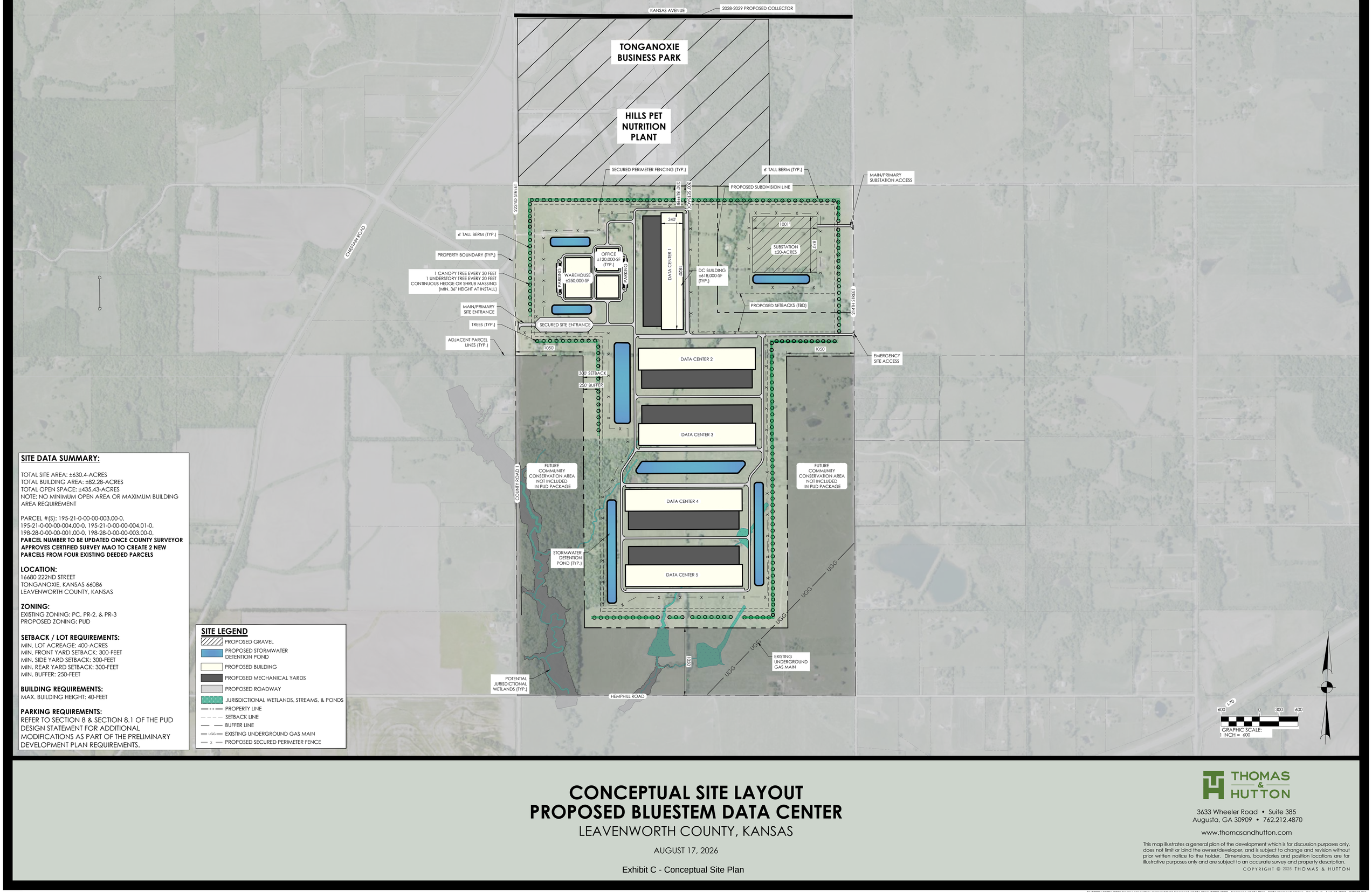


SITE DATA SUMMARY:

TOTAL SITE AREA: ±630.4-ACRES
TOTAL BUILDING AREA: ±82.28-ACRES
TOTAL OPEN SPACE: ±435.43-ACRES
NOTE: NO MINIMUM OPEN AREA OR MAXIMUM BUILDING AREA REQUIREMENT

PARCEL #(S): 195-21-0-00-00-003.00-0, 195-21-0-00-00-004.00-0, 195-21-0-00-00-004.01-0, 198-28-0-00-00-001.00-0, 198-28-0-00-00-003.00-0,
PARCEL NUMBER TO BE UPDATED ONCE COUNTY SURVEYOR APPROVES CERTIFIED SURVEY MAO TO CREATE 2 NEW PARCELS FROM FOUR EXISTING DEEDED PARCELS

LOCATION:
16680 222ND STREET
TONGANOXIE, KANSAS 66086
LEAVENWORTH COUNTY, KANSAS

ZONING:
EXISTING ZONING: PC, PR-2, & PR-3
PROPOSED ZONING: PUD

SETBACK / LOT REQUIREMENTS:
MIN. LOT ACREAGE: 400-ACRES
MIN. FRONT YARD SETBACK: 300-FEET
MIN. SIDE YARD SETBACK: 300-FEET
MIN. REAR YARD SETBACK: 300-FEET
MIN. BUFFER: 250-FEET

BUILDING REQUIREMENTS:
MAX. BUILDING HEIGHT: 40-FEET

PARKING REQUIREMENTS:
REFER TO SECTION 8 & SECTION 8.1 OF THE PUD DESIGN STATEMENT FOR ADDITIONAL MODIFICATIONS AS PART OF THE PRELIMINARY DEVELOPMENT PLAN REQUIREMENTS.

SITE LEGEND

- PROPOSED GRAVEL
- PROPOSED STORMWATER DETENTION POND
- PROPOSED BUILDING
- PROPOSED MECHANICAL YARDS
- PROPOSED ROADWAY
- JURISDICTIONAL WETLANDS, STREAMS, & PONDS
- PROPERTY LINE
- SETBACK LINE
- BUFFER LINE
- UGG — EXISTING UNDERGROUND GAS MAIN
- x — PROPOSED SECURED PERIMETER FENCE

CONCEPTUAL SITE LAYOUT
PROPOSED BLUESTEM DATA CENTER

LEAVENWORTH COUNTY, KANSAS

AUGUST 17, 2026

Exhibit C - Conceptual Site Plan

THOMAS & HUTTON
3633 Wheeler Road • Suite 385
Augusta, GA 30909 • 762.212.4870
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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