTACT PERSON <u>Hailee Hansen</u>	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 40)

**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  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      Req'd: 5 Passenger Stalls; 4 Horse Trailers  
How many parking spaces are proposed/available? \_\_\_\_\_

Is the proposed use seasonal?  Yes  No      Provided: 30,000 SF Parking Lot w/ 2ADA Stalls

If yes, what months will the use be active? \_\_\_\_\_ through \_\_\_\_\_  
Month 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

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.

Fallon Michelle Thompson  
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 H2H Ranch by Hailee Hansen, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 27 day of 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.

[Signature]

Owner

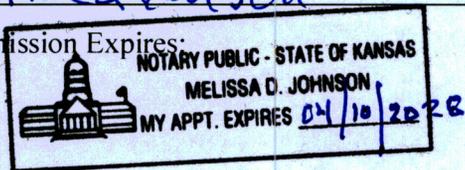
[Signature]

Owner

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 27<sup>th</sup> day of January, 2026, by Hailee Hansen

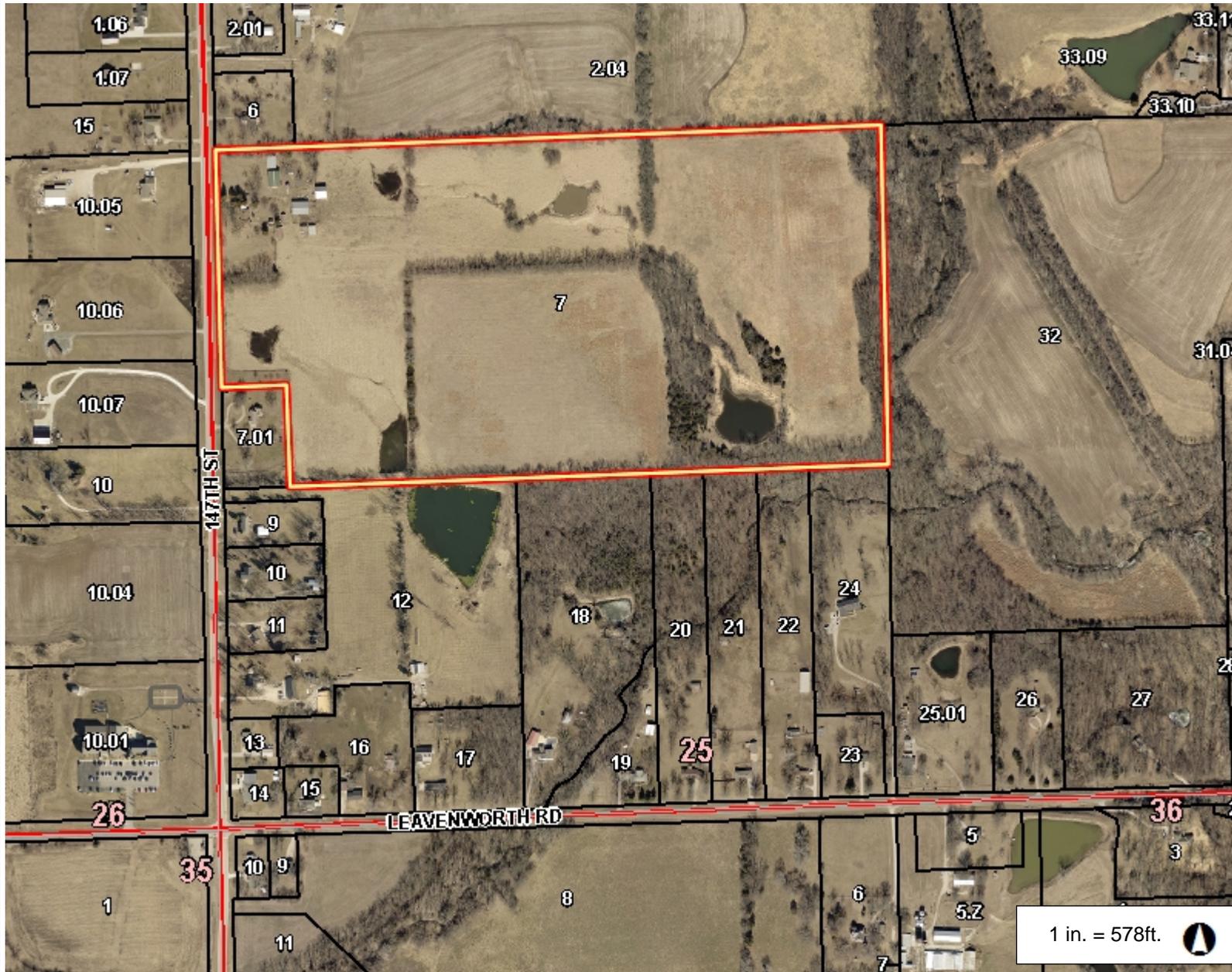
My Commission Expires:



[Signature]

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

1 in. = 578ft.



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

## Notes

## H2R RANCH LLC

### 20770 147<sup>TH</sup> 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: 157250000007000) 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 147<sup>th</sup> 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 147<sup>th</sup> 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]**

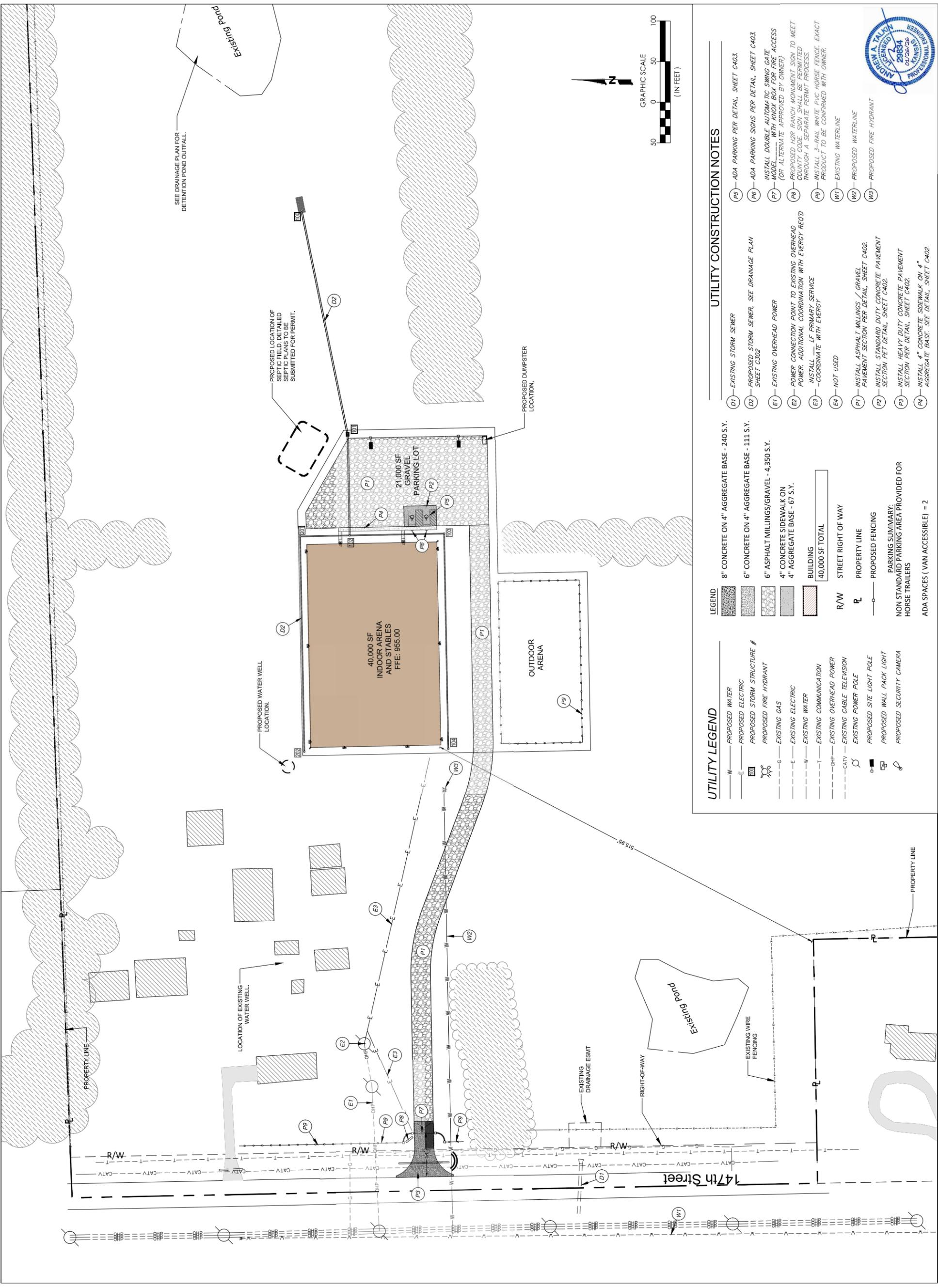


# H2R Ranch Indoor Training Facility

20770 147th Street  
 Leavenworth County, Basehor, Kansas

Project No. ...  
 Date: 01-26-2026  
 Issued For: SLP  
 Revisions:  
 No. Date Description  
 1

**C300**  
 SITE/UTILITY PLAN



### UTILITY LEGEND

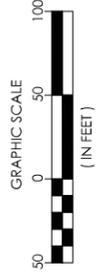
W	PROPOSED WATER
E	PROPOSED ELECTRIC
SH	PROPOSED STORM STRUCTURE #
PH	PROPOSED FIRE HYDRANT
---	EXISTING GAS
---	EXISTING ELECTRIC
---	EXISTING WATER
---	EXISTING COMMUNICATION
---	EXISTING OVERHEAD POWER
---	EXISTING CABLE TELEVISION
---	EXISTING POWER POLE
---	PROPOSED SITE LIGHT POLE
---	PROPOSED WALL PACK LIGHT
---	PROPOSED SECURITY CAMERA

### LEGEND

[Pattern]	8" CONCRETE ON 4" AGGREGATE BASE - 240 S.Y.
[Pattern]	6" CONCRETE ON 4" AGGREGATE BASE - 111 S.Y.
[Pattern]	6" ASPHALT MILLINGS/GRAVEL - 4,350 S.Y.
[Pattern]	4" CONCRETE SIDEWALK ON 4" AGGREGATE BASE - 67 S.Y.
[Pattern]	BUILDING
[Pattern]	40,000 SF TOTAL
[Symbol]	STREET RIGHT OF WAY
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED FENCING
[Symbol]	PARKING SUMMARY:
[Symbol]	NON STANDARD PARKING AREA PROVIDED FOR HORSE TRAILERS
[Symbol]	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 ENERGY REQ'D THROUGH A SEPARATE PERMIT PROCESS.
- (E3) - INSTALL 1/2" PRIMARY SERVICE - COORDINATE WITH ENERGY
- (E4) - NOT USED
- (P1) - INSTALL ASPHALT MILLINGS / GRAVEL PAVEMENT SECTION PER DETAIL, SHEET C402
- (P2) - INSTALL STANDARD DUTY CONCRETE PAVEMENT SECTION PER 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



SEE DRAINAGE PLAN FOR DETENTION POND OUTFALL.

PROPOSED LOCATION OF SEPTIC FIELD. DETAILED SEPTIC PLANS TO BE SUBMITTED FOR PERMIT.

PROPOSED DUMPSTER LOCATION.

PROPOSED WATER WELL LOCATION.

LOCATION OF EXISTING WATER WELL.

EXISTING DRAINAGE ESMT

RIGHT-OF-WAY

147th Street

PROPERTY LINE

**EXHIBIT B**

**Traffic Letter**

**[Attached]**



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 147<sup>th</sup> 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 147<sup>th</sup> Street and with little to no impact on existing traffic patterns.

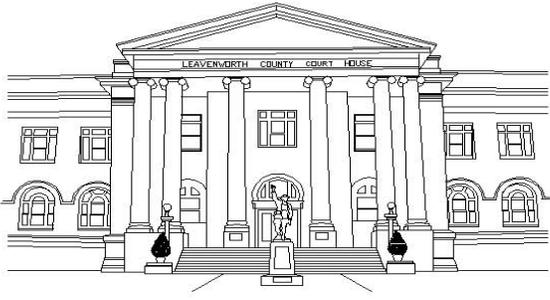
Please contact us as you have questions or comments.

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

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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.

147<sup>th</sup> 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 147<sup>th</sup> 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](mailto:jschweitzer@leavenworthcounty.gov)

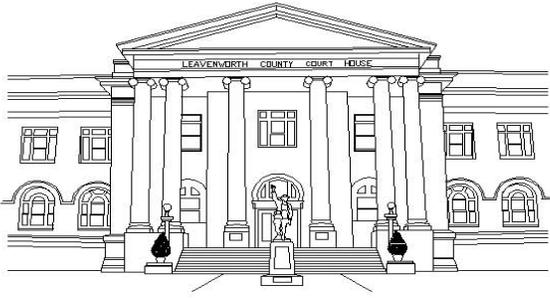
1. Olsson Comment (11.17.25): Per attachment B, Estimated Traffic section, revise weekly and monthly trips based on the narrative description for the site that operations are seven days a week.
  - a. Narrative doesn't describe support vehicles. Are commercial support vehicles (ie trash trucks) needed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



# COUNTY OF LEAVENWORTH

## Department of Public Works

300 Walnut, Suite 007

Leavenworth, Kansas 66048-2815

Phone (913) 684-0470

Fax (913) 684-0473

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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 147<sup>th</sup> 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 147<sup>th</sup> Street.

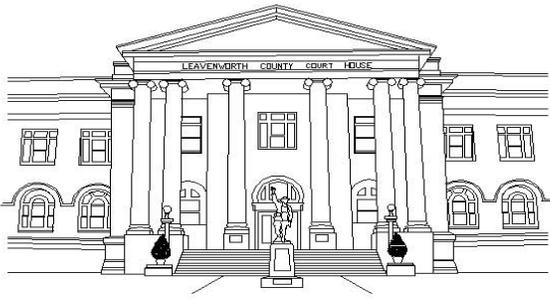
Olsson comment (12.15.25): Gate to operate to prevent backups to 147<sup>th</sup> Street. No further comment.

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 147<sup>th</sup> 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.



# COUNTY OF LEAVENWORTH

## Department of Public Works

300 Walnut, Suite 007

Leavenworth, Kansas 66048-2815

Phone (913) 684-0470

Fax (913) 684-0473

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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.

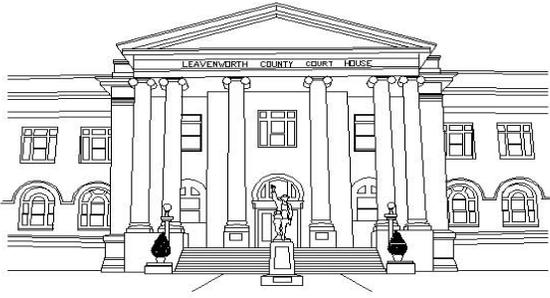
Applicant Response (11.26.25): Two additional sheets were added to show the overall site plan as two sheets at 1 inch equal 50 feet.

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.

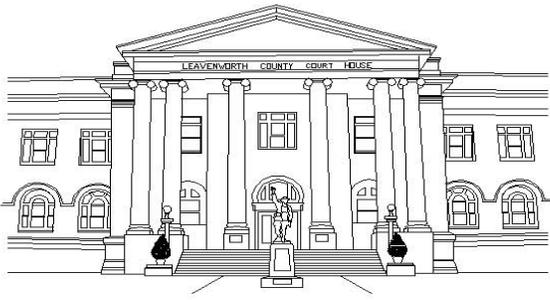
Applicant Response (11.26.25): A storm drainage report was submitted with the original submission package. Comments received separately on this report have been addressed and the report has been included in this resubmittal package.

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.



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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.

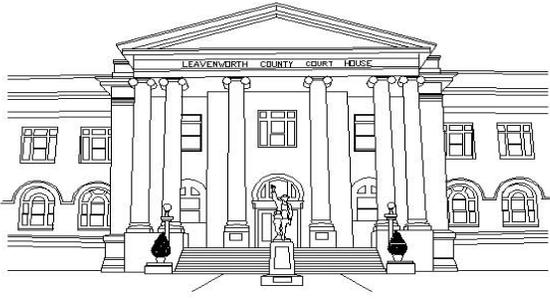
Olsson comment (02.24.26): Acknowledged.

- 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.

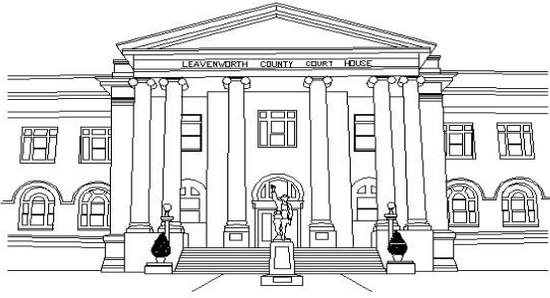
Applicant Response (11.26.25): Culvert material and size has been added to the plans.

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.

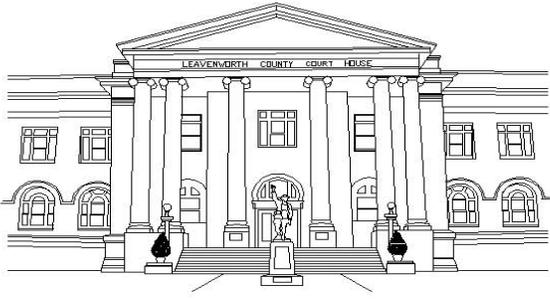
p. Olsson Comment (11.17.25): C101 – Add County.

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.

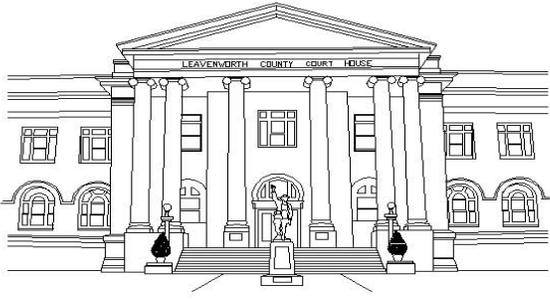
Olsson comment (02.09.26): C301 – See comments in the enclosed review.

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.



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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?

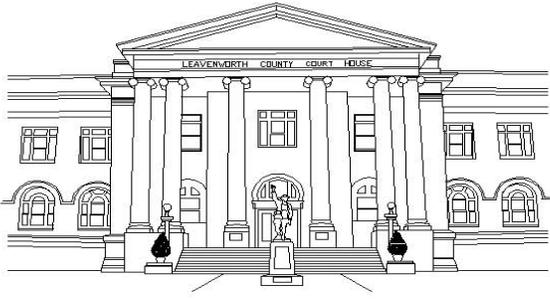
Applicant Response (11.26.25): The existing Pond 3 has a 12" RCP outfall that is falling apart and an overflow weir in poor condition. Existing Pond 2 has only an overflow weir. A pondpack model was created and the output is included in the Stormwater Drainage Study. The current state of the existing 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.

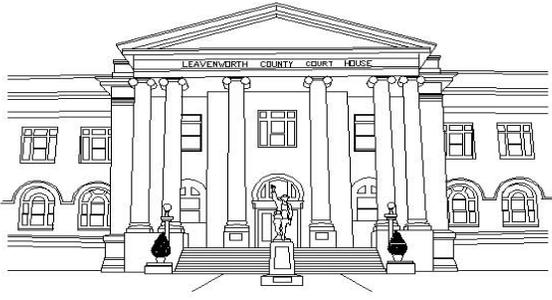
Olsson comment (02.24.26): No further comment.

- 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**

**Revised  
February 10, 2026**



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9000 STATE LINE ROAD  
LEAWOOD, KANSAS 66206  
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FAX (913) 642-6941  
www.ccengineers.com



# H2R RANCH INDOOR TRAINING FACILITY

20770 147TH STREET  
LEAVENWORTH COUNTY, BASEHOR, KS  
SPECIAL USE PERMIT

## 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

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.



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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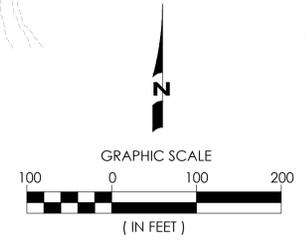
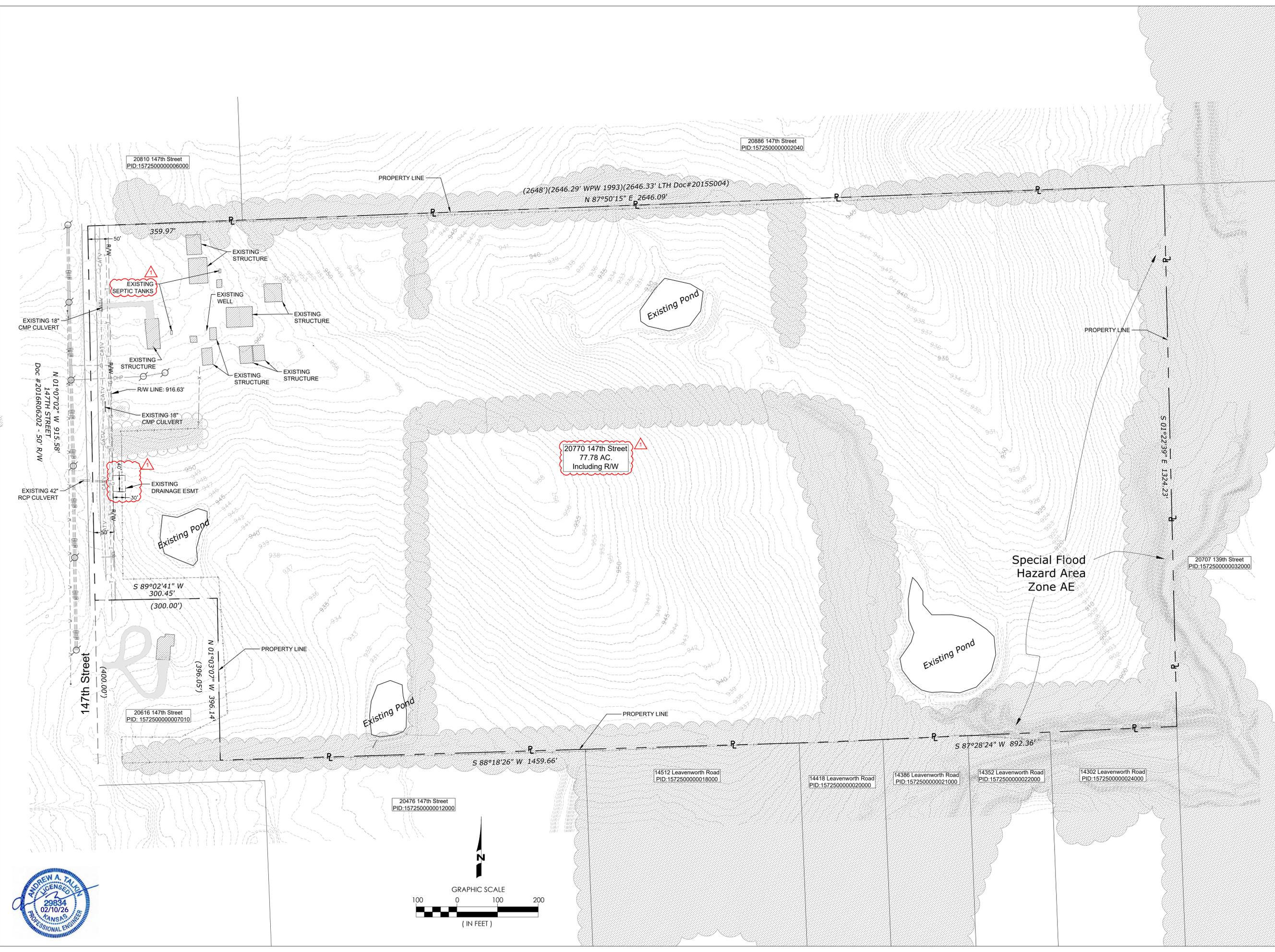


OCS



# 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

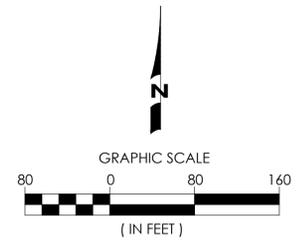


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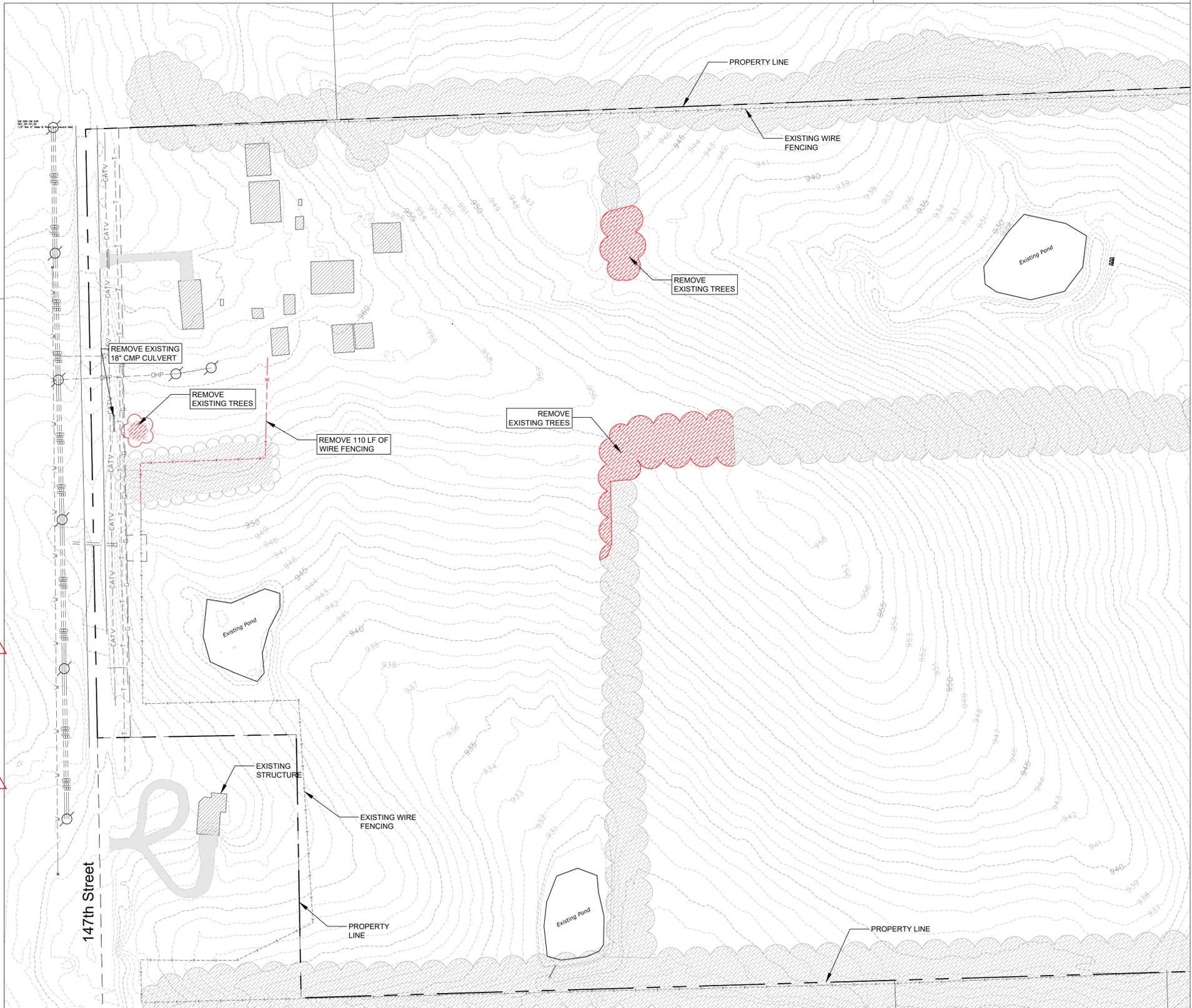
**UTILITY LEGEND**

- G--- EXISTING GAS
- E--- EXISTING ELECTRIC
- W--- EXISTING WATER
- T--- EXISTING COMMUNICATION
- OHP--- EXISTING OVERHEAD POWER
- CATV--- EXISTING CABLE TELEVISION
- ⊙ EXISTING POWER POLE



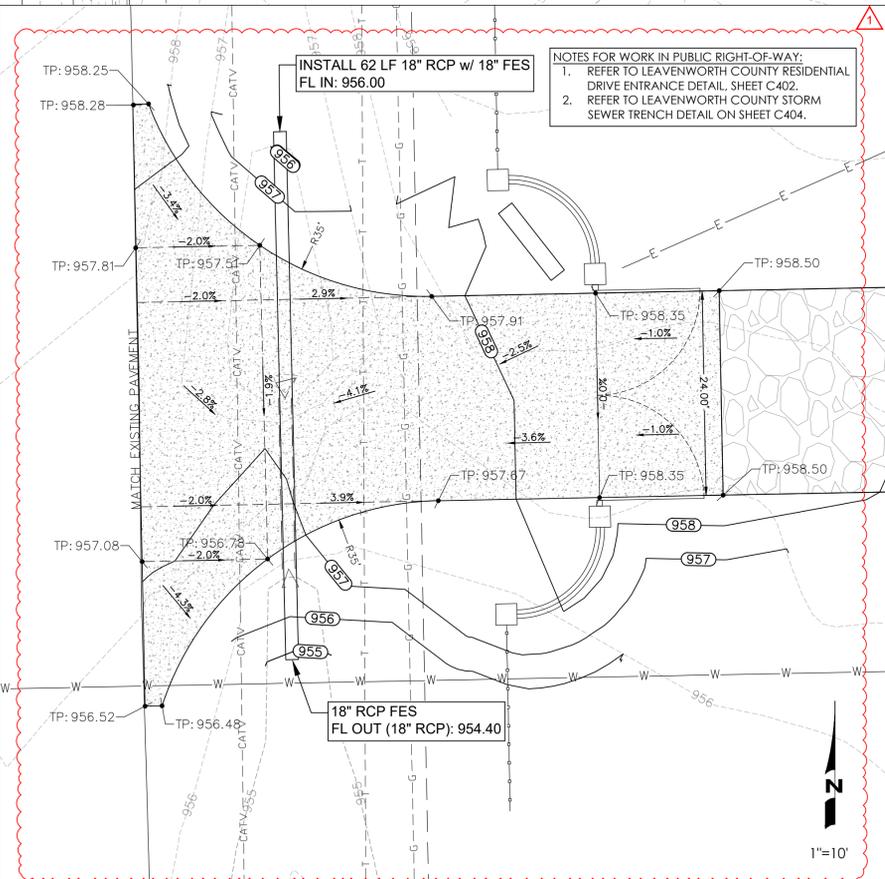
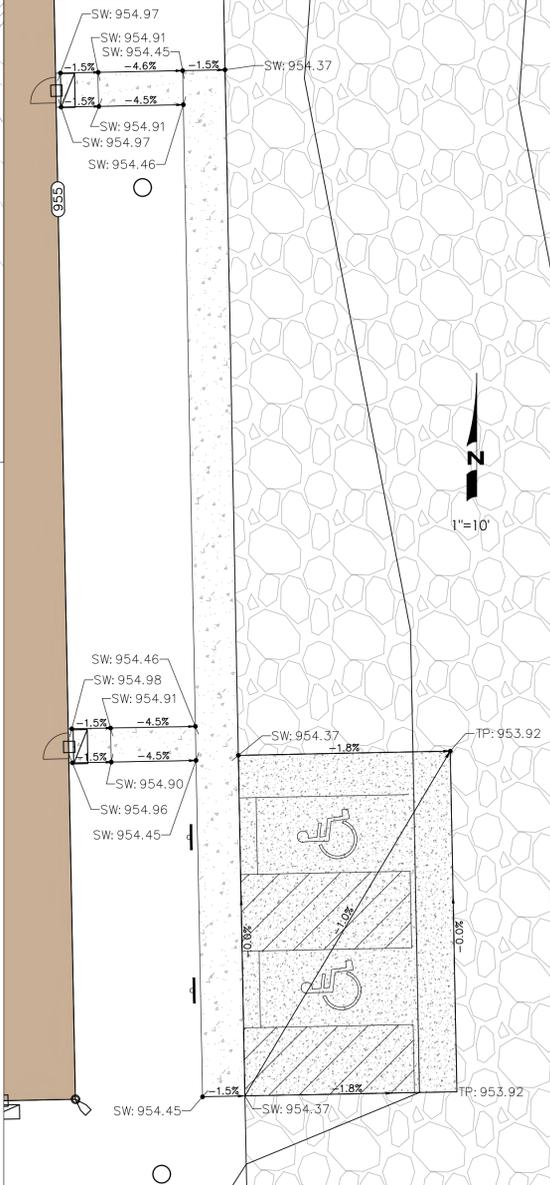
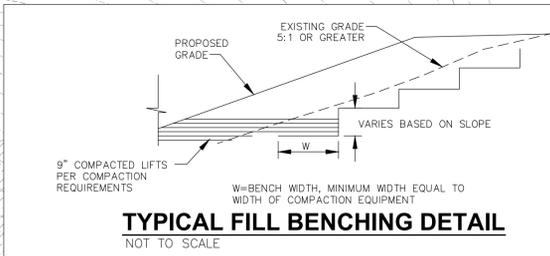
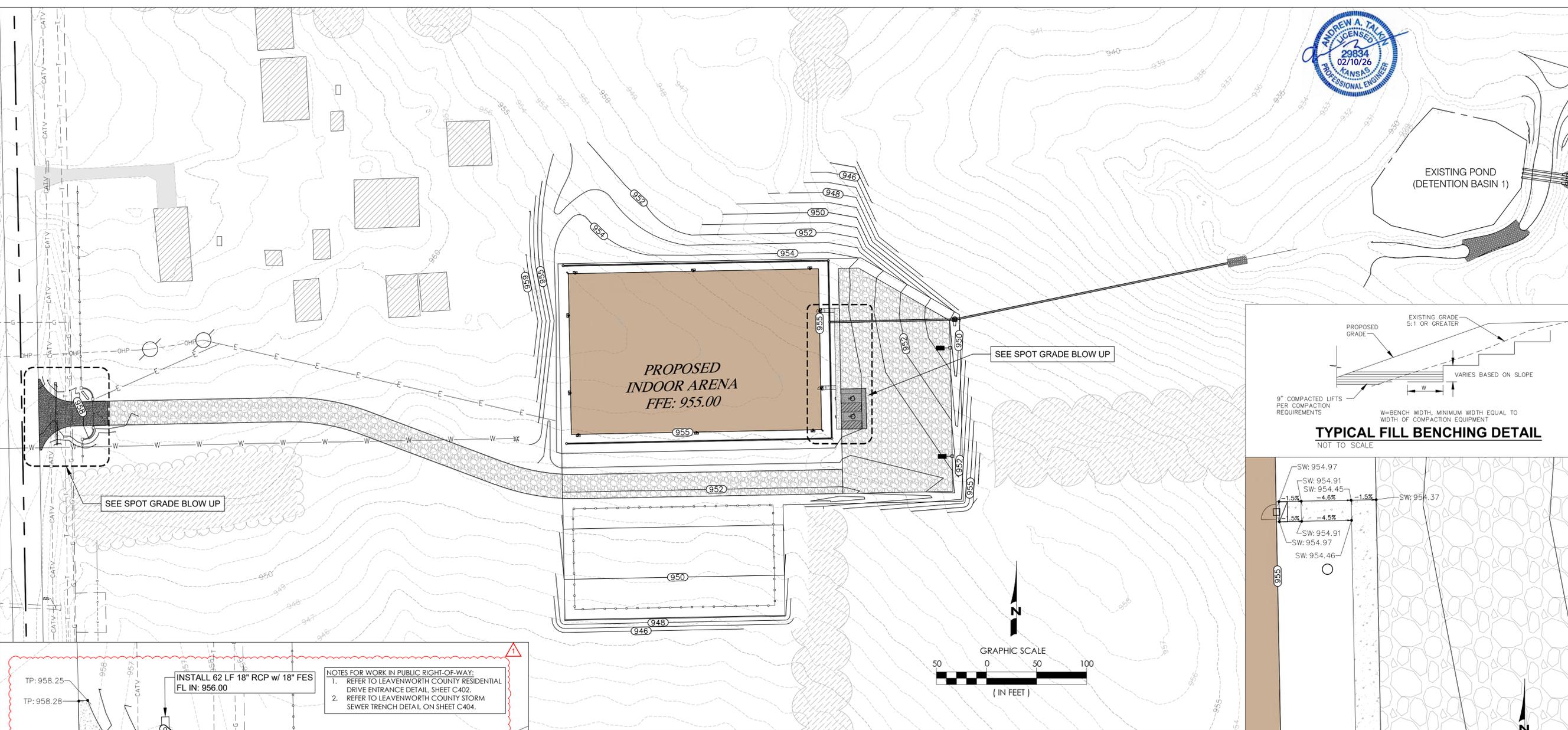
**DEMOLITION NOTES:**

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 POLICES.
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.
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.



**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



**SITE GRADING NOTES:**

- 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.
- 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.
- 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.
- 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.
- 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.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
- 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".
- 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.
- 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.
- 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.
- 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.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- 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.
- 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.
- 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.
- ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED. NO SEPARATE OR ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION.
- REFER TO PAVING DETAILS FOR UNDERCUT AND SUBGRADE COMPACTION REQUIREMENTS UNDER PAVED AREAS.
- 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.
- 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.
- 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.

**H2R Ranch Indoor Training Facility**  
 20770 147th Street  
 Leavenworth County, Basehor, Kansas

Project No. --  
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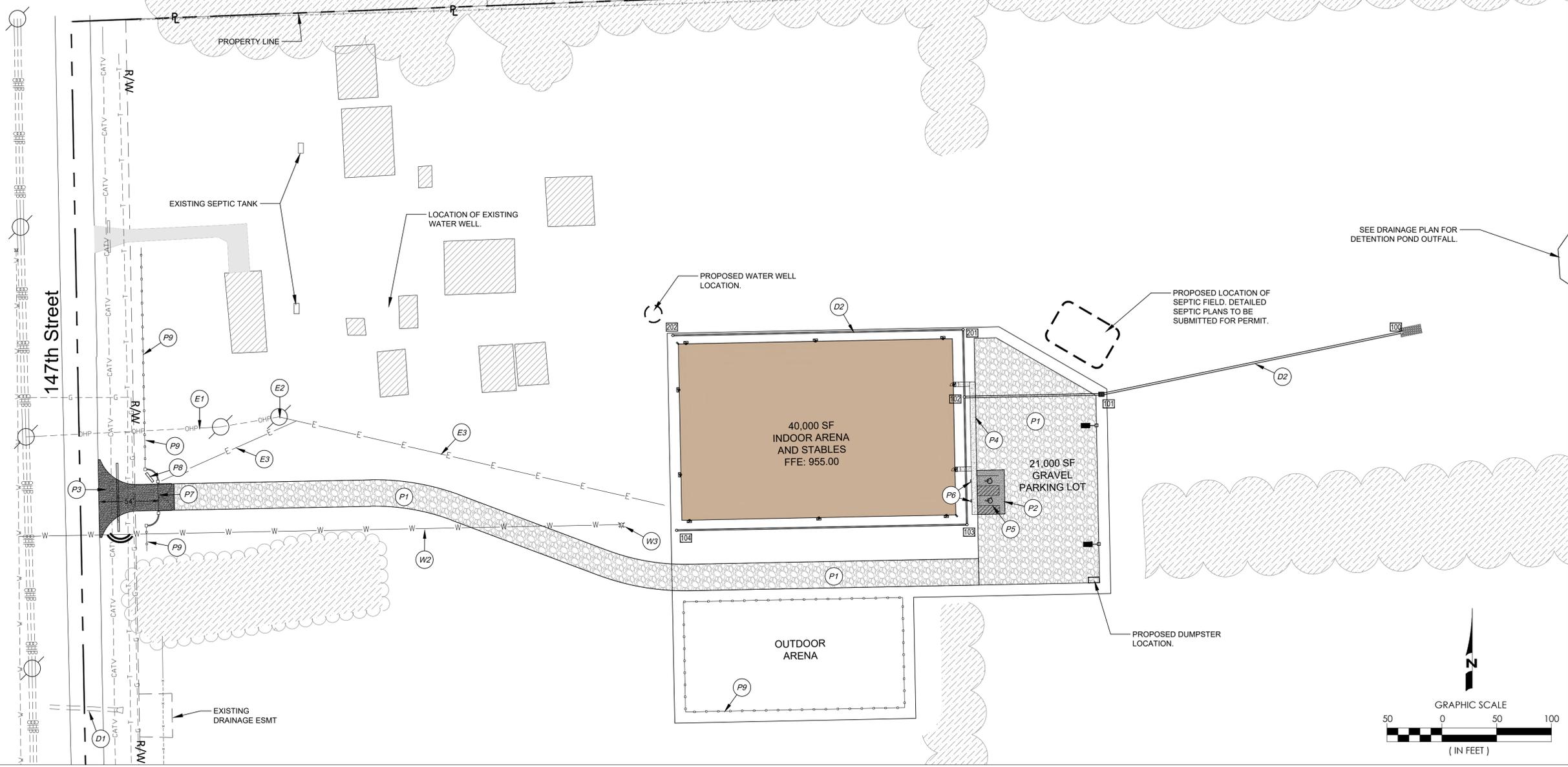


Know what's Below.  
 Call before you dig

# H2R Ranch Indoor Training Facility

20770 147th Street  
 Leavenworth County, Basehor, Kansas

MATCHLINE C302



MATCHLINE C303

**H2R Ranch**

**Survey Provided 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, as written by Joseph A. Herring PS-1296 on September 23, 2025, more fully described as follows: Beginning at the Northwest corner of said Southwest Quarter; thence North 87 degrees 50'15" East for a distance of 2646.09 feet along the North line and to the Northeast Corner of said Southwest Quarter; thence South 01 degrees 22'39" East for a distance of 1324.23 feet along the East line of said Southwest quarter; thence South 87 degrees 28'24" West for a distance of 892.36 feet to a found 1/2" Rebar; thence South 88 degrees 18'26" West for a distance of 1459.66 feet; thence North 01 degrees 03'07" West for a distance of 396.14 feet to a found 1/2" Rebar in concrete; thence South 89 degrees 02'41" West for a distance of 300.45 feet to the West line of said Southwest Quarter; thence North 01 degrees 07'02" West for a distance of 915.58 feet along said West line to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

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

Error of closure - 1 : 534196



**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.
- (P2) INSTALL STANDARD DUTY CONCRETE PAVEMENT SECTION PER DETAIL, SHEET C402.
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- (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

C301

SITE PLAN (NW)

Project No.	--	
Date:	01/26/2026	
Issued For:	SUP	
Revisions:		
No.	Date	Description
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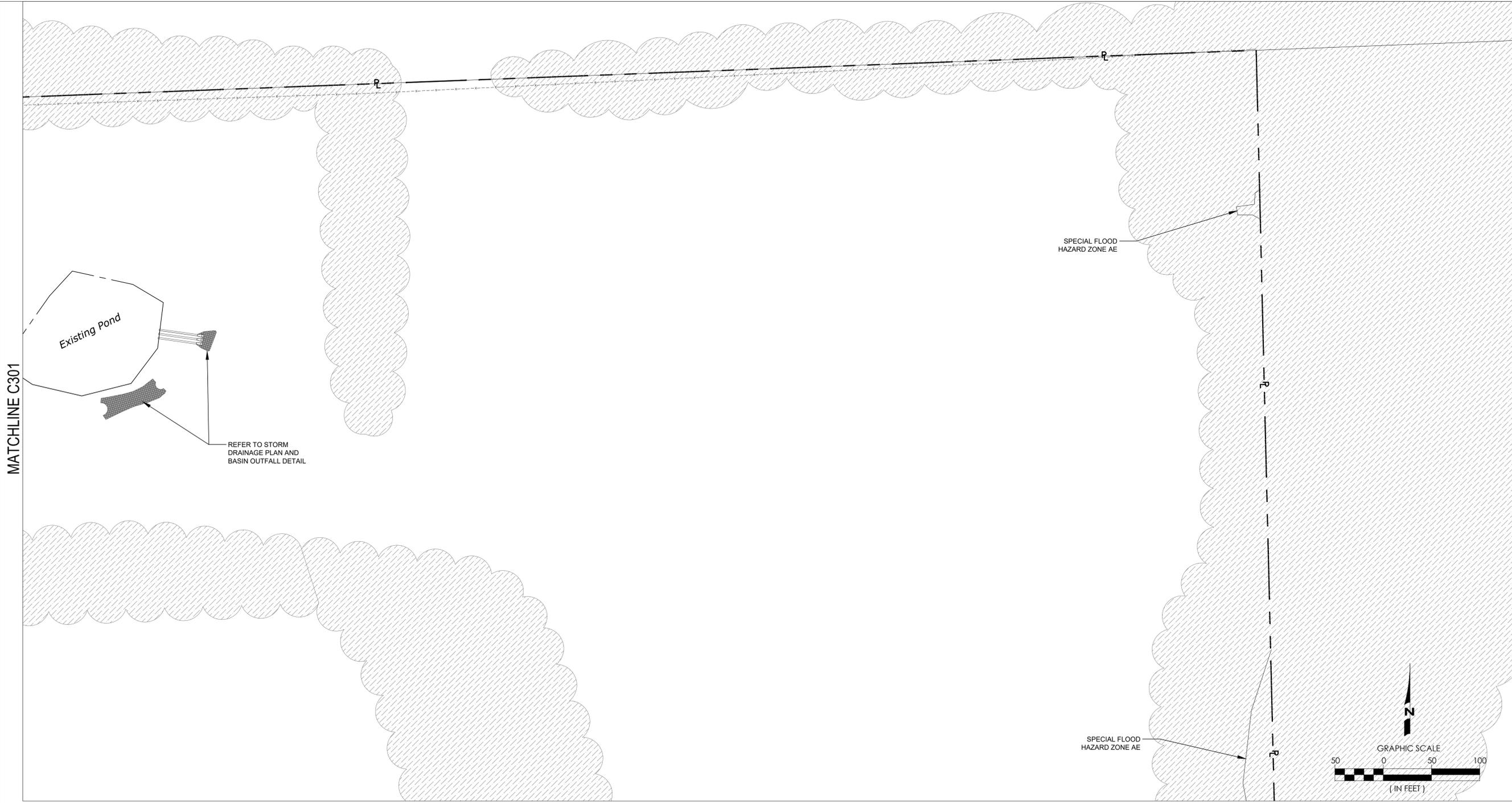


9000 STATE LINE ROAD  
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KANSAS CITY, KANSAS 66109  
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www.ccengineers.com



# H2R Ranch Indoor Training Facility

20770 147th Street  
Leavenworth County, Basehor, Kansas



MATCHLINE C301

MATCHLINE C304

**H2R Ranch**  
Survey Provided 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, as written by Joseph A. Herring PS-1296 on September 23, 2025, more fully described as follows: Beginning at the Northwest corner of said Southwest Quarter; thence North 87 degrees 50'15" East for a distance of 2646.09 feet along the North line and to the Northeast Corner of said Southwest Quarter; thence South 01 degrees 22'39" East for a distance of 1324.23 feet along the East line of said Southwest quarter; thence South 87 degrees 28'24" West for a distance of 892.36 feet to a found 1/2" Rebar; thence South 88 degrees 18'26" West for a distance of 1459.66 feet; thence North 01 degrees 03'07" West for a distance of 396.14 feet to a found 1/2" Rebar in concrete; thence South 89 degrees 02'41" West for a distance of 300.45 feet to the West line of said Southwest Quarter; thence North 01 degrees 07'02" West for a distance of 915.58 feet along said West line to the point of beginning.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 77.78 acres, more or less, including road right of way.  
Error of closure - 1 : 534196



**UTILITY LEGEND**

- W— PROPOSED WATER
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- 100 PROPOSED STORM STRUCTURE #
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**LEGEND**

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- 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
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- (P9) INSTALL 3-RAIL WHITE PVC HORSE FENCE. EXACT PRODUCT TO BE CONFIRMED WITH OWNER.
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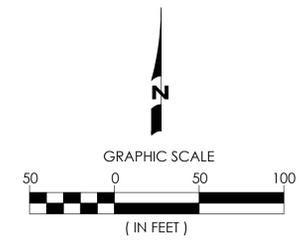
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C302

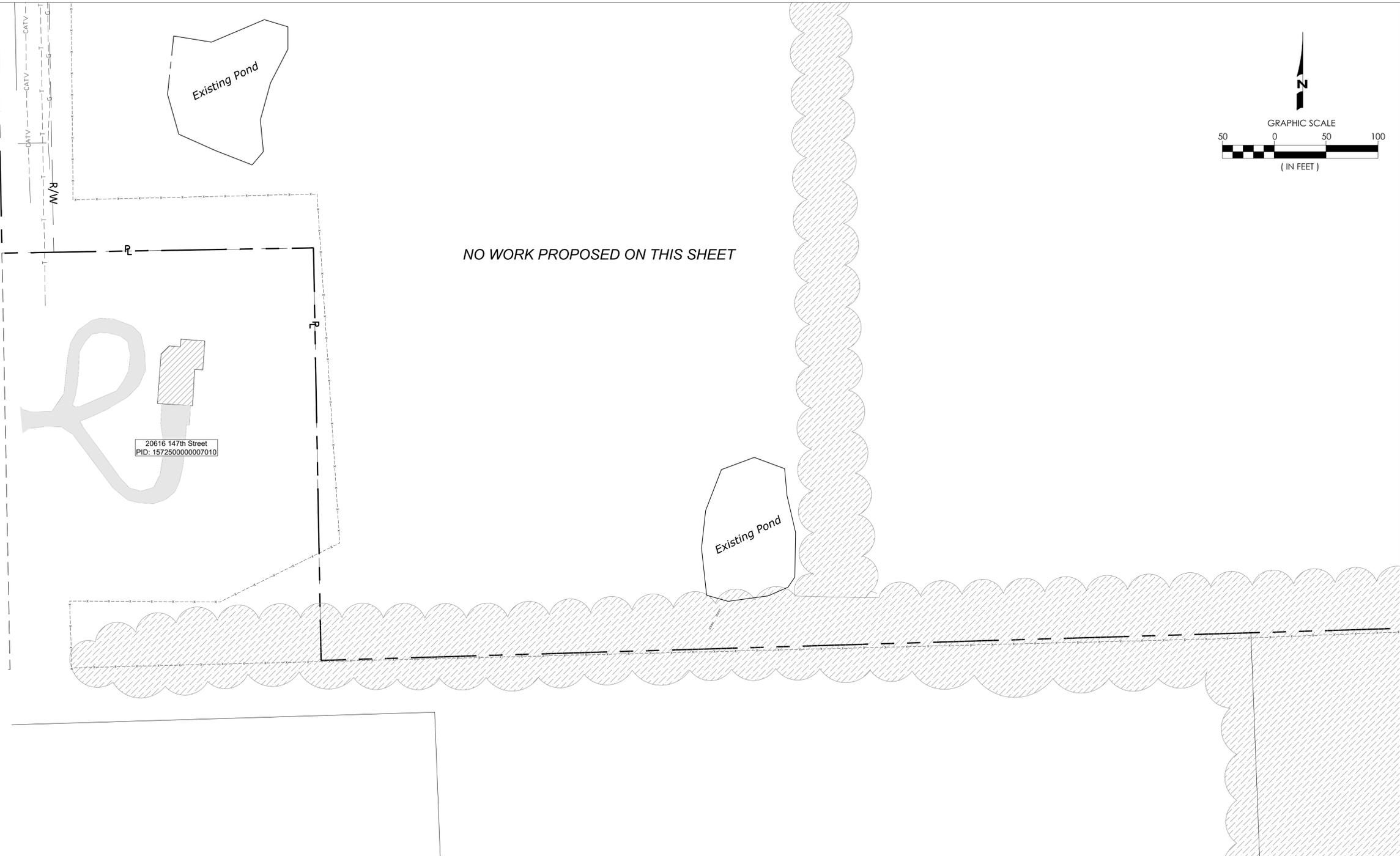
SITE PLAN (NE)



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www.ccengineers.com



147th Street



MATCHLINE C304

# H2R Ranch Indoor Training Facility

20770 147th Street  
Leavenworth County, Basehor, Kansas

**H2R Ranch**

*Survey Provided Description:*

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Together with and subject to covenants, easements, and restrictions of record.

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

Error of closure - 1 : 534196



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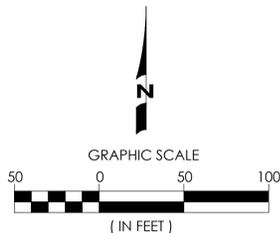
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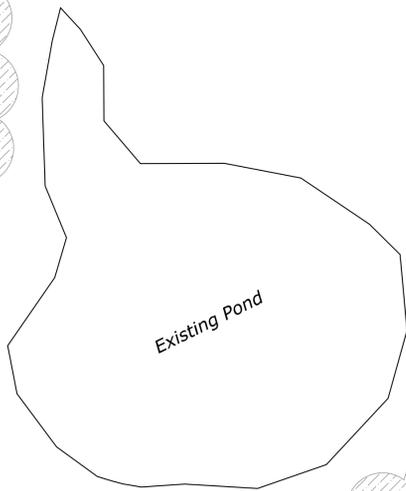
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C303

SITE PLAN (SW)



NO WORK PROPOSED ON THIS SHEET



SPECIAL FLOOD HAZARD ZONE AE

MATCHLINE C303



9000 STATE LINE ROAD  
LEAWOOD, KANSAS 66206  
11006 PARALLEL PARKWAY  
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**H2R Ranch**

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Error of closure - 1 : 534196



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- OHP— EXISTING OVERHEAD POWER
- CATV— EXISTING CABLE TELEVISION
- P— EXISTING POWER POLE
- S— PROPOSED SITE LIGHT POLE
- WPL— PROPOSED WALL PACK LIGHT
- SC— 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**

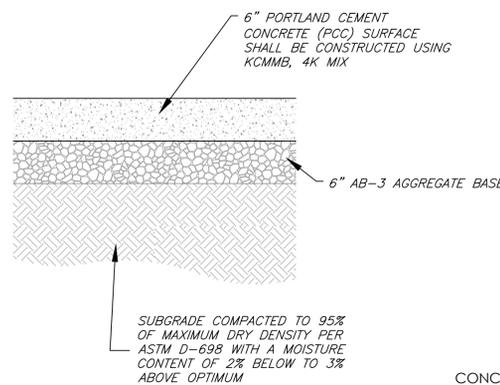
- (D1) EXISTING STORM SEWER
- (D2) PROPOSED STORM SEWER, SEE DRAINAGE PLAN SHEET C302
- (E1) EXISTING OVERHEAD POWER
- (E2) POWER CONNECTION POINT TO EXISTING OVERHEAD POWER. ADDITIONAL COORDINATION WITH EVERGY REQ'D
- (E3) INSTALL \_\_\_ LF PRIMARY SERVICE -COORDINATE WITH EVERGY
- (E4) NOT USED
- (P1) INSTALL ASPHALT MILLINGS / GRAVEL PAVEMENT SECTION PER DETAIL, SHEET C402.
- (P2) INSTALL STANDARD DUTY CONCRETE PAVEMENT SECTION PER 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

Project No.	---	
Date:	01/26/2026	
Issued For:	SUP	
Revisions:		
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1	02/10/26	SUP Resubmittal

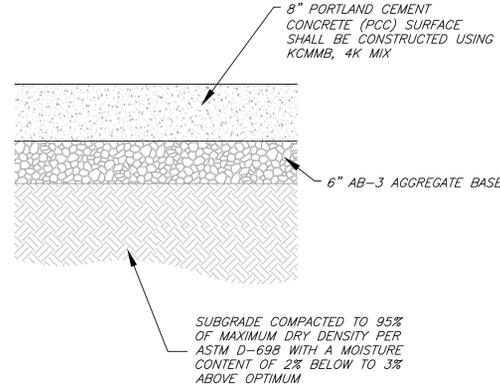
C304

SITE PLAN (SE)

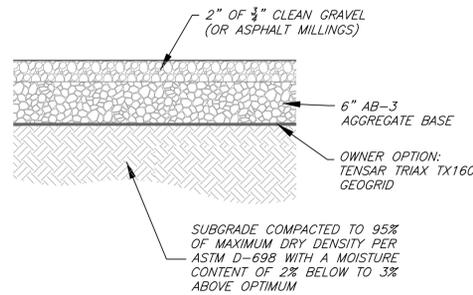




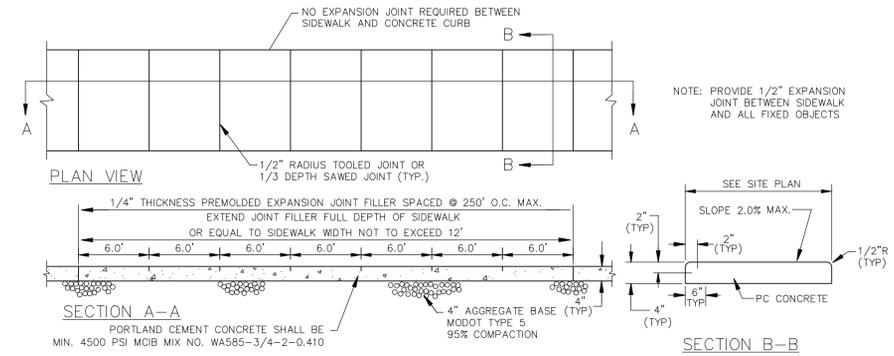
STANDARD DUTY CONCRETE PAVEMENT SECTION DETAIL



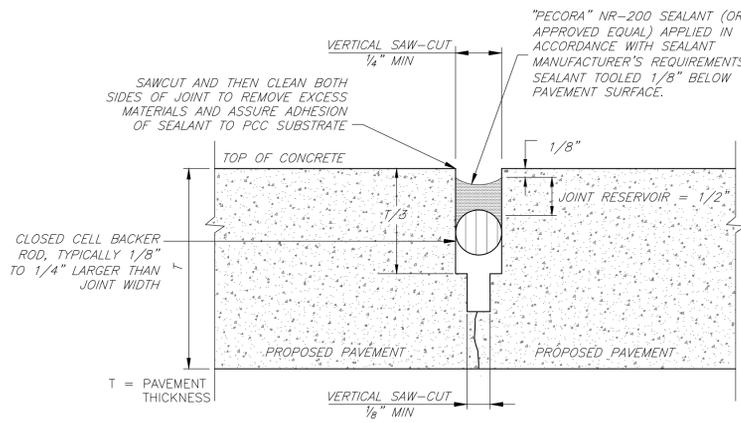
HEAVY DUTY CONCRETE PAVEMENT SECTION DETAIL



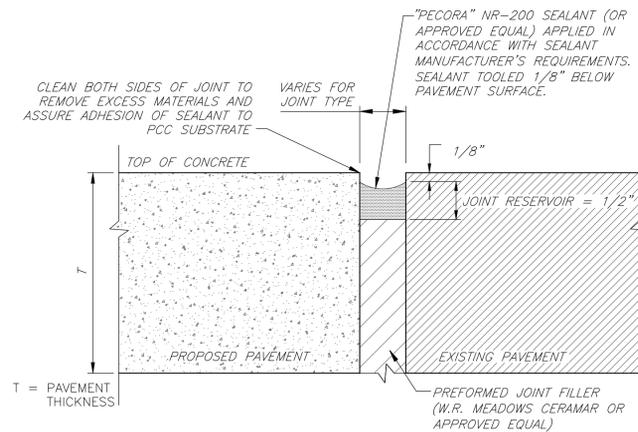
ASPHALT MILLINGS/GRAVEL PAVEMENT SECTION DETAIL



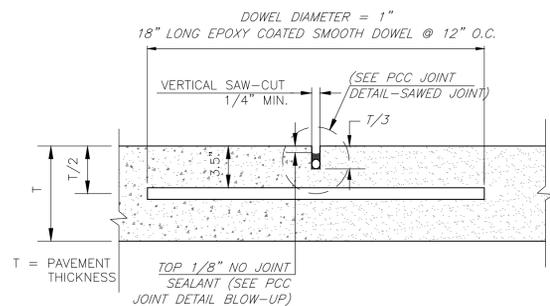
CONCRETE SIDEWALK DETAIL



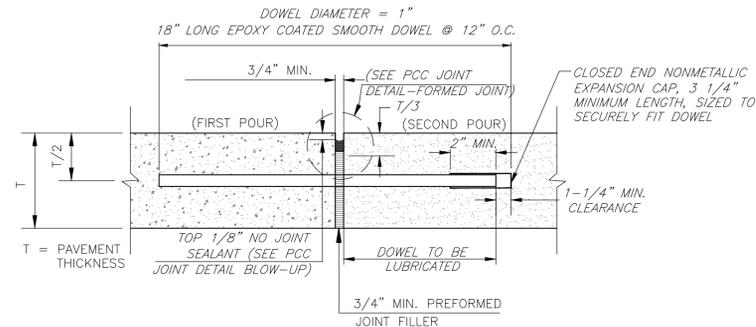
PCC JOINT DETAIL (SAWED JOINT)



PCC JOINT DETAIL (FORMED JOINT)



PCC CONTRACTION JOINT DETAIL

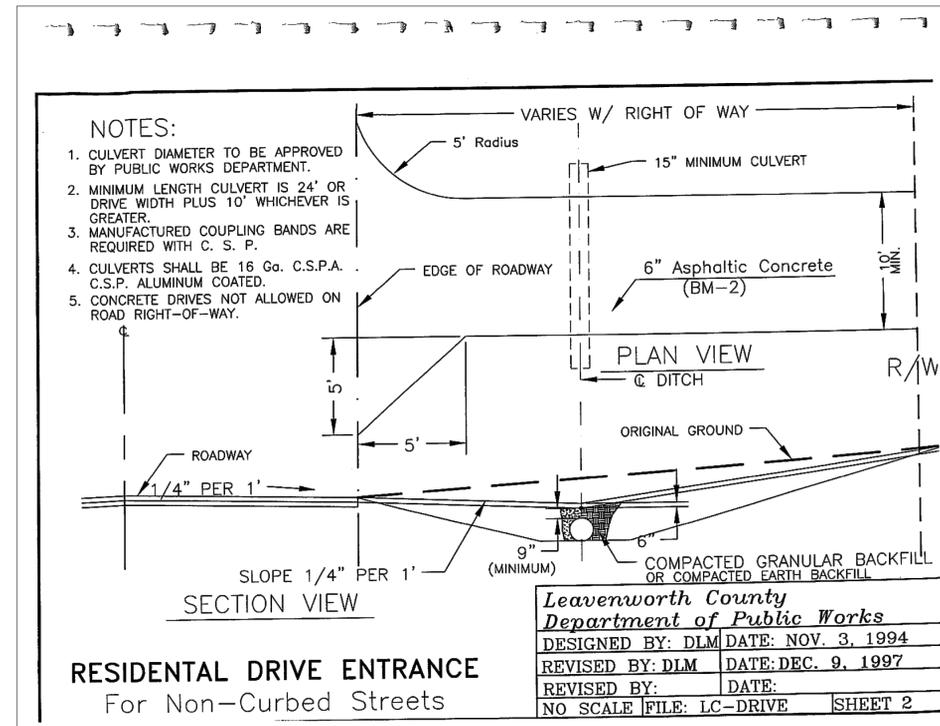


PCC EXPANSION JOINT DETAIL

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

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.

CONCRETE JOINTING DETAILS



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

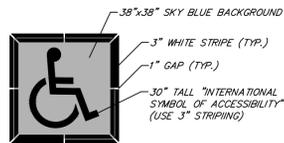


H2R Ranch Indoor Training Facility  
20770 147th Street  
Leavenworth County, Basehor, Kansas

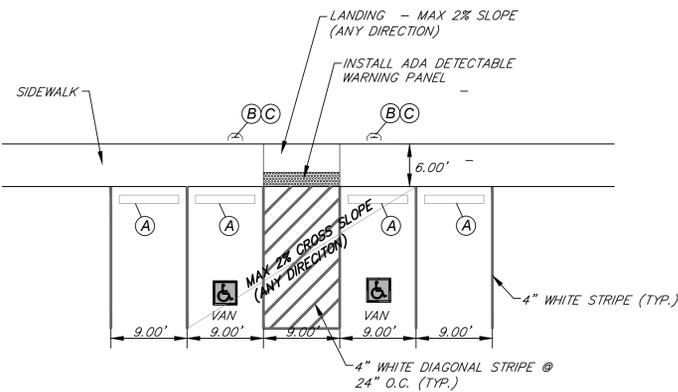
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1 02.10.26 SUP Resubmittal

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)

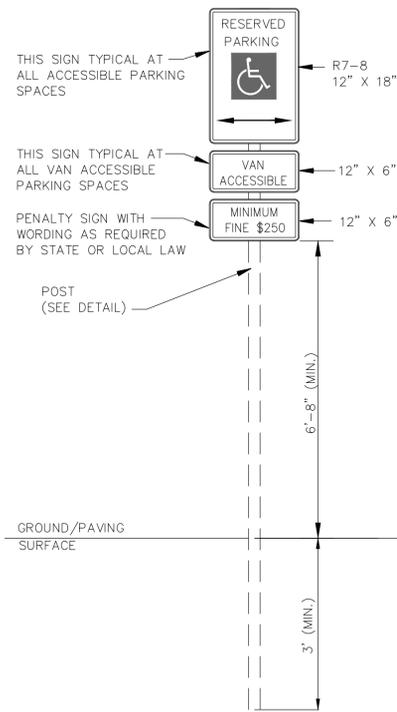
**\*\* NOTE:**  
PEDESTRIAN SIGN HEIGHT = 5.0'

**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

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.

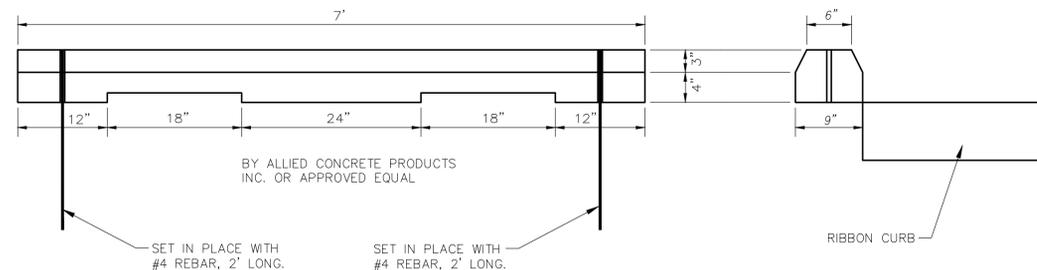
**ADA STRIPING AND SIGNING DETAILS**



**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**

**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



**H2R Ranch Indoor Training Facility**  
20770 147th Street  
Leavenworth County, Basehor, Kansas

Project No. --  
Date: 01.26.2026  
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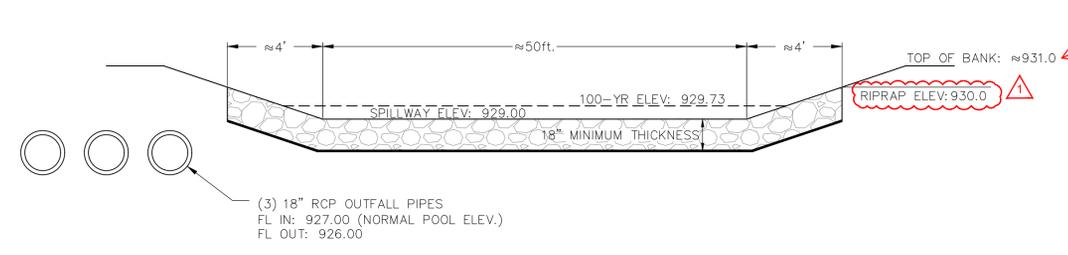




STONE SHALL BE PER KDOT STANDARD SPECIFICATION 1114

THE RIPRAP SHALL CONSIST OF MATERIAL WITH D50 OF 6 INCHES WITH A MAX SIZE OF 12". (15% RETAINED 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



9000 STATE LINE ROAD  
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11006 PARALLEL PARKWAY  
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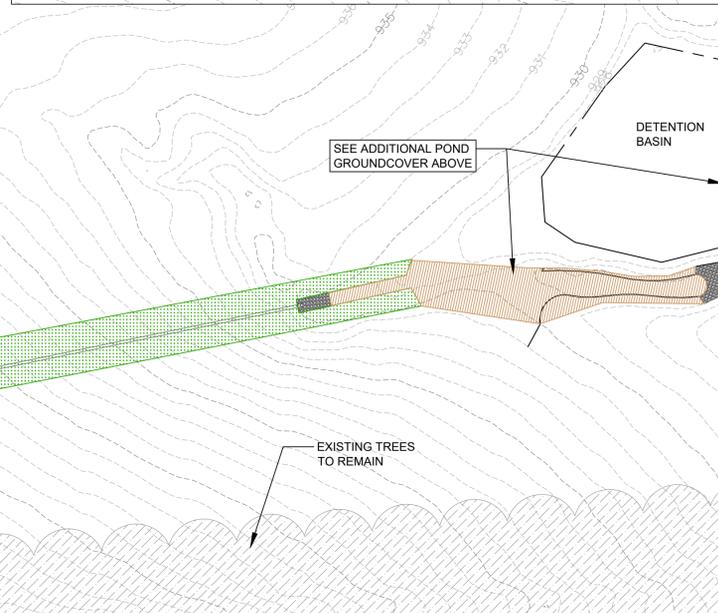
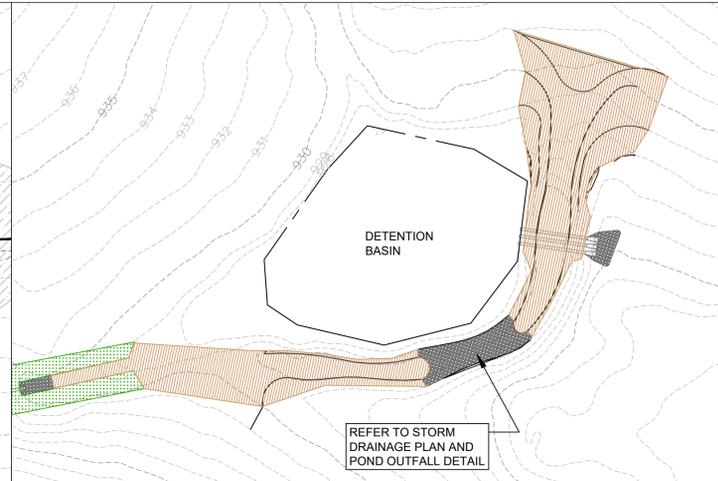
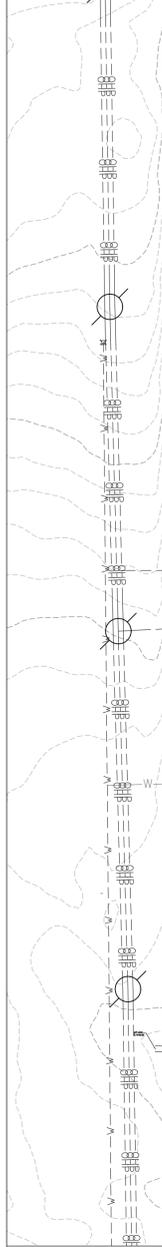
No.	Date	Description
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Know what's Below.  
 Call before you dig

NW COR. SW QTR  
 SEC 20-10-22  
 1/2" Bar 2" Deep 6" Record Line)

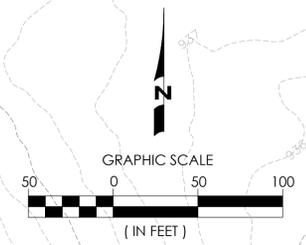


**GROUNDCOVER LEGEND**

- 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



"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 1/2" 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 vernal 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.

**TECH SHEET**

www.ampacseed.com

# H2R Ranch Indoor Training Facility

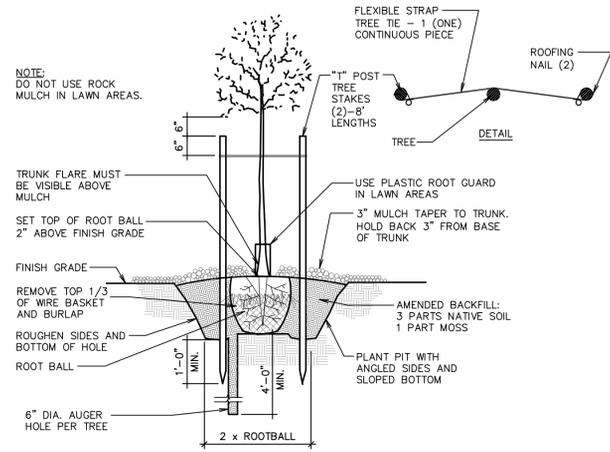
20770 147th Street  
 Leavenworth County, Basehor, Kansas

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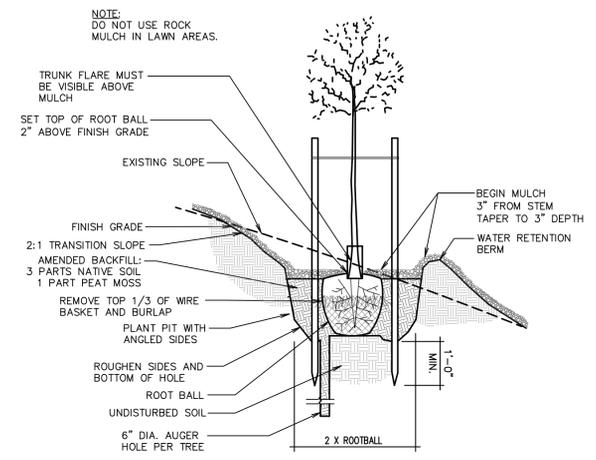
Revisions:

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**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 FOOT 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.



9000 STATE LINE ROAD  
LEAWOOD, KANSAS 66206  
11006 PARALLEL PARKWAY  
KANSAS CITY, KANSAS 66109  
TEL. (913) 642-6642  
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**L101**

## Schweitzer, Joshua

---

**From:** Magaha, Chuck <[cmagaha@lvsheriff.org](mailto: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](mailto:cmagaha@lvsheriff.org)>  
**Sent:** Tuesday, December 9, 2025 1:50 PM  
**To:** Schweitzer, Joshua <[JSchweitzer@leavenworthcounty.gov](mailto: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](mailto:JSchweitzer@leavenworthcounty.gov)>  
**Sent:** Tuesday, December 9, 2025 9:51 AM  
**To:** Magaha, Chuck <[cmagaha@lvsheriff.org](mailto:cmagaha@lvsheriff.org)>  
**Cc:** Jacobson, John <[JJacobson@leavenworthcounty.gov](mailto:JJacobson@leavenworthcounty.gov)>; Allison, Amy <[AAllison@leavenworthcounty.gov](mailto: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:** Dedeker, 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 ; Dedeker, Andrew ; 'lingenfelsem@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 147<sup>th</sup> 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](mailto: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 155<sup>th</sup> 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,

A handwritten signature in black ink, appearing to read 'Mike Lingenfelter', written over a light blue horizontal line.

Mike Lingenfelter, 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](mailto: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

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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](mailto: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.*

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**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@lvsherriff.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 147<sup>th</sup> 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](mailto: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

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

