



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Landoll Properties, LLC/CK Farms

Published: October 2, 2025
Expires: October 23, 2025

**Kansas City District
Permit Application No. NWK-2025-00561**

TO WHOM IT MAY CONCERN: The Kansas City District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: Landoll Properties, LLC/CK Farms
3490 Swamp Angel Road
Manhattan, KS 66502

AGENT: Kari Bigham
MeanderEng, LLC
1303 Allen Road
Topeka, KS 66617

WATERWAY AND LOCATION: The project would affect the Kansas River, waters of the United States and navigable waters of the United States. The project area is located approximately 1,800 feet south of Excel Road, in Section 22, Township 10 south Range 8 east, Pottawatomie County, Kansas.

[USGS 1:24K Quad: Manhattan]
[Latitude 39.1701 --- Longitude -96.5084]

EXISTING CONDITIONS: The Kansas River is an 8th order tributary to the Missouri River. Aerial photo analysis shows Landoll Properties Site as a streambank that is experiencing accelerated erosion. There are wooded areas at the upstream and downstream ends of the project and along the edge of the streambank. Cultivated crop land extends nearly to the edge of the bank. The area directly across the river from the project site consists of a wooded riparian buffer (averaging approximately 100 feet wide) with crop land beyond the riparian buffer. Similar bank stabilization projects have been constructed within 0.5 river miles upstream of the project site.

PROJECT PURPOSE:

Basic: Streambank Stabilization

Overall: Stabilize an actively eroding riverbank to protect agricultural land and reduce sedimentation into the Kansas River.

PROPOSED WORK: The applicant requests authorization to place fill within the Kansas River at Landoll Properties Site for the purpose of bank erosion protection and stabilization to protect agricultural land and reduce sedimentation into the Kansas River, and important navigable waterway. As designed, the proposed work would take place along 1,210 feet of the left descending bank of the Kansas River. Existing fill of 45 cubic yards would be repurposed for bank protection. Proposed new fill material to be placed below the ordinary high water mark (OHWM) of the river would consist of an estimated total of 1,388 cubic yards of limestone rock. A total of 695 feet of Longitudinal Peaked Stone Toe Protection (LPSTP), at 4 feet in height would be placed along the toe of the bank. In addition, 5 bendway weirs varying in height between 3 to 5 feet and varying in length between 40 to 70 feet, would be constructed and anchored into the stream bank along the length of the project. Approximately 280 feet of the existing bank would be regraded to form a floodplain bench above the 4-foot-tall LPSTP with a 3:1 slope above the bench extending to the top of the bank. The regraded bank, the floodplain bench and any disturbed riparian area would be planted with a mixture of native grasses, trees, and shrubs.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The proposed structures are designed to minimize the amount of fill to be placed below the OHWM and to minimize effects within the wetted channel and the surrounding habitat. The shaped banks will be planted with a mixture of native grasses, trees, and shrubs. In addition to these plantings, the graded portion of the bank will be bermed at the top of the bank to prevent overland runoff.

COMPENSATORY MITIGATION: The applicant has provided the following explanation why compensatory mitigation should not be required: The overall project is designed to reduce bank erosion and sedimentation. The in-stream structures are designed to minimize effects to the aquatic resource and surrounding habitat. The shaped banks would be planted with a mixture of native grasses, trees, and shrubs. The proposed project is not expected to adversely affect the aquatic resource, nor would it result in a permanent loss of streambed.

STATE AUTHORIZATION: The applicant should contact the Kansas Department of Agriculture to determine if a state permit is required pursuant to Kansas Statutes Annotated 82-301 to 305a and 24-126.

CULTURAL RESOURCES: The Corps evaluated the undertaking pursuant to Section 106 of the National Historic Preservation Act (NHPA) utilizing its existing program-specific regulations and procedures along with 36 CFR Part 800. The Corps' program-specific procedures include 33 CFR 325, Appendix C, and revised interim guidance issued in 2005 and 2007, respectively. The District Engineer consulted district files and

records and the latest published version of the National Register of Historic Places and initially determines that:

No resources listed in or eligible for inclusion in the National Register of Historic Places are known to be present in the vicinity of the proposed work; however, the permit area has not been formally surveyed for the presence of cultural resources. Additional work may be necessary to identify and assess any cultural resources that may be present. This notice serves as a request to SHPO, THPO, and/or other interested parties to provide any information they may have regarding historic properties.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

ENDANGERED SPECIES: The Corps has performed an initial review of the application, utilizing the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect species and critical habitat listed below. No other ESA-listed species or critical habitat will be affected by the proposed action.

Table 1: ESA-listed species potentially present in the action area.

Species Common Name and/or Critical Habitat Name	Scientific Name	Federal Status
Northern Long-eared Bat	<i>Myotis septentrionalis</i>	Endangered
Topeka Shiner	<i>Notropis topeka</i>	Endangered
Monarch Butterfly	<i>Danaus plexippus</i>	Proposed Threatened
Piping Plover	<i>Charadrius melodus</i>	Threatened

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402. The Corps Kansas City District is the lead Federal agency for ESA consultation for the proposed action. Any required consultation will be completed by the Corps.

This notice serves as request to the USFWS for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, may alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: Water Quality Certification is required from the Kansas Department of Health & Environment.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has been verified by Corps personnel.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental

Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Kansas City District will receive written comments on the proposed work, as outlined above, until October 23, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to: Regulatory.KansasState@usace.army.mil). Please refer to the permit application number in your comments. Additional information may be obtained by contacting Mr. Lee Wolf, (816) 389-2251, or lee.n.wolf@usace.army.mil.

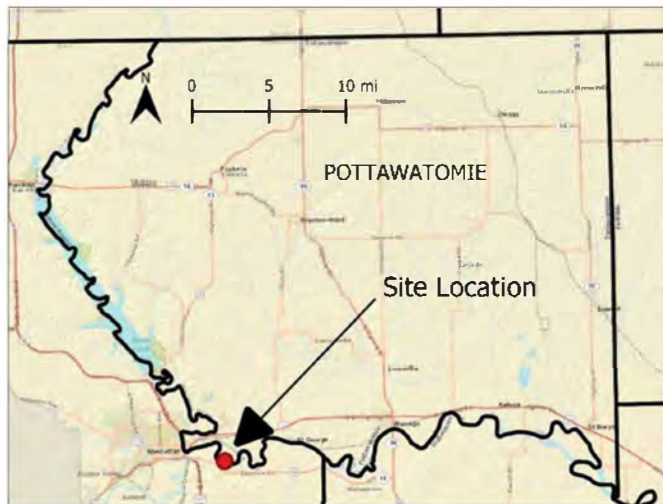
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

Kansas River Streambank Protection Project

Landoll Properties, LLC, Landowner

Pottawatomie County, Kansas

N 1/2, Section 22, Township 10S, Range 8E



Pottawatomie County Map

Sheet No.	Sheet Title
1	Cover Sheet
2	Overall Plan Sheet
3	Enlarged Plan Sheet
4-6	Cross Section Sheets
7	Details & Quantities Sheet



Site Location Map

Quantities		
Item	Total	Unit
Shot Rock (D ₅₀ = 18")	1054	Tons
Shot Rock (D ₅₀ = 24")	1027	Tons
Total Soil Blowing	1765	C.Y.
Bare Root Trees	200	Each
Live Stakes	940	Each
Temp. Seeding	0.93	Acres
Native Grass Seeding	0.93	Acres
Mulching	0.93	Acres

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LANDOLL PROPERTIES, LLC/CK FARMS
BANK STABILIZATION
KANSAS RIVER
POTTAWATOMIE COUNTY, KANSAS
SHEET 1 OF 4
2 OCTOBER 2025

BENCHMARKS

CP1
Rebar w/ Yellow
Cap labeled
Widths
N 311659.0945
E 1737185.8137
Z 1000.6706

CP2
Rebar w/ Yellow
Cap labeled
Widths
N 309584.6563
E 1733733.2880
Z 1003.8239



Aerial satellite image obtained from 2024 NG911 Imagery



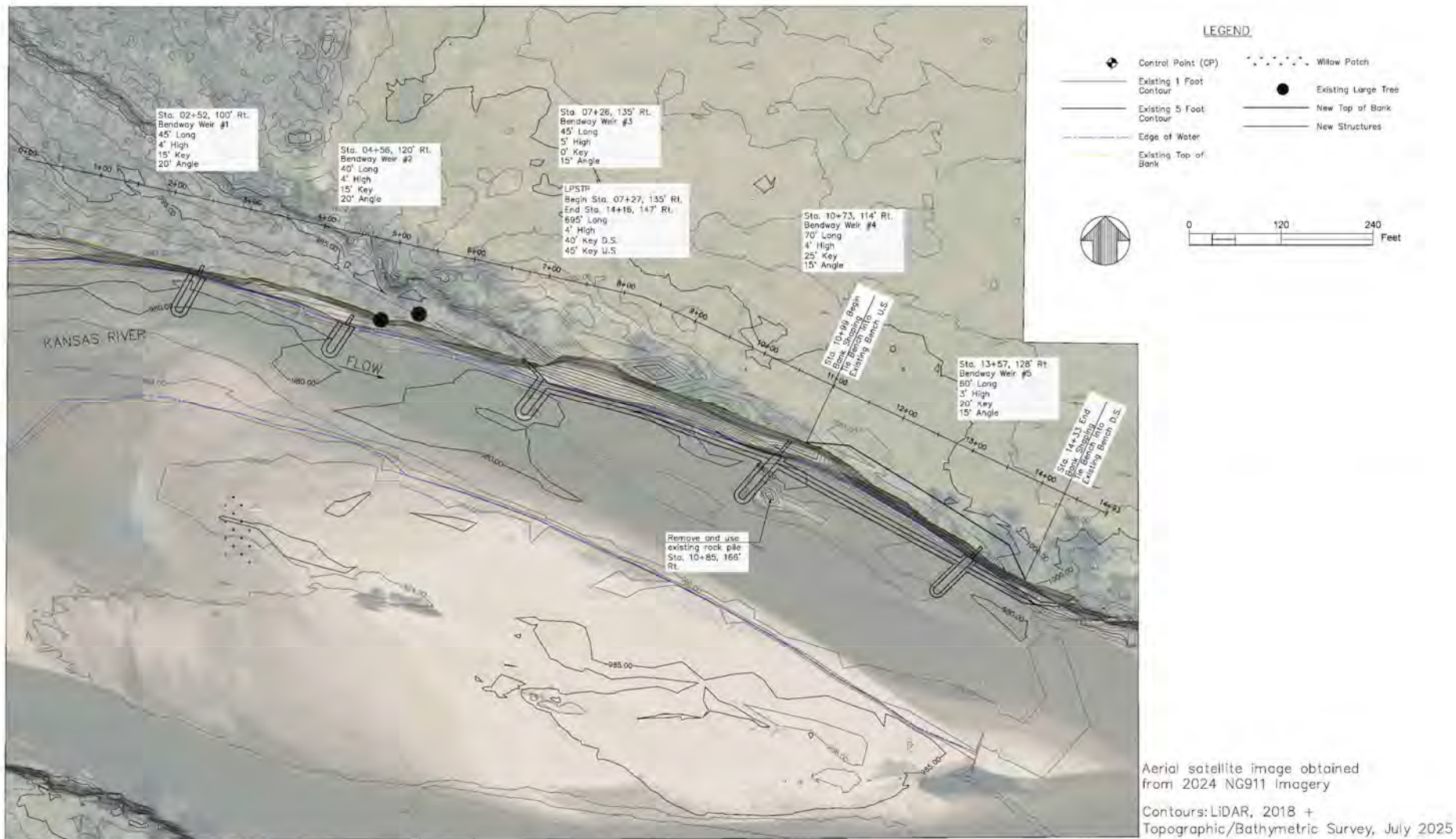
GENERAL NOTES

- Before any construction activity, the contractor is responsible for calling Kansas One Call at 800-344-7233 (800-DIG-SAFE).
- The information shown in these plans concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. Existing utilities and their locations, as shown on the plans, represent the best information obtained for the design. Location information has been obtained from the various utility companies and is either from company record drawings or company provide field locations. Additional existing utilities may also be encountered. The contractor is responsible for making the determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto.
- The engineer has not performed property or right-of-way surveys for any of the locations shown on this project. Right-of-way or property lines shown on the plans are approximate and are shown for general orientation only. Property corners or other survey markers have not been located, unless specifically called out on the plans.
- Horizontal datum for this project are NAD 1983 Kansas North State Plane (1501, US Ft). Vertical datum is NAVD83 (US Ft).
- All applicable state, federal, and local permits will be obtained by MeanderEng, LLC and/or the landowner prior to project construction.
- Soil moving calculations are based on available information. Contractor shall inspect the site and make an evaluation of existing conditions.
- Contractor is responsible for planting from top of toe structure or water level to top of bank.
- Contractor shall use material in existing rock pile found in the river (See Sheet 3), as well as rock from the existing Jetty 5 (see Sheet 2) in proposed rock structures.
- Contractor shall maintain construction limits within reason of the proposed areas of site access and/or disturbance. Access roads shall be no more than 20 feet wide.
- Do not remove any trees larger than 12" DBH or over 50' in height without permission of the Engineer.
- Accepted Erosion Control practices will be applied to all disturbed areas. Contractor should shape the top of bank such that the gradient slopes away from the graded river bank. Cover crop seed and mulch must be applied within 10 days of project completion.
- Remaining soil cut material shall be spread evenly in the adjacent crop field at a depth of no more than 10".
- All solid waste materials produced by the construction project shall be disposed of in accordance with the provisions of the Kansas solid waste management statutes and regulations (K.S.A. 65-3401 and K.A.R. 28-29-1 et. seq.) or applicable local rules.
- All fuels and chemicals necessary to complete the project shall be stored in such a manner that accidental spillage is minimized or can be temporarily contained before reaching the water body. Equipment maintenance areas shall also be located in this manner.
- Should a spill or discharge of pollutants occur the local emergency staff should be contacted first by dialing 911. The Kansas Department of Health and Environment shall then be notified immediately: (785) 251-3333-Option 1 for response. Hazardous materials spills and air releases that meet federal reportable quantities must also be reported to Kansas Division of Emergency Management: (785) 291-3333-Option 2. These incidences should also be reported to the National Spill Response Center at 1-800-424-8802.

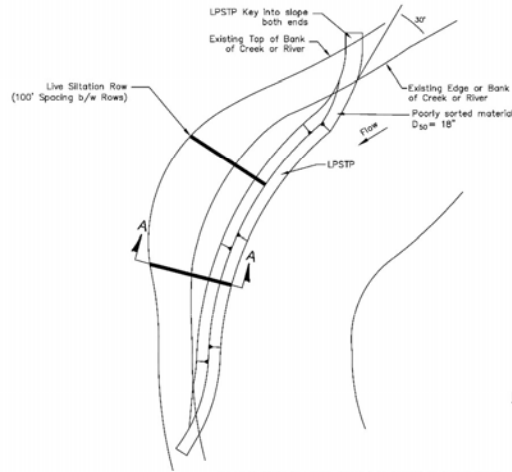
LEGEND

- Control Point (CP)
- Existing 1 Foot Contour
- Existing 5 Foot Contour
- Edge of Water
- Existing Top of Bank
- Willow Patch
- Existing Large Tree
- New Top of Bank
- New Structures
- Approx. Property Line
- Approx. Clearing Zone

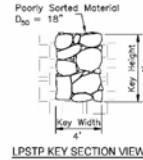
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SHEET 2 OF 4
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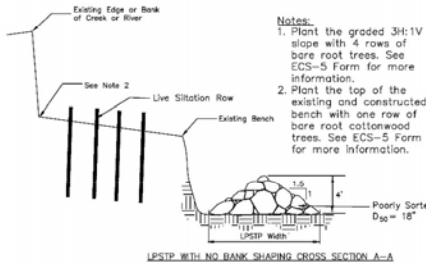
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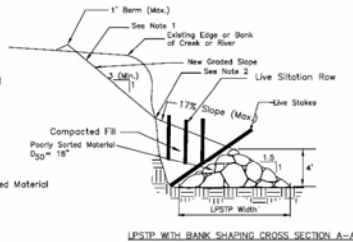
LONGITUDINAL PEAKED STONE TOE PROTECTION (LPSTP)
PLAN VIEW



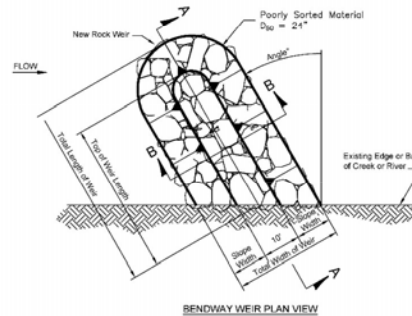
LPSTP KEY SECTION VIEW



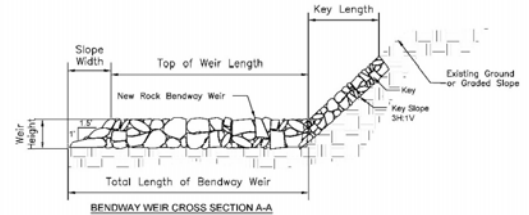
LPSTP WITH NO BANK SHAPING CROSS SECTION A-A



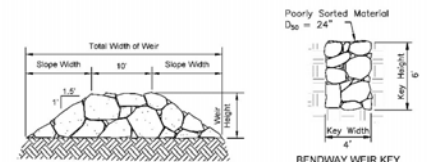
LPSTP WITH BANK SHAPING CROSS SECTION A-A



BENDWAY WEIR PLAN VIEW



BENDWAY WEIR CROSS SECTION A-A



BENDWAY WEIR CROSS SECTION B-B

Structure Specification Sheet										Phil Belts, 2002 - revised 9/2012 (P-08), revised 9/2020 (KAB)	
Project Name				County		State		Bank			
CK Farms/Landol Properties				Kansas River		Pottawatomie		Kansas		Length (ft)	Avg. Height (ft)
										Shaped	Total
										280	1,340
										17	
Structures										Material Specifications	
#	Type	Spacing	Angle	Plan Area	Height	Length	Key Length	Yards3	Tons		
			(Degrees)	sq. ft.	ft.	ft.	ft.	ft.	ft.		
1	LPSTP	N/A	N/A	8,340.0	4	695	85	618	85	1054.2	Poorly Sorted Limestone Rock D50 = 18"
2	Weir	204	20	990.0	4	45	15	106.7	15	182.5	Poorly Sorted Limestone Rock D50 = 24"
3	Weir	270	20	880.0	4	40	15	94.8	15	164.7	Poorly Sorted Limestone Rock D50 = 24"
4	Weir	316	15	1,125.0	5	45	0	145.9	0	218.8	Poorly Sorted Limestone Rock D50 = 24"
5	Weir	283	15	1,540.0	4	70	25	155.9	25	286.4	Poorly Sorted Limestone Rock D50 = 24"
6	Weir	N/A	15	1,140.0	3	60	20	96.7	20	175.0	Poorly Sorted Limestone Rock D50 = 24"
				14,015	0.32			1,228	160	2,082	
						Total yds3					
							1,388				
Site Information										Quantities List	
Structure Height / ft.				Variable		BxH Elev		990.92	Sta. 0+09		
Crest Width / ft.				10		Rozen Classification		F5		Rock / Cubic Yards	
Finished Slope Grade/H/V				3:1		Channel Width / ft.		640.00			1,388
Schumm Channel Stage				4		Tonnage/ft.		3.8			1,054
Radius of Curvature / ft.				2,430.00		Critical Shear Stress		0.020			1,027
Max. Structure Spacing / ft.				405.48		Slope = ft./ft.		0.00027	1.43 ft./mile		1,765
Req. Structure Spacing / ft.				88.50		Wetted Perimeter / ft.		696.68			200
Hydraulic Radius / ft.				8.175		Manning's n		0.023			940
Cross Sectional Area / sq. ft.				5,699.70		Mean Velocity / fps		4.39			0.93
Bankfull Discharge / cfs				25,000		Bank Material		Silt w/ Sand			
Channel Bank Vegetation - Practice Code 322								Five Year Flood Frequency -		Date	
Vegetation Type				Quantity		Discharge / cfs		50,000		9/18/2025	
Bare Root Seedlings / ea.				200.00						Landowner	
Live Stakes / ea.				940.00						Landol Properties, LLC	
Seeding / acres				0.53				55,004 Sq. Ft.		Address	
										3490 Swamp Angel Road	
										City, State Zip	
										Manhattan, Kansas 66502	
										Phone	
										785-776-9269	
										Legal	
										N 1/2 Section 22, Township 10S, Range 8E	