

RESOLUTION 2011-12

A resolution of the Leavenworth County Kansas Board of Commissioners, adopting Real Estate Resale Inspection for On-Site Sewage Management Systems for all habitable structures under the jurisdiction of the Board of County Commissioners, Leavenworth County, Kansas.

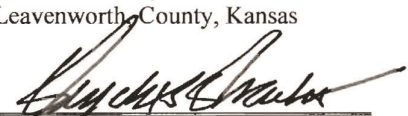
WHEREAS, there came before the Board of County Commissioners for consideration the adoption, by reference of the current Leavenworth County Sanitary Code, the addition of Real Estate Resale Inspection for On-Site Sewage Management Systems;

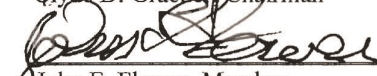
WHEREAS, the Board of County Commissioners meeting in session on the 14th day of April, 2011, did consider the recommendation of the Leavenworth County Planning and Zoning Staff.

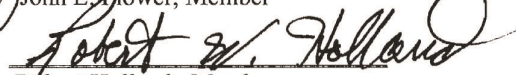
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Leavenworth County, Kansas, that:

1. Whenever any property connected to, or served by, a private sewage treatment system is offered for or subject to a contract of sale, an inspection of the on-site sewage management system shall be required to verify compliance with the Leavenworth County Sanitary Code.
2. The inspection process shall follow the steps and use the forms indicated in the Real Estate Resale Inspection Protocol for On-Site Sewage Management Systems as provided by the Planning and Zoning Department.
3. The inspection shall be completed by an installer or designer licensed by Leavenworth County. The inspection shall be completed prior to the transfer of the property. Inspection shall be valid for sixty (60) days from the date of inspection.
4. The inspector shall submit a Real Estate Resale Inspection for On-Site Sewage Management Systems Report for all completed inspections to Leavenworth County Planning and Zoning Department, the owner of the property, and the person(s) requesting the inspection. The following information shall be provided to above mentioned parties:
 - a. As-built plan showing the following items but not limited to; location of septic tank, lateral field, pumps, clean outs, tight lines, required setbacks, and any other items that are part of the system.
 - b. Completed forms and applicable reports.
 - c. Applicable fee if required.
5. In the event that there is a dispute by either the property owner or potential buyers regarding the results of the inspection, the applicant may request that the Leavenworth County Planning and Zoning Staff make an inspection of the On-Site Sewage Management System. The Leavenworth County Planning and Zoning Department shall make the final determination of the On-Site Sewage Management System. Any inspection provided shall not constitute nor be deemed a warranty, and neither the inspector or the administering agency nor any other official of the County shall be liable for any failures of the system or for other claims out of the inspection.
6. The fees shall be as indicated in the Fee Schedule as provided by the Planning and Zoning Department.
7. Enforcement of the said resolution shall begin June 1, 2011.

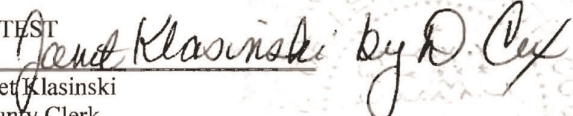
Adopted this 14th day of April, 2011
Board of County Commissioners
Leavenworth County, Kansas

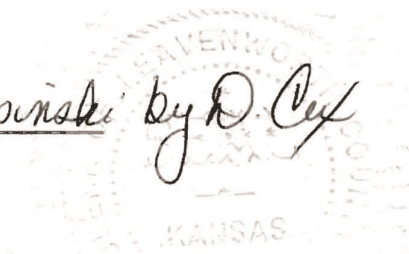

Clyde D. Graeber, Chairman


John E. Flower, Member


Robert Holland, Member

ATTEST


Janet Klasinski
County Clerk



STANDARD-Real Estate Resale Inspection for On-Site Sewage Management System Report Form
Leavenworth County Planning and Zoning Department 300 Walnut, Suite 030 Leavenworth, KS 66048 - 913-684-0465

Property to be inspected

Address: 15139 Leavenworth Road 66007 CAMA: _____
 Subdivision: _____ Lot Number: _____ Lot Size: 4.5 Acres
 Owner: Edward + Vela Bostes Phone: _____ Email: _____
 Person Requesting inspection: Wendy Flory Company if Real Estate Agent: Flory + Associates
 Address: 162 N550 rd. Baldwin City KS 66006 Phone: _____ Email: _____
 If Agent above indicate person they represent: _____
 Address: _____ Phone: _____ Email: _____

Date: 7/24/19 Time: _____ Weather Conditions: cloudy + lots of rain over the last 2 weeks
 Permit _____

Approved permit on file with County: Yes No Diagram of system available: Yes No Number of Bedrooms: 2
 Age of system House Occupied: Yes No Time Vacant: monthly Monthly water usage: N/A
 Amount of sewage pumped from tank: _____ Depth of sewage in tank: _____

Type of System _____
 Septic Tank/Absorption Field: Filtration System: Constructed Wetlands: Aerobic Treatment Unit-Disposal System:
 Other (indicate): _____ If Lagoon use Lagoon Form

Tank: Acceptable: Not Acceptable:
 Manufactured Tank: Yes No Type: Concrete: Polyethylene: Fiberglass: Other (indicate): _____
 Home-made: Yes No Concrete block/brick: Yes No Metal: Yes No Cracked: Yes No Caved in: Yes No
 Other (indicate): _____ Inlet and Outlet pipe in Septic Tank: Acceptable: Not Acceptable:
 Baffles present: Yes No

Pump Tank: Acceptable: Not Acceptable: N/A:
 Pump Present: Yes No Working: Yes No
 Manufactured Tank: Yes No Type: Concrete: Polyethylene: Fiberglass: Other (indicate): _____
 Home-made: Yes No Concrete block/brick: Yes No Metal: Yes No Cracked: Yes No Caved in: Yes No
 Other (indicate): _____ Inlet and Outlet pipe in Septic Tank: Acceptable: Not Acceptable:
 Baffles present: Yes No

Lateral Field: Acceptable: Not Acceptable:
 Area wet: Yes No Covered with snow: Yes No Tracer dye used: Yes No Pipes exposed: Yes No
 Effluent visible: Yes No Covered with tall grass: Yes No Pipe(s) discharging effluent: Yes No
 Plumbing: Acceptable: Not Acceptable:

Correctly connected to septic system: Yes No Discharge of all waste water is to septic system: Yes No
 Sump pump not connected to septic system: Yes No Floor drains not connected to septic system: Yes No

Well _____
 Active Well On-Site: Yes No If yes, indicate distance from septic system, 100' minimum: over 100 ft

Abandoned Well On-Site: Yes No If yes, it shall be filled according to Kansas Department of Health and Environment Regulations.

Setbacks: Acceptable Not Acceptable

Distance from:

House

Tank-(Minimum of 10' if it is located below the lowest floor of building)

Tank-(Minimum of 15' if it is located above the lowest floor of building)

Field- (Minimum of 25')

Property Line-(Minimum of 10')

Driveway- (Minimum of 10')

Foundation Drain-(Minimum of 10')

Absorption Trench-(Minimum of 10')

Distance from Pond, Stream, Cistern, or Water Main-(Minimum 50'):

Distance from Water Service Line-(Minimum 25'):

Distance from Well-(Minimum 100'):

Distance from Regulatory Floodway-(Minimum 100'):

Slope Less than 15%:

Septic Tank:

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

Yes No

Lateral Field:

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

Yes No

If system does not meet Leavenworth County Sanitary Code then the inspection cannot be approved.

List all violations of the Leavenworth County Sanitary Code:

Tank needs to be replaced

List corrections completed to system:

System approved: Yes No

Map of tank and lateral field included: Yes No

Unable to Map (State why):

Signature of Inspector:

Inspector: Scott Hym Company: Haysboro Septic Hauler

Phone: 785-841-0994 Email: haysboro@haysboro.com

This On-Site Sewage Management System was working on the date indicated. Any inspection provided shall not constitute nor be deemed warranty, and neither the inspector nor the administering agency nor any other official of Leavenworth County shall be liable for any failures of the system or for other claims out of the inspection.

