

KANSAS GEOLOGICAL SURVEY

1930 Constant Ave., Campus West
The University of Kansas
Lawrence, Kansas 66047-3726
phone 785-864-3965
fax 785-864-5317

September 15, 2005

Mr. Jeff Schminke
USDA, Rural Development
2615 Farm Bureau Road
Manhattan, Kansas 66502

RE: Cope Development LLC—BlueValley Tele-Communications

Dear Mr. Schminke:

I have received your request for comment by the Kansas Geological Survey (KGS) on an application to USDA Rural Development from BlueValley Tele-communications to assist Cope Development LLC. The loan will be used to construct an 11,600 ft² building to house the Kansas Social & Rehabilitation Services, and the Pawnee Mental Health Services. The building will be located within SW¼ S28 T2S R7E in Marysville, Marshall County, Kansas.

I examined the materials that you provided including a portion of the USGS Marysville 7½-minute topographic map, and an orthophotograph. Additionally, I examined the geologic report of Marshall County (Walters, 1954, KGS Bulletin 106) and the Marshall County Soil Survey. The geologic map indicates that the site is on Quaternary terrace and alluvium deposits. These deposits are composed on stream and river sediments and could be aquifers. Care should be exercised in the handling of any hazardous materials at this site in order to protect the aquifer. The site is on Muir soils, which are fine-grained soils on low stream terraces. Muir soils have low shrink-swell potential; however, they are subject to flooding. The site is located along on a low terrace of the Big Blue River. The FEMA flood hazard is unknown, but should be checked. The Kansas Geological Survey has no knowledge of geologic conditions affecting this application. The KGS recommends that the FEMA flood hazard for this site be determined prior to proceeding. I have signed and enclosed the Agency Review Transmittal Form.

If you have any questions, please contact me at (785) 864-2194 or ohlmac@kgs.ku.edu.

Sincerely,

Gregory Ohlmacher, P.G.
Associate Scientist

Enc: Agency Review Transmittal Form

Comments by: G. Ohlmacher
Ks. Geological Survey
1930 Constant Avenue
Lawrence, Ks. 66047

Transmittal Date: August 30, 2005

PROJECT TITLE: Cope Dev. LLC-
Blue Valley Tele-Communications
CONTACT PERSON:

☐ Notification of Intent
☐ Preapplication
☐ Final Application
☐ Direct Development

This form provides notification and the opportunity for your agency to review and comment on this proposed project required by executive Order 12372. Please complete Parts II & III as appropriate. Your prompt response will be appreciated.

RETURN TO: **USDA RURAL
DEVELOPMENT,
2615 Farm Bureau Road
Manhattan, KS. 66502
Attn: Jeff Schminke**

PART I

REVIEW AGENCIES/COMMISSIONS

☐ Aging	☒ Education	☐ State Forester
☐ Agriculture-DWR	☒ Geological Survey, KS	☐ Transportation
☐ Biological Survey, KS	☐ Health & Environment	☐ Water Office, Kansas
☐ Conservation Commission	☐ Historical Society	☐ Wildlife & Parks
☐ Corporation Commission	☐ Human Resources	☐
☐ Commerce	☐ Social & Rehab. Services	☐

PART II (To be completed by review agency and returned to contact person)

AGENCY REVIEW COMMENTS

COMMENTS: *The site is on a low terrace and the FEMA Flood Hazard for the site should be determined*

PART III (To be completed by review agency and returned to contact person)

RECOMMENDED ACTION COMMENTS

☐ Clearance of the project should be granted.	☒ Clearance of the project should not be delayed but the Applicant should be (in the final application) address and clarify the questions or concerns indicated above.
☐ Clearance of the project should not be granted.	
☐ Clearance of the project should be delayed. until the issues or questions have been clarified.	☐ Request the opportunity to review final application prior to submission to the federal funding agency.
☐ Request a State Process Recommendation in concurrence with above comments.	

Reviewer's Name *[Signature]* DIVISION/AGENCY/COMMISSION _____ Date: 9/15/05
PLEASE FAX THIS FORM TO 785-539-2733 As Soon As Possible.



**United States Department of Agriculture
Rural Development**

August 30, 2005

G. Ohlmacher
Ks. Geological Survey
1930 Constant Avenue
Lawrence, Ks. 66047

RE: Cope Development LLC – BlueValley Tele-Communications

The BlueValley Tele-Communication Cooperative, Home, Kansas has submitted an application for a Rural Economic Development Loan to USDA-Rural Development to assist Cope Development LLC. The purpose of the proposed loan will be to construct an 11,600 sq. ft. building to house the Kansas Social & Rehabilitation Services, and the Pawnee Mental Health Services in Marysville, Kansas. The building will be connected to city services.

The building project will occur in Block 77 of Palmetto Addition to the City of Marysville. This is located in the SW/4 of Section 28, Township 2 South, Range 7 East, of the 6th P.M. Marshall County, Kansas. A map is attached.

This letter is providing notification of the above-proposed project, as well as the opportunity for your agency to review and comment on the proposed project as required by Executive order 12372.

More specific information describing the proposal may be obtained from the following contacts:

APPLICANT

BlueValley Tele-Communications
Jada Ackerman, Economic Development Director
1557 Pony Express Highway
Home, KS 66438
785-799-3311

ULTIMATE RECEIPIENT

Cope Development LLC
Steve Cohorst
1102 Broadway
Marysville, KS 66508
785-562-5148

2615 Farm Bureau Road • Manhattan, KS 66502
(785) 776-7582 • Fax (785) 539-2733 • www.rurdev.usda.gov/ks

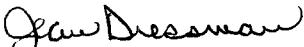
Committed to the future of rural communities

Rural Development is an Equal Opportunity Lender, Provider, and Employer. Complaints of discrimination should be sent to USDA, Director, Office of Civil Rights, Washington, D. C. 20250-9410

Please provide your comments to this office, attention Jeff Schminke, Area Specialist, no later than 09-30-05. Faxed responses are acceptable.

Rural Development will not obligate funds for this project until we have completed an Environmental Assessment of the project.

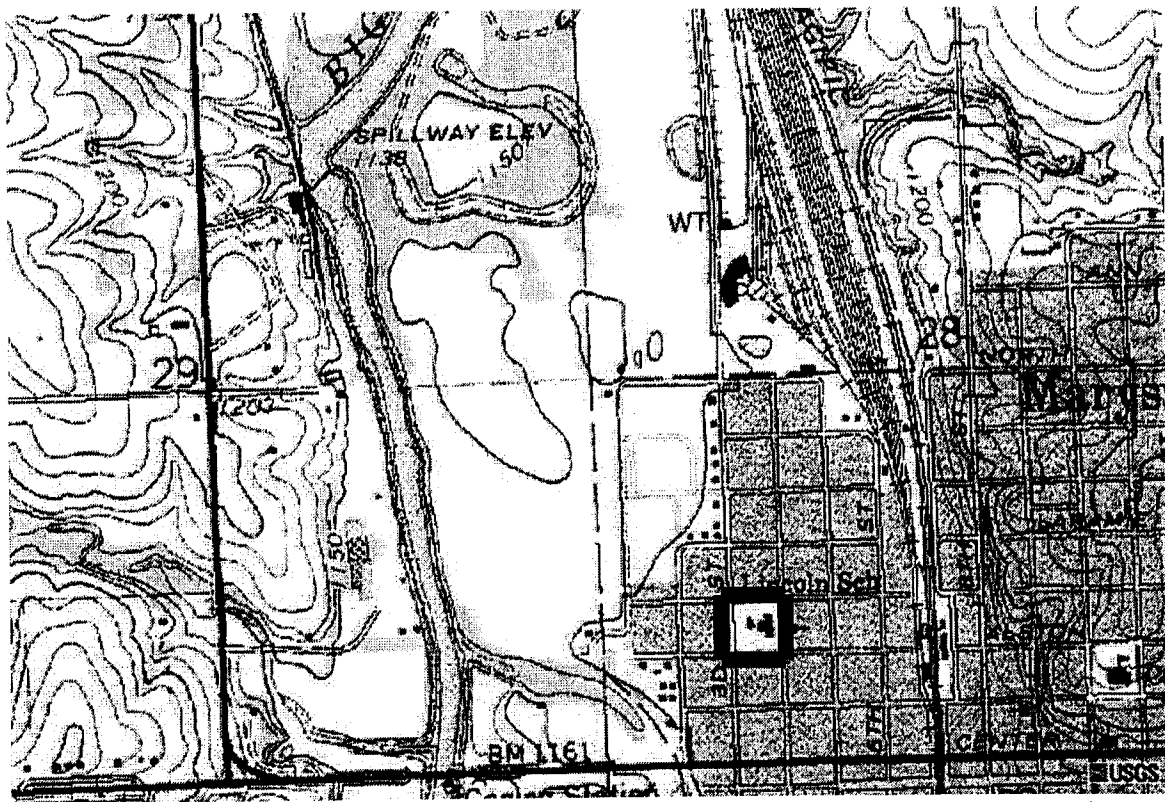
Sincerely,


(for) Jeff J. Schminke
Area Specialist

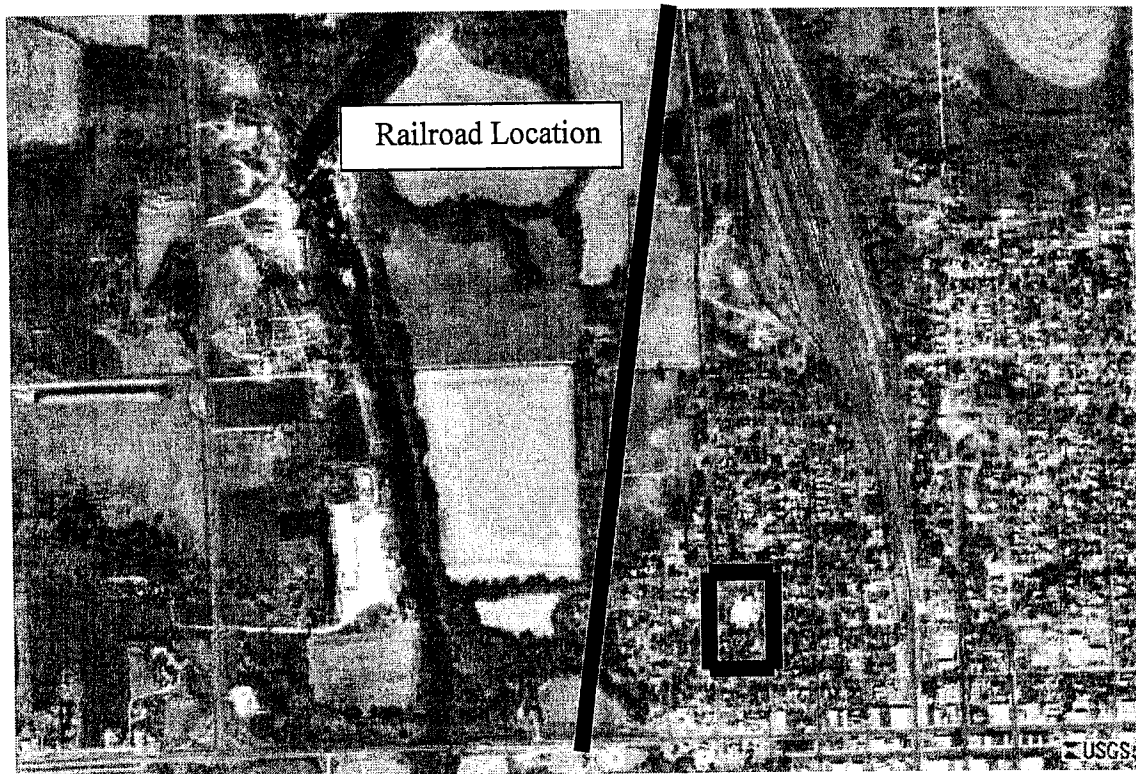
Attachment

JJSchminke:js

Exhibit II

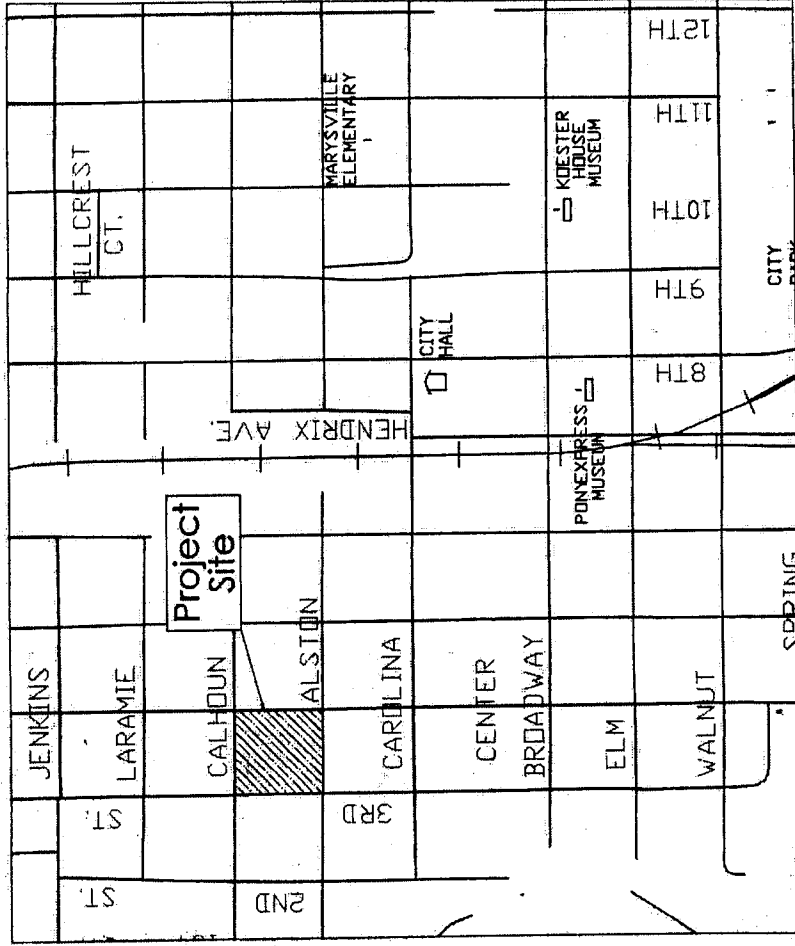


This is a US Geological Survey map showing Lincoln Center



This is an aerial photo of the Marysville area.

Site Plan **Proposed Office Building** NW Corner of Block 77 Palmetto Addition City of Marysville



Index of Sheets:
 1) Cover Sheet
 2) Site Plan

Area of site: Approx. 16,566 sf
 Area of Proposed Building: 12000 sf
 Parking Spaces:
 (See Sheet 2 of 2 for Parking)

Current Zoning: R-2, Residential Single
 Family with Limited
 Mixed Density

Building Code:
 1997 Uniform Building Code

Proposed Use:
 General/Governmental Offices



Received and filed for review on this ____ day of ____ by ____

Reviewed by the Planning Commission and approved with changes as noted by the Marysville Planning Commission on this ____ day of ____ by ____ (Chair of Planning Commission)

I certify that I have reviewed this site plan, noting all changes and amendments, and will comply with all requirements contained herein on this ____ day of ____ by ____

(Applicant/Owner)

Date: 7/05/05 Design By: 7/27/05 Printed By: Checked By:		Revisions: 7/27/05	Project Sponsor : COPE Development	1 of 2 040957
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Vicinity map showing the project site.