

DR 75-24 - Keith Parker requests  
Special Permit to Construct Sani-  
tary Sewer Lagoon System in "R-1"  
Suburban Residential Dist. in ar  
area north of Harry and west of  
Greenwich Road.

POSTED  
7-25-75  
*[Signature]*

# ACTION

DATE

COMMITTEE

8-14-75

M.A.P.C. *Approved sub to  
Ordinance*

9-3-75

B.C.C./B. Co. C. *Appx subject  
to map conditions  
with amendment  
by Farmer.*

B.C.C. *signed revised resolution*

9-24-75

*closed*

Map No. 6146  
Sec. 29  
Twp. 27  
Range 2E

~~DR~~ DR 75-24  
SCZ- \_\_\_\_\_  
CU- \_\_\_\_\_  
Filed \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ (570 <sup>irregular</sup> ft. by 780 ft.)
2. Adjoining Zoning: E R-1 S R-1 W R-1 N R-1
3. Land Use: East Undeveloped South Undeveloped  
West Undeveloped North Undeveloped
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: Undeveloped
6. Area ~~(is)~~ (is not) platted.

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

# PARK MEADOW IMPROVEMENT DISTRICT EXPANSION

## Legal Publication

(First Published in The Daily Reporter,  
Tuesday, Dec. 18, 1979)  
R #298-1979

BEFORE THE BOARD OF  
COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS  
IN THE MATTER OF THE APPLI-  
CATION FOR THE ENLARGEMENT, EX-  
TENSION AND EXPANSION OF THE  
PARK MEADOWS LATERAL SEWER  
DISTRICT.

### RESOLUTION ORDERING HEARING AND NOTICE OF HEARING

On this 12 day of December 1979, the  
petition for the enlargement, extension  
and expansion of the Park Meadows  
Lateral Sewer District is presented to the  
Board of County Commissioners.

Upon motion duly made, seconded and  
carried, IT IS RESOLVED BY THE  
BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS, that  
a public hearing on the aforesaid petition  
be heard by this Commission on the 2 day of  
January 1980, at 8:00 a.m. or as  
soon thereafter as the same can be heard,  
at the meeting room of the Board of County  
Commissioners of Sedgwick County, Kan-  
sas, Third Floor of the Sedgwick County  
Court House, 525 North Main Street,  
Wichita, Kansas.

Be IT FURTHER RESOLVED, that  
notice of this hearing be published in the  
official paper of the County at least ten (10)  
days prior to the date set for hearing by  
publishing notice for two (2) weeks in a  
newspaper having general circulation  
within the County and by mailing such  
notice by first class mail to the property  
owners in the proposed enlarged sewer  
district at least ten (10) days prior to the  
day fixed for hearing.

By THE BOARD OF COUNTY  
COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

/s/ Tom Scott,  
Chairman  
/s/ Donald E. Gragg,  
Commissioner  
/s/ Everett Patrick,  
Commissioner

(SEAL)

ATTEST:

/s/ Dorothy K. White  
County Clerk of  
Sedgwick County, Kansas  
APPROVED as to form  
/s/ G. Craig Robinson, Asst.  
County Counselor  
(Dec. 18, 1979)

1-9-80  
Refer 40 days - have  
petitioner determine  
cost & engineering feasibility  
of expanding Park Meadows  
& submit agreement based on  
Sprinkler/Tumble-dike design  
R/S

4-7-80

Bob Lakin -

There is nothing in the Subdivision Committee or MAPC minutes for either the plat or DR regarding the County taking over the facility. The DR resolution is conditioned upon a number of things being done (see conditions a., c., and k.) We do not have copies of any of these agreements or documents. I hope they were submitted to the County.

In the plat file is a letter from Joe Freeman dated 1-2-80 referencing the verbal agreement between Keith and the County regarding operation of the facility. Also a letter dated 1-10-80 from Craig Robinson to Keith's attorney asking him to provide a lease agreement turning the facility over to the County.

Louise



SEDGWICK COUNTY, KANSAS  
**LEGAL DEPARTMENT**

THEODORE H. HILL  
COUNTY COUNSELOR

COUNTY COURTHOUSE • SUITE 315 • WICHITA, KANSAS 67203 • TELEPHONE (316) 268-7111

December 31, 1979

TO: Louise Alvarez, MAPD  
FROM: G. Craig Robinson, Assistant County Counselor *GCR*  
RE: Park Meadows Enlargement Petition; Legal Description

Attached please find the legal description for the enlargement at Park Meadows. The public hearing is scheduled for January 9, 1980, at 9:00 a.m. or soon thereafter.

If you need other information, please contact me.

Enclsoure

**RECEIVED**

JAN 03 1980

METROPOLITAN PLANNING

ROUTE  *1000*  
 \_\_\_\_\_

EXHIBIT "A"

Legal Description:

Bank Mediums Enlargement

Page 1 of 3 Pages

A tract of land lying in Section 28 and 33 of Township 27 South, Range Two East of the 6th Principal Meridian, Sedgwick County, Kansas, being more precisely described as beginning at the Southwest Corner of said Section 33; thence Northerly along the West line of said Section 33 to the Northwest Corner of said Section 33, which is also the Southwest Corner of Section 28, Township 27 South, Range Two East; thence Northerly along the West line of said Section 28 to a point lying in the West line of said Section 28 and 1755 feet North of the Southwest Corner of said Section 28; thence Easterly along a line 1755 feet North of and parallel to the South line of said Section 28, to the West line of the East One-Half of the Northwest Quarter of the Southwest Quarter of said Section 28; thence Northerly along the West line of the East One-Half of the Northwest Quarter of the Southwest Quarter of said Section 28 to the North line of the Southwest Quarter of said Section 28; thence continuing Northerly along the West line of the East One-Half of the Southwest Quarter of the Northwest Quarter of said Section 28 to the Southerly right-of-way line of the Kansas Turnpike (Condemnation Case #55770); thence Easterly along the Southerly right-of-way line of the Kansas Turnpike to a point on the West line of the East One-Half of the Northwest Quarter of said Section 28; thence Northerly along the West line of the East One-Half of the Northwest Quarter of said Section 28 and the Southerly right-of-way line of the Kansas Turnpike, a distance of 50.0 feet; thence Easterly along the Southerly right-of-way line of the Kansas Turnpike to the East line of the West One-Half of the Northeast Quarter of said Section 28; thence Southerly along the East line of the West One-Half of the Northeast Quarter of said Section 28 to the Southeast Corner thereof; thence Southerly along the East line of the Northwest Quarter of the Southeast Quarter of said Section 28 to the Southeast Corner thereof; thence Easterly along the North line of the Southeast Quarter of the Southeast Quarter of said Section

28 to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section 28; thence Southerly along the East line of the Southeast Quarter of the Southeast Quarter of said Section 28 to the Southeast Corner of the Southeast Quarter of the Southeast Quarter of said Section 28, said Corner also being the Northeast Corner of the Northeast Quarter of said Section 33, Township 28 South, Range Two East; thence Southerly along the East line of the Northeast Quarter of Section 33, to the Southeast Corner of the Northeast Quarter of said Section 33; thence Westerly along the South line of the Northeast Quarter of said Section 33 to the Southwest Corner of the Northeast Quarter of said Section 33; thence Southerly along the East line of the Southwest Quarter of said Section 33 to the Southeast Corner of the Southwest Quarter of said Section 33; thence Westerly along the South line of the Southwest Quarter of said Section 33 to the point of beginning; except the following tracts of land described as: (1) Beginning at the Southwest Corner of the Southwest Quarter of said Section 28; thence North along the West line of the Southwest Quarter of said Section 28, a distance of 885 feet; thence Easterly along a line 885 feet North of and parallel to the South line of the Southwest Quarter of said Section 28, a distance of 2000 feet; thence Northerly along a line 2000 feet East of and parallel to the West line of the Southwest Quarter of said Section 28, a distance of 870 feet; thence Easterly along a line 1755 feet North of and parallel to the South line of the Southwest Quarter of said Section 28, a distance of 640 feet to a point on the East line of the Southwest Quarter of said Section 28; thence South along the East line of the Southwest Quarter of said Section 28, a distance of 1755 feet to the Southeast Corner of the Southwest Quarter of said Section 28; thence West along the South line of the Southwest Quarter of said Section 28, a distance of 2640 feet to the point of beginning;

AND

(2) The South Half of the Southeast Quarter of said Section 28, EXCEPT two

*Paul Meadows Estates*

EXHIBIT "A"

Page 3 of 3 Pages

tracts described as follows: (1) Beginning at the Southwest Corner of the Southeast Quarter; thence East 424.3 feet; thence North 341.33 feet; thence West 424.3 feet; thence South 341.33 feet to the place of beginning; AND...(2) Beginning at the Southeast Corner of the Southeast Quarter; thence North 600 feet; thence West 600 feet; thence South 600 feet; thence East 600 feet to the place of beginning. ③ ;

AND

③ A tract of land lying in the West Half of the East Half of the Northwest Quarter of Section 33, Township 27 South, Range Two East of the 6th Principal Meridian, Sedgwick County, Kansas, commencing at the Northeast Corner of aforesaid West Half; thence along the North line of said West Half bearing South  $89^{\circ}40'55''$  West, a distance of 662.47 feet to the Northwest Corner of said West Half; thence along the West line of said West Half, bearing South  $0^{\circ}2'21''$  East, a distance of 1132.32 feet; thence bearing North  $90^{\circ}00'$  East, a distance of 661.69 feet to the East line of said West Half; thence along said East line nearing North  $0^{\circ}00'$  East, a distance of 1136.00 feet to the point of beginning. ④ ? ;

AND

④ The East Half of the East Half of the Northwest Quarter of Section 33, Township 27 South, Range Two East of the 6th Principal Meridian, Sedgwick County, Kansas, EXCEPT Lots One (1), Seven (7), and Eight (8) of Huntcrest Addition to Sedgwick County, Kansas.

~~WKS~~  
~~JO~~  
**BOARD OF SEDGWICK COUNTY COMMISSIONERS**  
**PROCEEDINGS**

~~Board~~  
~~file~~  
MEETING OF THE BOARD OF COUNTY COMMISSIONERS

SPECIAL MEETING

APRIL 10, 1980

AGENDA

Hearing in the matter of the application for the enlargement, extension, and expansion of the Park Meadows Lateral Sewer District for Smithmoor & other areas (± 400A).

Meeting to be held at 10:00 a.m.

Robinson - Expand lagoon not feasible for 400A  
addn to district.

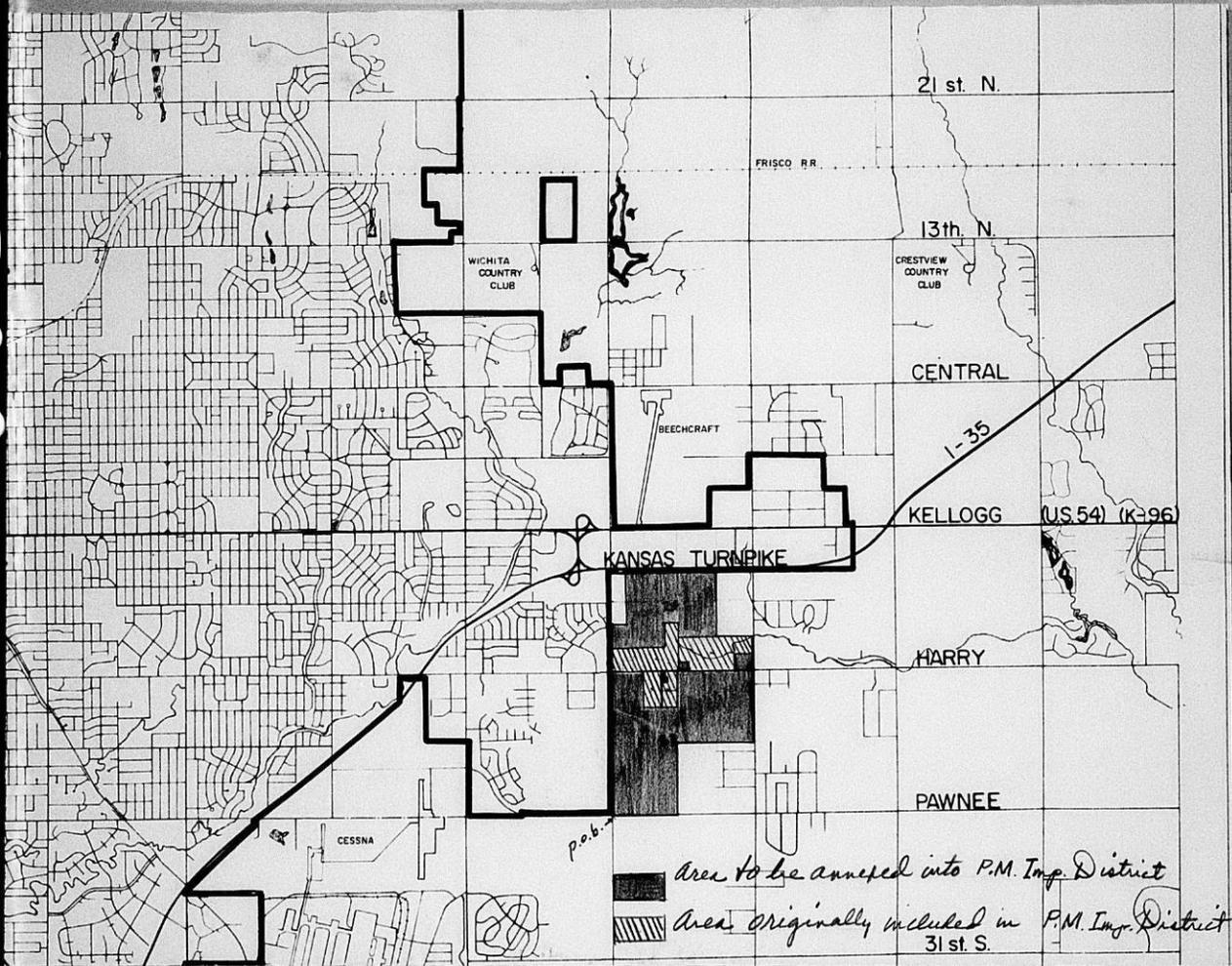
Keltner - Representing Ron Smith - defer 6 wks  
alt. Temp hookup w/ city.  
Deep Well discharge using old oil  
Well.

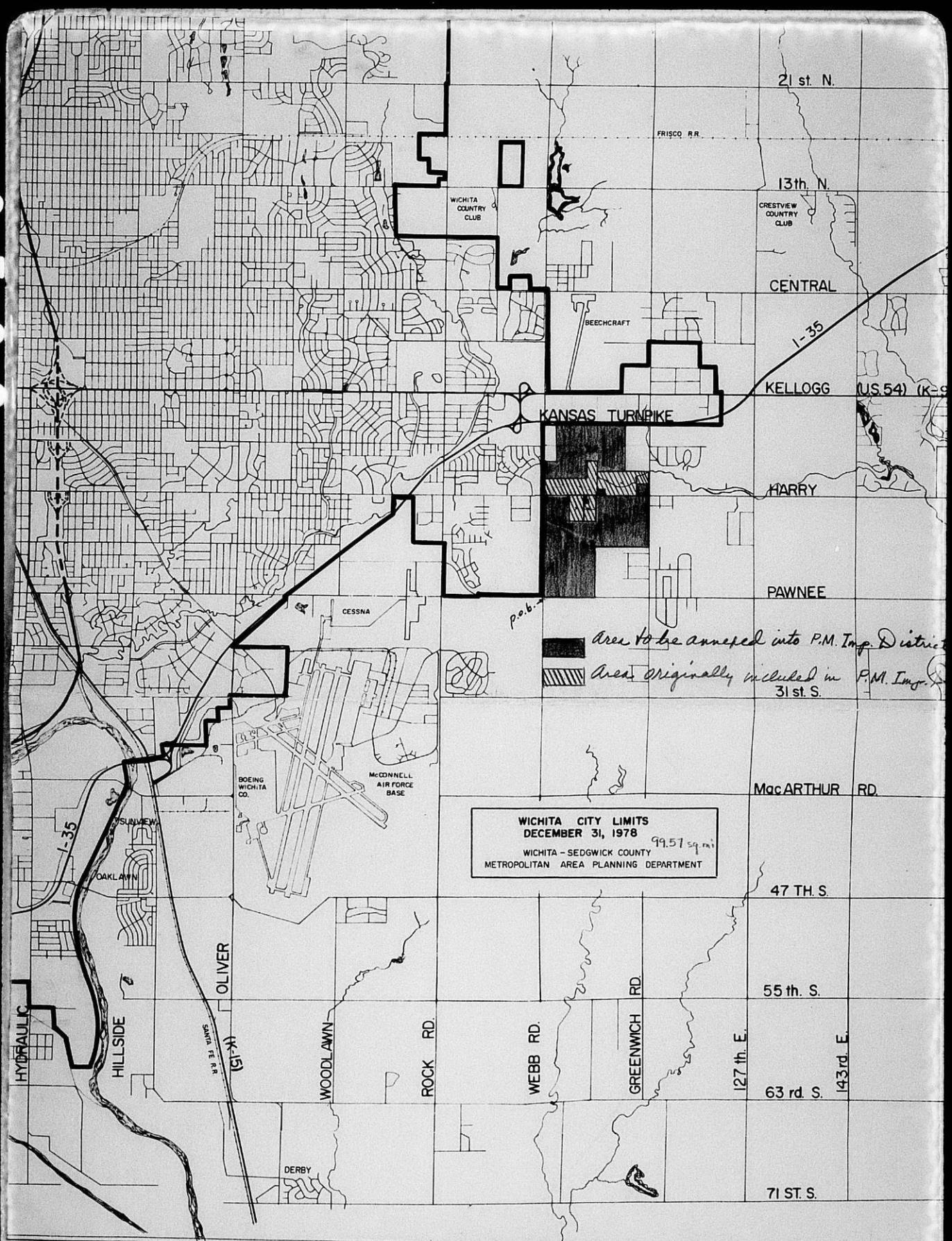
Defer 6 wks (5-21-80) Wd.

Re Parker + Turn over of plant to Co.

Harkness - Review punch list -  
Sept 28, 78; 79 ltr.

Stieltho here, agreement  
Kandrup for.





21 st. N.

FRISCO RR.

13th N.

WICHITA COUNTRY CLUB

CRESTVIEW COUNTRY CLUB

CENTRAL

BEECHCRAFT

I-35

KELLOGG

(US 54) (K-5)

KANSAS TURNPIKE

HARRY

PAWNEE

CESSNA

p.o.b.

Area to be annexed into P.M. Imp. District  
 Area originally included in P.M. Imp. District  
 31 st. S.

MacARTHUR RD.

**WICHITA CITY LIMITS**  
**DECEMBER 31, 1978**  
 99.57 sq. mi.  
 WICHITA - SEDGWICK COUNTY  
 METROPOLITAN AREA PLANNING DEPARTMENT

47 TH. S.

55 th. S.

127 th. E.

63 rd. S.

143rd. E.

71 ST. S.

HYDRAULIC

HILLSIDE

OLIVER

SAWYER RR.

WOODLAWN

ROCK RD.

WEBB RD.

GREENWICH RD.

DERBY

I-35  
 SUNVIEW  
 OAKLAWN

BOEING WICHITA CO.  
 McCONNELL AIR FORCE BASE

Drainage improvements → structure of street  
intersections & storm sewer appear to Harry  
(across school district property).

→ apparently included in street paving  
petitions.

( ) Published in The Wichita Beacon on Sept 27, 1975 *for newspaper -*  
*but published in 1976.*

R E S O L U T I O N

CASE NO. DR 75-24

A RESOLUTION PERMITTING A SPECIAL PERMIT TO  
CONSTRUCT A SANITARY SEWER LAGOON SYSTEM IN THE  
"R-1" SUBURBAN RESIDENTIAL DISTRICT,

ON CERTAIN LANDS LOCATED WITHIN THE  
UNINCORPORATED TERRITORY LYING WITHIN THREE MILES  
OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE,  
THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF  
VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION  
OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY  
AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS  
ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS,  
UNDER THE AUTHORITY GRANTED BY SECTION 11.F.  
AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY  
THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY,  
KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS  
THERE TO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from  
Wichita-Sedgwick County Metropolitan Area Planning Commission and  
after said Planning Commission has given proper notice and held  
a public hearing as provided by law, and under authority granted  
by Section 11.F. and Section 11.E. of the Zoning  
Resolution, as amended, a Conditional Use Permit to allow the  
construction of a sanitary sewer lagoon system in the "R-1"  
Suburban Residential District,

is hereby approved on the lands legally described as follows:

Beginning at a point 790 feet east and 458 feet north  
of the southwest corner of the Southwest Quarter of  
the Southeast Quarter of Sec. 28, T27S, R2E of the  
6th P.M., thence northwesterly 410 feet more or less  
to a point 500 feet east and 748 feet north of the  
southwest corner of said Southeast Quarter, thence  
north parallel with the west line of said southeast  
quarter, 280 feet, thence east parallel with the south  
line of said Southeast Quarter, 780 feet, thence south  
parallel with the west line of said Southeast Quarter,  
570 feet, thence west 490 feet to beginning, Sedgwick  
County, Kansas. Generally located in an area north of  
Harry and west of Greenwich Road.

SUBJECT TO THE FOLLOWING CONDITIONS:

- a. The applicant shall provide an agreement signed by the lagoon site property owner and to be binding upon the heirs and assigns, which shall grant the County the right to repair, install, improve and maintain said sewer lagoon system in the event the applicant should fail to cause such installation and maintenance thereof to be carried out in an acceptable manner and in accordance with the approved design and plans for said system. Further, that the land proposed to be irrigated shall be cropped and kept vegetated while the lagoon system is utilized.
- b. The applicant shall arrange financing and pay for the cost of the interim sewage treatment facilities, such financing and guarantee of payment subject to the approval of the Director of Planning. The estimate of costs shall be approved by the Director of Public Works (Sedgwick County).

- c. The applicant shall acknowledge, through an appropriate legal document, the future liability for costs of connecting sewer mains and treatment plant facilities at such time as the proposed interim sewage treatment facilities are to be eliminated or replaced, and that all purchasers of real property in the benefit area be informed of the contingent future liability of the real property to pay special taxes to retire this future liability.
- d. The applicant shall arrange for a consulting engineer to design a sewerage system that is acceptable to the State Department of Health and Environment, the Wichita-Sedgwick County Department of Community Health and the Director of Public Works, and which conforms to the general description of size, capacity and operating characteristics described in the application.
- e. The system design shall be consistent with the adopted Sewer Plan of MAPC.
- f. If the State Board of Health does not analyze the encroachment of the lagoon into flood plain of the stream, then such shall be approved by the County Engineer and by Flood Control relative to location of the lagoon and any impairment of stream flow during flood conditions.
- g. Said system shall be designed to prevent overflow of the lagoon system in the event of a 100-year storm.
- h. The design of the facility shall provide for an initial capacity of not less than 650 P.E. When the influent reaches 650 P.E., the applicants shall provide such additional improvements to provide 1500 P.E. capacity. No connections to the sewerage collection system shall be allowed which would exceed the design capacity of the treatment system, as may be determined by the Environmental Health Engineer of the Department of Community Health.
- i. The plans shall be approved by the Division of Water Resources and Board of Agriculture relative to the continuation of a concrete diversion structure with a good stop gate and for the surface intercept terrace.
- j. The irrigation process shall be limited to that area designated on the plan sheet titled Waste Treatment System Park Meadow Estates, by VanDoren-Hazard-Stallings, dated August 6, 1975, in the Office of MAPD.
- k. A satisfactory arrangement (including financing), shall be made with Sedgwick County, through the Department of Public Works, for the operation of said treatment facility, including all maintenance, testing and record keeping required by law, and all prospective purchasers of real property be notified of future special assessment and future liability.
- l. The water level in the lagoon shall not be less than 2 feet nor more than 6 feet in depth for the initial stage; and not less than 2 feet nor more than 10 feet for the expanded system.
- m. Application of the irrigation effluent shall be at a rate determined by the Environmental Health Engineer to prevent seepage beyond capacity of the seepage pump system. This is to protect quality of downstream water in creeks and lakes.
- n. Operation of the sanitary lagoon system shall not commence until such time as the applicant has constructed a 72-inch or higher chainlink fence with three or more strands of barbed wire along the perimeter of the holding and aeration ponds, with posts set not more than 16 feet apart. The fence shall provide for reasonable access gates installed at the same height and construction as the fence, which gates shall be kept locked except when in use.

- o. This approval shall be void unless construction shall have commenced in 24 months and completed within 36 months.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

PASSED AND ADOPTED at Sedgwick County, Kansas, this 24<sup>th</sup> day of September, 1975.

Earl E. Rush  
Earl Rush, Chairman

John Hale  
John Hale, Commissioner

Tom Scott  
Tom Scott, Commissioner

ATTEST:

George Pierce  
George Pierce, County Clerk

(SEAL)

APPROVED AS TO FORM:

Jack Turner  
Jack Turner, County Counselor

( ) Published in The Wichita Beacon on \_\_\_\_\_, 1975

*revised  
as per  
B. Co. C.  
action  
9-3-75*

RESOLUTION

CASE NO. DR 75-24

A RESOLUTION PERMITTING A SPECIAL PERMIT TO  
CONSTRUCT A SANITARY SEWER LAGOON SYSTEM IN THE  
"R-1" SUBURBAN RESIDENTIAL DISTRICT,

ON CERTAIN LANDS LOCATED WITHIN THE  
UNINCORPORATED TERRITORY LYING WITHIN THREE MILES  
OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE,  
THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF  
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- b. The applicant shall arrange financing and pay for the cost of the interim sewage treatment facilities, such financing and guarantee of payment subject to the approval of the Director of Planning. The estimate of costs shall be approved by the Director of Public Works (Sedgwick County).

- c. The applicant shall acknowledge, through an appropriate legal document, the future liability for costs of connecting sewer mains and treatment plant facilities at such time as the proposed interim sewage treatment facilities are to be eliminated or replaced, and that all purchasers of real property in the benefit area be informed of the contingent future liability of the real property to pay special taxes to retire this future liability.
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- e. The system design shall be consistent with the adopted Sewer Plan of MAPC.
- f. If the State Board of Health does not analyze the encroachment of the lagoon into flood plain of the stream, then such shall be approved by the County Engineer and by Flood Control relative to location of the lagoon and any impairment of stream flow during flood conditions.
- g. Said system shall be designed to prevent overflow of the lagoon system in the event of a 100-year storm.
- h. The design of the facility shall provide for an initial capacity of not less than 650 P.E. When the influent reaches 650 P.E., the applicants shall provide such additional improvements to provide 1500 P.E. capacity. No connections to the sewerage collection system shall be allowed which would exceed the design capacity of the treatment system, as may be determined by the Environmental Health Engineer of the Department of Community Health.
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- l. The water level in the lagoon shall not be less than 2 feet nor more than 6 feet in depth for the initial stage; and not less than 2 feet nor more than 10 feet for the expanded system.
- m. Application of the irrigation effluent shall be at a rate determined by the Environmental Health Engineer to prevent seepage beyond capacity of the seepage pump system. This is to protect quality of downstream water in creeks and lakes.
- n. Operation of the sanitary lagoon system shall not commence until such time as the applicant has constructed a 72-inch or higher chainlink fence with three or more strands of barbed wire along the perimeter of the holding and aeration ponds, with posts set not more than 16 feet apart. The fence shall provide for reasonable access gates installed at the same height and construction as the fence, which gates shall be kept locked except when in use.

- o. This approval shall be void unless construction shall have commenced in 24 months and completed within 36 months.

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PASSED AND ADOPTED at Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1975.

\_\_\_\_\_  
Earl Rush, Chairman

\_\_\_\_\_  
John Hale, Commissioner

\_\_\_\_\_  
Tom Scott, Commissioner

ATTEST:

\_\_\_\_\_  
George Pierce, County Clerk

(SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
Jack Turner, County Counselor

June 8, 1976

John Hale, Chairman  
Board of County Commissioners  
Sedgwick County Courthouse  
525 North Main  
Wichita, Kansas 67203

Re: SCZ-0325, zone change from  
R-1 & LC to AA, BB and LC;  
CU-160 - Conditional Use  
to permit multiple family  
development; DR 75-24 -  
special permit to construct  
a sanitary sewer lagoon  
system; and S/D 74-69  
Park Meadow Estates.

Dear Mr. Hale:

We have received a copy of a letter to you from Mr. Keith Parker, requesting a 12-month extension of time to complete the platting requirement of the above referred to zone case and conditional use case.

Our records reflect that this is a second request for the platting time extension on the zone case which was approved by the County Commission in 1974 subject to platting within one year. As this is a second request, in accordance with the Planning Commission Policy Statement #5, said request must be considered by the full Commission. Our records also indicate that the only uncompleted requirement of approval of the associated plat S/D 74-69, Park Meadows Addition, is the submission of an acceptable guarantee for the second phase of the sewage facilities construction. We would therefore concur in a 6-month extension of the platting time which should be ample time in which the applicant can submit the appropriate guarantees.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:rme

Mr. John Hale  
June 8, 1976  
Page 2

cc: Earl Rush, County Commissioner  
Tom Scott, County Commissioner

Galbraith



COUNTY OF SEDGWICK  
COMMISSIONERS OFFICE

JACK N. TURNER - County Counselor  
FREDRICK J. DODDS, III - Assistant  
THEODORE HILL - Assistant  
CLAY COX - Assistant

ROOM 320

COUNTY COURTHOUSE, WICHITA, KANSAS 67203

TELEPHONE 268-7411

October 15, 1975

Jack Galbraith  
MAPD  
104 S. Main  
Wichita, Kansas 67202

RE: Case No. DR 75-24 - Application  
for a Sanitary Sewer Lagoon  
System North of Harry & West of Greenwich



Dear Jack:

According to my recollection, at the September 3, 1975 Meeting, the Board of County Commissioners considered the above referenced matter and the Board indicated that additional safeguards should be put in the staff report. It is my understanding the first amendment was to be added at paragraph 7, sub-paragraph C by adding a provision to the effect that "all purchasers of real property in the benefit area be informed of the contingent future liability of the real property that they are purchasing to pay special taxes to retire bonds that may be issued to cover the cost of connecting the present facility to sewer mains and treatment plant facilities."

It is my further understanding that the staff report at paragraph K was to be amended to include a provision that all prospective purchasers be notified that the operation of the treatment facility, including all maintenance, testing and recordkeeping would be charged to them apparently through a special assessment or a monthly sewerage charge.

Those were the only additions that I noted though there may have been some others. I don't recall seeing this resolution though I may have missed it. At any rate, this is my understanding of the situation as it stands now. If there is anything further I can do on this matter please let me hear from you.

Very truly yours,

*Jack N. Turner*  
Jack N. Turner  
County Counselor

INT/na1

from: M date: 10/17/75

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| <input type="checkbox"/> handle        | <input type="checkbox"/> library     |

remarks: *Assume a document  
hanging on heels etc stating  
liability for both construction  
& maintenance etc will  
do the job.*

EUGENE G. COOMBS  
DONALD E. LAMBDIN  
WILLIAM F. KLUGE, III  
DANIEL S. GARRITY  
—  
TED L. PETERS  
E. CRAIG KENNEDY

LAW OFFICES OF  
COOMBS, LAMBDIN, KLUGE & GARRITY  
CHARTERED  
HERITAGE PLACE  
421 E. THIRD - BOX 405  
WICHITA, KANSAS 67201

(316) 263-2261

August 28, 1975

Mr. Earl Rush  
County Commissioner, District #3  
Sedgwick County Courthouse  
Wichita, Kansas 67202

Mr. Tom Scott  
County Commissioner, District #2  
Sedgwick County Courthouse  
Wichita, Kansas 67202

Mr. John Hale  
County Commissioner, District #1 ✓  
Sedgwick County Courthouse  
Wichita, Kansas 67202

Gentlemen:

We represent Mr. Arthur Lankin in connection with Case No. DR 75-24 pertaining to a request for a special permit to construct a sanitary lagoon system north of Harry and west of Greenwich Road, and which matter has been set on your agenda for September 3, 1975, at 9:00 a.m.

Our client resides on the tract north and adjacent to the proposed location which he has improved by building his rather spacious and beautiful home. In addition, he has very artistically and beautifully landscaped the area to the point of constructing ponds, rail fences, planting shrubbery, trees, and generally making it one of the most beautiful sites in the area.

Our clients, Mr. and Mrs. Lankin, are not interested in impeding the growth of Wichita and Sedgwick County, but are most anxious to see that nothing is done in the area which will be a detriment to the people residing there. We have made considerable investigation concerning lagoons of the type proposed, and there are some we have observed which do not function properly and give off very disagreeable odors, cause problems of over-flowing, and generally are detrimental to the areas in which they are located. Our clients realize that there may be a need for further development in the area, and also they realize that there is no sewer at the present time existing to take care of the additional development planned there. We realize, also, that it may be five or ten years before the planned sewer is installed. While our clients are opposed to the location of the lagoon next to them and are hopeful

Mr. Earl Rush  
Mr. Tom Scott  
Mr. John Hale

Page 2

August 28, 1975

that it may not be constructed in that location, if the Commission sees fit to grant the request for the construction of the lagoon at that location, then we would ask that very strong and stringent guarantees and conditions be imposed on the developers to assure that:

- 1) The lagoon will not be over-loaded and that the developers and County agree to be vigilant and careful to see that no affluent or water can go over the dikes;
- 2) That the Environment Protection authority and Flood Control be consulted and that it be assured that the Flood Control authorities and Environmental Protection authorities are fully informed as to the project, its construction, capability and maintenance, in order that their regulations will not be violated in any respect;
- 3) That the County Engineers be vigilant to ascertain that there is a proper bacteria input into the lagoon to make sure that it functions properly, and that the ground in which the lagoon is to be placed be of the type, consistency and make-up to assure that the ground water is not contaminated and that the surrounding areas are not contaminated by over-flow, poor maintenance, poor design, engineering and the like.
- 4) If the lagoon is to be installed, then other persons in the area should be guaranteed the right to use the lagoon for future development of their properties, and we specifically request this.
- 5) Make very strict requirements that the lagoon may not be over-loaded, as very serious damages to the environment, neighboring tracts and other personal property as well as county property could be caused.

My clients have advised me that they do not intend to request us to appear at the meeting, but requested that we write you this letter setting forth their views and requests. We will appreciate very much your considering these requests, which we believe are reasonable and proper, and in the public interest.

Respectfully submitted,

COOMBS, LAMBDIN, KLUCE  
& GARRITY, Chartered

Eugene G. Coombs

EGC:db

August 27, 1975

Jack Turner, County Counselor

Jack H. Galbraith, Chief Planner

DR 75-24 - Request for special permit  
to construct a sanitary sewer lagoon  
system - North of Harry and west of  
Greenwich Road

Attached for your information and files is a copy of the  
referral sheet and minutes of the Metropolitan Area Plan-  
ning Commission meeting of August 14, 1975 on the above-  
captioned case, which is scheduled to appear on the agenda  
of the Board of County Commissioners at their meeting of  
September 3, 1975.

Enclosed for your review and approval is a copy of the  
resolution effectuating the special permit, which has  
been prepared on our standard form.

If you have any comments in regard to the resolution, we  
would appreciate hearing from you by September 2, 1975, so  
that any corrections or additions may be made prior to be-  
ing submitted to the Commissioners for their signatures.

Jack H. Galbraith  
Chief Planner

JHG:ber

Attachment

Replaced

( ) Published in The Wichita Beacon on \_\_\_\_\_, 1975

R E S O L U T I O N

CASE NO. DR 75-24

A RESOLUTION PERMITTING A SPECIAL PERMIT TO CON-  
STRUCT A SANITARY SEWER LAGOON SYSTEM IN THE  
"R-1" SUBURBAN RESIDENTIAL DISTRICT,

ON CERTAIN LANDS LOCATED WITHIN THE  
UNINCORPORATED TERRITORY LYING WITHIN THREE MILES  
OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE,  
THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF  
VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION  
OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY  
AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS  
ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS,  
UNDER THE AUTHORITY GRANTED BY SECTION 11.F.  
AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY  
THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY,  
KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS  
THERE TO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from  
Wichita-Sedgwick County Metropolitan Area Planning Commission and  
after said Planning Commission has given proper notice and held  
a public hearing as provided by law, and under authority granted  
by Section 11.F. and Section 11.E. of the Zoning  
Resolution, as amended, a Special Use Permit to allow the con-  
struction of a sanitary sewer lagoon system in the "R-1" Sub-  
urban Residential District,

is hereby approved on the lands legally described as follows:

Beginning at a point 790 feet east and 458 feet north  
of the southwest corner of the Southwest Quarter of  
the Southeast Quarter of Sec. 28, T27S, R2E of the  
6th P.M., thence northwesterly 410 feet more or less  
to a point 500 feet east and 748 feet north of the  
southwest corner of said Southeast Quarter, thence  
north parallel with the west line of said southeast  
quarter, 280 feet, thence east parallel with the south  
line of said Southeast Quarter, 780 feet, thence south  
parallel with the west line of said Southeast Quarter,  
570 feet, thence west 490 feet to beginning, Sedgwick  
County, Kansas. Generally located in an area north of  
Harry and west of Greenwich Road.

SUBJECT TO THE FOLLOWING CONDITIONS:

- a. The applicant shall provide an agreement signed by the lagoon site property owner and to be binding upon the heirs and assigns, which shall grant the County the right to repair, install, improve and maintain said sewer lagoon system in the event the applicant should fail to cause such installation and maintenance thereof to be carried out in an acceptable manner and in accordance with the approved design and plans for said system. Further, that the land proposed to be irrigated shall be cropped and kept vegetated while the lagoon system is utilized.
- b. The applicant shall arrange financing and pay for the cost of the interim sewage treatment facilities, such financing and guarantee of payment subject to the approval of the Director of Planning. The estimate of costs shall be approved by the Director of Public Works (Sedgwick County).

c. The applicant shall acknowledge, through an appropriate legal document, the future liability for costs of connecting sewer mains and treatment plant facilities at such time as the proposed interim sewage treatment facilities are to be eliminated or replaced.

d. The applicant shall arrange for a consulting engineer to design a sewerage system that is acceptable to the State Department of Health and Environment, the Wichita-Sedgwick County Department of Community Health and the Director of Public Works, and which conforms to the general description of size, capacity and operating characteristics described in the application.

e. The system design shall be consistent with the adopted Sewer Plan of MAPC.

f. If the State Board of Health does not analyze the encroachment of the lagoon into flood plain of the stream, then such shall be approved by the County Engineer and by Flood Control relative to location of the lagoon and any impairment of stream flow during flood conditions.

g. Said system shall be designed to prevent overflow of the lagoon system in the event of a 100-year storm.

h. The design of the facility shall provide for an initial capacity of not less than 650 P.E. When the influent reaches 650 PE, the applicants shall provide such additional improvements to provide 1500 PE capacity. No connections to the sewerage collection system shall be allowed which would exceed the design capacity of the treatment system, as may be determined by the Environmental Health Engineer of the Department of Community Health.

i. The plans shall be approved by the Division of Water Resources and Board of Agriculture relative to the continuation of a concrete diversion structure with a good stop gate and for the surface intercept terrace.

j. The irrigation process shall be limited to that area designated on the plan sheet titled Waste Treatment System Park Meadow Estates, by Van-Doren-Hazard-Stallings, dated August 6, 1975, in the Office of MAPD.

k. A satisfactory arrangement (including financing), shall be made with Sedgwick County, through the Department of Public works, for the operation of said treatment facility, including all maintenance, testing and record keeping required by law.

l. The water level in the lagoon shall not be less than 2 feet nor more than 6 feet in depth for the initial stage; and not less than 2 feet nor more than 10 feet for the expanded system.

m. Application of the irrigation effluent shall be at a rate determined by the Environmental Health Engineer to prevent seepage beyond capacity of the seepage pump system. This is to protect quality of downstream water in creeks and lakes.

n. Operation of the sanitary lagoon system shall not commence until such time as the applicant has constructed a 72-inch or higher chainlink fence with three or more strands of barbed wire along the perimeter of the holding and aeration ponds, with posts set not more than 16 feet apart. The fence shall provide for reasonable access gates installed at the same height and construction as the fence, which gates shall be kept locked except when in use.

o. This approval shall be void unless construction shall have commenced in 24 months and completed within 36 months.

B. Co. E.  
asked for  
change  
9-3-75

B. Co. E.  
asked for  
change  
9-3-75

SECTION II. That upon the taking effect of this Resolution, the notation of such Special Use Permit approval shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County paper.

PASSED AND ADOPTED at Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1975.

\_\_\_\_\_  
Earl Rush, Chairman

\_\_\_\_\_  
John Hale, Commissioner

\_\_\_\_\_  
Tom Scott, Commissioner

ATTEST:

\_\_\_\_\_  
George Pierce, County Clerk

(SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
Jack Turner, County Counselor

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR APPROVAL OF A SPECIAL PERMIT

CASE NO. DR 75-24

CONSIDERED BY MAPC: 8-14-75

REQUEST FOR: Approval of a special permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

To construct a sanitary sewer lagoon system in the  
"R-1" Suburban Residential District.

GENERAL LOCATION: North of Harry and west  
of Greenwich Road

LEGAL DESCRIPTION:

Beg. at a point 790' E and 458' N of the SW corner of the SW 1/4 of  
the SE 1/4 of Sec. 28, T27S, R2E of the 6th P.M., thence NWly 410' more  
or less to a point 500' E and 748' N of the SW corner of said SE 1/4,  
thence N parallel with the west line of said SE 1/4, 280', thence E  
parallel with the south line of said SE 1/4, 780', thence south parallel  
with the west line of said SE 1/4, 570', thence W 490' to beginning,  
Sedgwick County, Kansas.

APPLICANT: Keith Parker, 1021 East Waterman 67211

COUNSEL FOR APPLICANT: Robert Cornwell, Attorney

PROTESTORS (LIST COUNSEL) IF ANY: Bill Kluge, attorney, spoke in opposi-  
tion on behalf of two property owners in the area. Mr. and Mrs. Gordon  
Bulloch, 10414 East Harry, and Grover Houlton, 630 Trig, also spoke in  
opposition.

SURROUNDING ZONING: To the north, east, south,  
and west is "R-1" zoning

LAND USE: Subject property is undeveloped; north is undeveloped and  
ranch; east, south, and west is agriculture

PLANNING COMMISSION RECOMMENDATION:

That this application for a special permit be approved, subject  
to the following conditions: (See attached excerpt from Planning  
Commission minutes of August 14, 1975 for conditions.)  
Bayouth moved, Gragg seconded and it carried unanimously. Taylor  
and Savina were absent.

ACTION: 1. Approve the permit as recommended by the Metropolitan Area  
Planning Commission, subject to the recommended conditions of ap-  
proval and adopt a resolution effectuating the special permit; or  
2. Deny the permit.

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 14, 1975:

26. DR 75-24 - Request for special permit to construct sanitary sewer lagoon system in "R-1" Suburban Residential District. Generally located north of Harry and west of Greenwich Road.

LAKIN pointed out the area on the map and reviewed the following staff report:

Comments

1. The applicant is requesting a special permit to allow the construction of a sanitary lagoon system located in the upper reaches of Spring Creek near the intersection of Harry and Greenwich Road, on land zoned the "R-1" Suburban Residential District.
2. It is proposed that the area at some indefinite date in the future will be served by sewerage interceptors, thus eliminating the permanent need for the lagoon system. For the time being, if the adjacent area is to develop, wastes must be treated locally and on a temporary basis.
3. The system proposed contemplates treating of the waste locally with an aerated pond followed by a holding pond from which the treated waste will be spray-irrigated onto the surrounding agricultural land. On a first-stage basis, waste from the developing area would be first pumped into the holding pond which would act to hold and treat waste up to the surface area capabilities of the pond. (Estimated population equivalent of 650 persons.) Irrigation from this pond would allow the surface to be maintained at water depths between 2 feet minimum and 6 feet maximum.
4. As the contributing population nears 650 persons, the aerated pond would be equipped with aeration equipment and the influent be directed first through the aerated pond onto the holding pond. It is anticipated by the applicant's engineer that this system, coupled with the area available for irrigation, would have a capacity of approximately 1,500 persons.
5. Accompanying this request, in addition to a site plan, are calculations and a cost estimate which outlines the design parameters on how the system would operate. The applicant's engineer indicates it is possible that when the system is operating at near full capacity, some seepage might occur from irrigation. Because of this, a local pond would be modified to act as a collecting sump for this seepage. This collected material would be pumped back to the holding pond.
6. This treatment facility is considered as an interim system until a Four Mile Creek Sewerage Treatment plant is built. This interim facility is intended to serve an area lying north of Harry and east of Greenwich Road, which has had zoning approved for commercial, offices, apartments and single-family dwellings, and to be known as Park Meadows Estates; and for two 40-acre tracts south of Harry, being platted for single and two-family dwellings, and to be known as Red Oaks Addition and Huntcrest 2nd Addition. Costs of the construction of this treatment facility is to be paid for by the developers of the land described above, or any other users attached to the system.
7. Should the Planning Commission determine that this is a feasible request and recommend its approval, the following are suggested conditions of approval.
  - a. The applicant shall provide an agreement signed by the lagoon site property owner and to be binding upon the heirs and assigns, which shall grant the County the right to repair, install, improve and maintain said sewer lagoon system in the event the applicant should fail to cause such installation and maintenance thereof to be carried out in an acceptable manner and in accordance with

the approved design and plans for said system. Further, that the land proposed to be irrigated shall be cropped and kept vegetated while the lagoon system is utilized.

- b. The applicant shall arrange financing and pay for the cost of the interim sewage treatment facilities, such financing and guarantee of payment subject to the approval of the Director of Planning. The estimate of costs shall be approved by the Director of Public Works (Sedgwick County).
- c. The applicant shall acknowledge, through an appropriate legal document, the future liability for costs of connecting sewer mains and treatment plant facilities at such time as the proposed interim sewage treatment facilities are to be eliminated or replaced.
- d. The applicant shall arrange for a consulting engineer to design a sewerage system that is acceptable to the State Department of Health and Environment, the Wichita-Sedgwick County Department of Community Health and the Director of Public Works, and which conforms to the general description of size, capacity and operating characteristics described in the application.
- e. The system design shall be consistent with the adopted Sewer Plan of MAPC.
- f. If the State Board of Health does not analyze the encroachment of the lagoon into flood plain of the stream, then such shall be approved by the County Engineer and by Flood Control relative to location of the lagoon and any impairment of stream flow during flood conditions.
- g. Said system shall be designed to prevent overflow of the lagoon system in the event of a 100 year storm.
- h. The design of the facility shall provide for an initial capacity of not less than 650 P.E. When the influent reaches 550 PE, the applicants shall provide such additional improvements to provide 1500 PE capacity. No connections to the sewerage collection system shall be allowed which would exceed the design capacity of the treatment system, as may be determined by the Environmental Health Engineer of the Department of Community Health.
- i. The plans shall be approved by the Division of Water Resources and Board of Agriculture relative to the continuation of a concrete diversion structure with a wood stop gate and for the surface intercept terrace.
- j. The irrigation process shall be limited to that area designated on the plan sheet titled Waste Treatment System Park Meadow Estates, by VanDoren-Hazard-Stallings, dated August 6, 1975, in the office of MAPD.
- k. A satisfactory arrangement (including financing), shall be made with Sedgwick County, through the Department of Public Works, for the operation of said treatment facility, including all maintenance, testing and record keeping required by law.
- l. The water level in the lagoon shall not be less than 2 feet nor more than 6 feet in depth.
- m. Application of the irrigation effluent shall be at a rate determined by the Environmental Health Engineer to prevent seepage beyond capacity of the seepage pump system. This is to protect quality of downstream water in creeks and lakes.

- n. Operation of the sanitary lagoon system shall not commence until such time as the applicant has constructed a 72-inch or higher chainlink fence with three or more strands of barbed wire along the perimeter of the holding and aeration ponds, with posts set not more than 16 feet apart. The fence shall provide for reasonable access gates installed at the same height and construction as the fence, which gates shall be kept locked except when in use.
- o. This approval shall be void unless construction shall have commenced in 24 months and completed within 36 months.

LAKIN said that notices have been provided adjacent owners within a radius of 1,000 feet, the same as for zoning cases. He emphasized that the system is designed for a certain population based on proposed developments to occur on lands already approved for multiple family, and he pointed out such areas on the map. He stressed that any attempt to serve more than anticipated or beyond the design capacity of the system, would create problems that people usually associate with sewage treatment plants.

ROBERT CORNWELL, attorney for the applicant, said that condition 1. as suggested in the staff report should be expanded to provide that when the level of service reaches 600 people, the irrigation factor comes into existence and as shown in the engineering report, at that time the lagoon will be operating at 10-foot level but still with a minimum of 2 feet.

CORNWELL said that basically, the first stage facility prior to irrigation, is the typical lagoon system, such as used at Timberlakes, the Sedgwick County zoo, City of Andover and several others, in fact, many more in the State.

BILL KLUGE, attorney representing the Lankin ownership of the area immediately to the north of the subject tract, spoke in opposition and pointed out that his client has a significant investment in his holdings, and what is proposed would be a detriment and reduce the value of his property because of objectionable odors which the southerly prevailing winds would carry onto his property from the lagoon system. He maintained that while engineers can say there would be no odor from the 600x800 foot pool, everyone knows there will be. He considered it most improper to allow this use immediately south of his client's property because of the odor problem which would reduce the value of his property.

KLUGE also spoke in opposition on behalf of Mr. Houlton who owns land a mile north of the intersection of Harry and Greenwich, although he had not received a notice of this hearing. KLUGE pointed out that other property owners in the Windsor Park Addition had also not been notified and maintained that due process had not been given to residents downwind from the proposed treatment plant. KLUGE asked, inasmuch as apparently due notice has not been given to all interested parties, that a decision on this matter be deferred until proper notice is made.

LAKIN reported that the usual notices have been sent to all owners as shown by the abstractor's ownership list, within a radius of 1,000 feet of the lagoon area and not within 1,000 feet of the irrigation field.

GORDON BULLOCH, 10414 East Harry, said he was probably the closest owner to the lagoon area in that it is only 500 feet from his property line. He offered objection also because of the odor and the jeopardizing of the value of his land for use or resale, and since there is not a 100% guarantee that there will be no odor problem, he would hesitate to be in favor of the proposal.

BULLOCH expressed concern for the drainage problem, and while the watershed area has evidently been approved by the Flood Control people within the area itself, as the water leaves the land to the

west, it crosses his property and accumulates on the corner of his property. He said the architect for Park Meadows has assured him that something will be done to take care of the situation, although nothing formal has been approved, and he strongly recommended that this application not be approved until the flooding is resolved.

BAYOUTH inquired whether or not septic tanks were used in this general area, and LAKIN said they were used on an individual basis where two acres is required for lateral fields. He could not visualize the urban development being proposed utilizing septic tanks.

MRS. GORDON BULLOCH asked what public agency would be overseeing the operation of the plant proposed and how soon it would materialize. LAKIN answered that it would depend on how fast the applicant's plans went forward as to when it would be constructed, but that the Sedgwick County Department of Public Works would be the agency controlling the installation as well as operation of the plant. This agency would also have control over the permanent treatment facility proposed in the Four Mile Creek area, which eventually will replace all of the interim systems now in existence in this section of eastern Sedgwick County, such as at Crestview Country Club, Timberlakes, etc., and other improvement districts. In further explanation, LAKIN said that in time there will no doubt be more interim type systems, such as being proposed by this applicant, and when development is sufficient to justify the cost of a conventional municipal type treatment plant and collection lines, the interim facilities would cease to operate and all areas would be served by the municipal type facility on Four Mile Creek.

Further explaining the development of this interim plant, LAKIN said it would require approval of three agencies - The State and local Health Departments and the Sedgwick County Department of Public Works. Further, the staff report suggests that the State Water Resources Board be contacted also for assurance that downstream water would not be affected.

MRS. BULLOCH spoke again of their concern for the quantity of water which would be accumulated on their property, and stated that while they may have only a small problem now, with the development proposed, a real problem could develop, and she did not think long time owners and residents in the area should have to defend themselves, but that the burden should be on the people proposing the development to see that the water problem is not aggravated. She pointed out that up to this time, only verbal assertions have been made that something would be done, and she wanted to know just what will be done to carry water beyond their place, and asked that something concrete along this line be required before this request is approved.

RISING asked if there really is an odor from the lagoon systems and asked how they are working, since apparently there are numerous such plants in Kansas.

LAKIN pointed out that the lagoon systems are designed by an engineer, and that such a system is not an open cesspool, but designed scientifically for the treatment of waste. As far as possibilities of odor, LAKIN said it was his understanding that such could occur very briefly at certain times of the year, brought on by atmospheric conditions. However, generally, there is no odor unless the system is not maintained or is overloaded. LAKIN reported that the lagoon system utilized for the West Millbrook development south of Maple and east of 119th Street West, has been functioning well for 10 years, providing service for the single-family development.

HERMAN JANSEN, with the Kansas Board of Health and Environment, pointed out that two methods are possible for treatment facilities, either the conventional municipal type system, or the lagoon system. He pointed out that a lagoon system, if designed properly and maintained, are no problem particularly, and not nearly as much trouble as the conventional plants. In this particular situation, since there is no stream in the area large enough to receive the flow from a conventional system, a lagoon system which is self-contained and non-dischargeable, must be utilized. When the load in a lagoon system reaches a certain point, then the excess liquid will be used for irrigation of agricultural lands.

*\* ~~taxpayers~~ notice their future liability*

JANSEN commented that as development occurs between the City of Wichita and the County line, there will be a series of interim temporary treatment facilities, all to be replaced eventually by the conventional municipal type plant being proposed on Four Mile Creek. JANSEN said that there are quite a number of lagoon systems in the State of Kansas and that they operate very efficiently, and are preferable to the conventional system because they are much more economical to operate and thus use less energy.

GROVER HOULTON, 630 Trig, spoke in opposition, and related his experience in another city when a lagoon system was installed in his area in spite of opposition because of the odors anticipated, and in spite of the fact that it was stated there would be no odors. He said he just could not believe there would not be any odor and he was fearful that his \$40,000 home could be sold for no more than \$20,000 because of odors from this plant.

**MOTION:** That the Planning Commission recommend to the County Commission the approval of a special permit, subject to the following conditions:

- a. The applicant shall provide an agreement signed by the lagoon site property owner and to be binding upon the heirs and assigns, which shall grant the County the right to repair, install, improve and maintain said sewer lagoon system in the event the applicant should fail to cause such installation and maintenance thereof to be carried out in an acceptable manner and in accordance with the approved design and plans for said system. Further, that the land proposed to be irrigated shall be cropped and kept vegetated while the lagoon system is utilized.
- b. The applicant shall arrange financing and pay for the cost of the interim sewage treatment facilities, such financing and guarantee of payment subject to the approval of the Director of Planning. The estimate of costs shall be approved by the Director of Public Works (Sedgwick County).
- c. The applicant shall acknowledge, through an appropriate legal document, the future liability for costs of connecting sewer mains and treatment plant facilities at such time as the proposed interim sewage treatment facilities are to be eliminated or replaced. *and that all purchasers of real property in the benefit area be informed of the contingent future liability of the real property to issue a special \**
- d. The applicant shall arrange for a consulting engineer to design a sewerage system that is acceptable to the State Department of Health and Environment, the Wichita-Sedgwick County Department of Community Health and the Director of Public Works, and which conforms to the general description of size, capacity and operating characteristics described in the application.
- e. The system design shall be consistent with the adopted Sewer Plan of MAPC.
- f. If the State Board of Health does not analyze the encroachment of the lagoon into flood plain of the stream, then such shall be approved by the County Engineer and by Flood Control relative to location of the lagoon and any impairment of stream flow during flood conditions.
- g. Said system shall be designed to prevent overflow of the lagoon system in the event of a 100-year storm.
- h. The design of the facility shall provide for an initial capacity of not less than 650 P.E. When the influent reaches 650 PE, the applicants shall provide such additional improvements to provide 1500 PE capacity. No connections to the sewerage collection system shall be allowed which would exceed the design capacity of the treatment system, as may be determined by the Environmental Health Engineer of the Department of Community Health.
- i. The plans shall be approved by the Division of Water Resources and Board of Agriculture relative to the continuation of a concrete diversion structure with a good stop gate and for the surface intercept terrace.

- j. The irrigation process shall be limited to that area designated on the plan sheet titled Waste Treatment System Park Meadow Estates, by Van-Doren-Hazard-Stallings, dated August 6, 1975, in the Office of MAPD.
- k. A satisfactory arrangement (including financing), shall be made with Sedgwick County, through the Department of Public works, for the operation of said treatment facility, including all maintenance, testing and record keeping required by law *and all prospective purchasers of real property are notified of future special*
- l. The water level in the lagoon shall not be less than 2 feet nor more than 6 feet in depth for the initial stage; and not less than 2 feet nor more than 10 feet for the expanded system.
- m. Application of the irrigation effluent shall be at a rate determined by the Environmental Health Engineer to prevent seepage beyond capacity of the seepage pump system. This is to protect quality of downstream water in creeks and lakes.
- n. Operation of the sanitary lagoon system shall not commence until such time as the applicant has constructed a 72-inch or higher chainlink fence with three or more strands of barbed wire along the perimeter of the holding and aeration ponds, with posts set not more than 16 feet apart. The fence shall provide for reasonable access gates installed at the same height and construction as the fence, which gates shall be kept locked except when in use.
- o. This approval shall be void unless construction shall have commenced in 24 months and completed within 36 months.

Bayouth moved, Gragg seconded and it carried unanimously. Taylor and Savina were absent.

-----  
*\* assessment & future liability.*

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August 15, 1975

Mr. Robert Cornwell, Attorney  
Suite 600, 125 North Market  
Wichita, Kansas 67202

Re: DR 75-24 - Request for Special  
Permit to Construct a Sanitary  
Lagoon System - North of Harry  
and west of Greenwich Road

Dear Mr. Cornwell:

At the regular meeting of the Metropolitan Area Planning Commission on August 14, 1975, the above-captioned application was considered. After considerable discussion, the action of the Planning Commission was to recommend the approval of this special permit, subject to the following conditions:

- a. The applicant shall provide an agreement signed by the lagoon site property owner and to be binding upon the heirs and assigns, which shall grant the County the right to repair, install, improve and maintain said sewer lagoon system in the event the applicant should fail to cause such installation and maintenance thereof to be carried out in an acceptable manner and in accordance with the approved design and plans for said system. Further, that the land proposed to be irrigated shall be cropped and kept vegetated while the lagoon system is utilized.
- b. The applicant shall arrange financing and pay for the cost of the interim sewage treatment facilities, such financing and guarantee of payment subject to the approval of the Director of Planning. The estimate of costs shall be approved by the Director of Public Works (Sedgwick County).
- c. The applicant shall acknowledge, through an appropriate legal document, the future liability for costs of connecting sewer mains and treatment plant facilities at such time as the proposed interim sewage treatment facilities are to be eliminated or replaced.
- d. The applicant shall arrange for a consulting engineer to design a sewerage system that is acceptable to the State Department of Health and Environment, the Wichita-Sedgwick County Department of Community Health and the Director of

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by  
BLOC 9-3-75

Page 2 - Mr. Robert Cornwell  
August 15, 1975

Public Works, and which conforms to the general description of size, capacity and operating characteristics described in the application.

- e. The system design shall be consistent with the adopted Sewer Plan of MAPC.
- f. If the State Board of Health does not analyze the encroachment of the lagoon into flood plain of the stream, then such shall be approved by the County Engineer and by Flood Control relative to location of the lagoon and any impairment of stream flow during flood conditions.
- g. Said system shall be designed to prevent overflow of the lagoon system in the event of a 100 year storm.
- h. The design of the facility shall provide for an initial capacity of not less than 650 P.E. When the influent reaches 650 PE, the applicants shall provide such additional improvements to provide 1500 PE capacity. No connections to the sewerage collection system shall be allowed which would exceed the design capacity of the treatment system, as may be determined by the Environmental Health Engineer of the Department of Community Health.
- i. The plans shall be approved by the Division of Water Resources and Board of Agriculture relative to the continuation of a concrete diversion structure with a good stop gate and for the surface intercept terrace.
- j. The irrigation process shall be limited to that area designated on the plan sheet titled Waste Treatment System Park Meadow Estates, by Van-Doren-Hazard-Stallings, dated August 6, 1975, in the Office of MAPD.
- k. A satisfactory arrangement (including financing), shall be made with Sedgwick County, through the Department of Public Works, for the operation of said treatment facility, including all maintenance, testing and record keeping required by law.
- l. The water level in the lagoon shall not be less than 2 feet nor more than 6 feet in depth for the initial stage; and not less than 2 feet nor more than 10 feet for the expanded system.
- m. Application of the irrigation effluent shall be at a rate determined by the Environmental Health Engineer to prevent seepage beyond capacity of the seepage pump system. This is to protect quality of downstream water in creeks and lakes.

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by Blog  
9-3-75

Page 3 - Mr. Robert Cornwell  
August 15, 1975

- n. Operation of the sanitary lagoon system shall not commence until such time as the applicant has constructed a 72-inch or higher chainlink fence with three or more strands of barbed wire along the perimeter of the holding and aeration ponds, with posts set not more than 16 feet apart. The fence shall provide for reasonable access gates installed at the same height and construction as the fence, which gates shall be kept locked except when in use.
- o. This approval shall be void unless construction shall have commenced in 24 months and completed within 36 months.

This matter will be forwarded to the Board of County Commissioners for consideration on September 3, 1975, the meeting to start at 9:00 a.m. in Room 320 Sedgwick County Courthouse.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Bill Kluge, Attorney, 421 East 3rd Street 67202  
Gordon Bulloch, 10414 East Harry 67207  
Grover Houlton, 630 Trig 67207  
Keith Parker, 1021 East Waterman 67211  
Bill Keltner, 1440 East English 67211  
Grover McLure, County Engineer, 1015 Stillwell 67213  
James Aiken, Environmental Health Director  
County Zoning Office, 1015 Stillwell 67213

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPS HEARING DATE: August 14, 1975

Case No. DR 75-24	Request: Special Permit to Construct Sanitary Lagoon System	
Location: North of Harry and west of Greenwich Road		
Acres: 9.2	Size: 570 ft. by 780 ft. Irregular shape	
	<u>Land Use</u>	<u>Zoning</u>
Existing	UnDeveloped	"R-1"
North	UnDeveloped & Ranch	"R-1"
East	Agriculture	"R-1"
South	Agriculture	"R-1"
West	Agriculture	"R-1"
Platted: No	History: None	

Comments

1. The applicant is requesting a special permit to allow the construction of a sanitary lagoon system located in the upper reaches of Spring Creek near the intersection of Harry and Greenwich Road, on land zoned the "R-1" Suburban Residential District.
2. It is proposed that the area at some indefinite date in the future will be served by sewerage interceptors, thus eliminating the permanent need for the lagoon system. For the time being, if the adjacent area is to develop, wastes must be treated locally and on a temporary basis.
3. The system proposed contemplates treating of the waste locally with an aerated pond followed by a holding pond from which the treated waste will be spray-irrigated onto the surrounding agricultural land. On a first-stage basis, waste from the developing area would be first pumped into the holding pond which would act to hold and treat waste up to the surface area capabilities of the pond. (Estimated population equivalent of 650 persons.) Irrigation from this pond would allow the surface to be maintained at water depths between 2 feet minimum and 6 feet maximum.
4. As the contributing population nears 650 persons, the aerated pond would be equipped with aeration equipment and the influent be directed first through the aerated pond onto the holding pond. It is anticipated by the applicant's engineer that this system, coupled with the area available for irrigation, would have a capacity of approximately 1,500 persons.

5. Accompanying this request, in addition to a site plan, are calculations and a cost estimate which outlines the design parameters on how the system would operate. The applicant's engineer indicates it is possible that when the system is operating at near full capacity, some seepage may occur from irrigation. Because of this, a local pond would be modified to act as a collecting sump for this seepage. This collected material would be pumped back to the holding pond.
6. This treatment facility is considered as an interim system until a Four Mile Creek Sewerage Treatment plant is built. This interim facility is intended to serve an area lying north of Harry and east of Greenwich Road, which has had zoning approved for commercial, offices, apartments and single-family dwellings, and to be known as Park Meadows Estates; and for two 40-acre tracts south of Harry, being platted for single and two-family dwellings, and to be known as Red Oaks Addition and Huntcrest 2nd Addition. Costs of the construction of this treatment facility is to be paid for by the developers of the land described above, or any other users attached to the system.
7. Should the Planning Commission determine that this is a feasible request and recommend its approval, the following are suggested conditions of approval:
  - a. The applicant shall provide an agreement signed by the lagoon site property owner and to be binding upon the heirs and assigns, which shall grant the County the right to repair, install, improve and maintain said sewer lagoon system in the event the applicant should fail to cause such installation and maintenance thereof to be carried out in an acceptable manner and in accordance with the approved design and plans for said system. Further, that the land proposed to be irrigated shall be cropped and kept vegetated while the lagoon system is utilized.
  - b. The applicant shall arrange financing and pay for the cost of the interim sewage treatment facilities, such financing and guarantee of payment subject to the approval of the Director of Planning. The estimate of costs shall be approved by the Director of Public Works (Sedgwick County).
  - c. The applicant shall acknowledge, through an appropriate legal document, the future liability for costs of connecting sewer mains and treatment plant facilities at such time as the proposed interim sewage treatment facilities are to be eliminated or replaced.
  - d. The applicant shall arrange for a consulting engineer to design a sewerage system that is acceptable to the State Department of Health and Environment, the Wichita-Sedgwick County Department of Community Health and the Director of Public Works, and which conforms to the general description of size, capacity and operating characteristics described in the application.
  - e. The system design shall be consistent with the adopted Sewer Plan of WAPC.

- f. If the State Board of Health does not analyze the encroachment of the lagoon into flood plain of the stream, then such shall be approved by the County Engineer and by Flood Control relative to location of the lagoon and any impairment of stream flow during flood conditions.
- g. Said system shall be designed to prevent overflow of the lagoon system in the event of a 100 year storm.
- h. The design of the facility shall provide for an initial capacity of not less than 650 P.E. When the influent reaches 550 PE, the applicants shall provide such additional improvements to provide 1500 PE capacity. No connections to the sewerage collection system shall be allowed which would exceed the design capacity of the treatment system, as may be determined by the Environmental Health Engineer of the Department of Community Health.
- i. The plans shall be approved by the Division of Water Resources and Board of Agriculture relative to the continuation of a concrete diversion structure with a wood stop gate and for the surface intercept terrace.
- j. The irrigation process shall be limited to that area designated on the plan sheet titled Waste Treatment System Park Meadow Estates, by Vandoren Hazard-Stallings, dated August 6, 1975, in the office of MAPP.
- k. A satisfactory arrangement (including financing), shall be made with Sedgwick County, through the Department of Public Works, for the operation of said treatment facility, including all maintenance, testing and record keeping required by law.
- l. The water level in the lagoon shall not be less than 2 feet nor more than 6 feet in depth.
- m. Application of the irrigation effluent shall be at a rate determined by the Environmental Health Engineer to prevent seepage beyond capacity of the seepage pump system. This is to protect quality of downstream water in creeks and lakes.
- n. Operation of the sanitary lagoon system shall not commence until such time as the applicant has constructed a 72-inch or higher chainlink fence with three or more strands of barbed wire along the perimeter of the holding and aeration ponds, with posts set not more than 16 feet apart. The fence shall provide for reasonable access gates installed at the same height and construction as the fence, which gates shall be kept locked except when in use.
- o. This approval shall be void unless construction shall have commenced in 24 months and completed within 36 months.

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DR 75-24 - 20 NOTICES mailed to interested parties on 7-31-75 for MAPC 8-14-75

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY BUILDING ANNEX, 104 South Main  
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS AND ALL INTERESTED PARTIES:

July 31, 1975

NOTICE IS HEREBY GIVEN THAT ON THURSDAY, AUGUST 14, 1975, the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at 1:30 p.m. will consider the following application:

DR 75-24

Request for a Special Permit to Construct a Sanitary Sewer Lagoon System in the "R-1" Suburban Residential District

Beginning at a point 790 feet east and 458 feet north of the southwest corner of the Southwest Quarter of the Southeast Quarter of Sec. 28, T27S, R2E of the 6th P.M., thence northwesterly 410 feet more or less to a point 500 feet east and 748 feet north of the southwest corner of said Southeast Quarter, thence north parallel with the west line of said southeast Quarter, 280 feet, thence east parallel with the south line of said Southeast Quarter, 780 feet, thence south parallel with the west line of said Southeast Quarter, 570 feet, thence west 490 feet to beginning, Sedgwick County, Kansas.  
Generally located in an area north of Harry and west of Greenwich Road.

The Special Permit Request and supporting information including a Site Plan is on file in the office of the Planning Director, Room 402 City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The system proposed contemplates treating the waste locally with an aerated pond followed by a holding pond from which the treated waste will be spray irrigated on to the surrounding land. On a first-stage basis, waste from the developing area would be first pumped into the holding pond which would act to hold and treat waste up to the surface area capabilities of the pond. (Estimated population equivalent of 650 persons.) Irrigation from this pond would be maintained at water depths between 2 feet minimum and 6 feet maximum. Irrigation will be required during this phase.

As the contributing population nears 650 persons, the aerated pond would be equipped with aeration equipment and the influent be directed first through the aerated pond on to the holding pond.

DR 75-24

It is anticipated this system coupled with the area available for irrigation would have a capacity of approximately 1500 persons. This treatment facility is considered as an interim system until a Four Mile Creek Sewer Plan is built. This interim facility is intended to serve an area lying north of Harry and east of Webb Road which has had zoning approved for commercial, offices, apartments and single family dwellings and to be known as Park Meadows Estates; and two 40 acre tracts south of Harry being platted for single and two family dwellings and to be known as Red Oaks Addition and Huntcrest 2nd Addition. Costs of construction of this treatment facility is to be paid for by the developer of land described above/ or any other users attached to the system.

Subject request will be discussed and considered by the Wichita-Sedgwick County Metropolitan Area Planning Commission and all persons interested in said matter will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed Special Permit will be considered as by law provided.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, 104 South Main, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin  
Secretary

FLEESON, GOOING, COULSON & KITCH  
LAWYERS

SIXTEENTH FLOOR - 125 NORTH MARKET

POST OFFICE BOX 997

WICHITA, KANSAS 67201

(316) 267-7326

WAYNE COULSON  
PAUL R. KITCH  
DALE M. STUCKY  
DONALD R. NEWKIRK  
GERRIT H. WORNHOLDT  
ROBERT T. CORNWELL  
WILLARD B. THOMPSON  
GEORGE J. LEIBOWITZ  
RICHARD I. STEPHENSON  
JOHN T. CONLEE  
JOHN E. MATSON  
THOMAS D. KITCH  
J. ERIC ENOSTROM  
MICHAEL JENKINS  
LARRY W. WALL

HOWARD T. FLEESON  
(1895-1927)

HOMER V. GOOING  
RETIRED

HUGO T. WEDDELL  
COUNSEL

July 17, 1975

Mr. Robert Lakin  
Director  
Metropolitan Area Planning Dept.  
455 North Main  
Wichita, Kansas 67202

Re: S/D 74-69  
Park Meadow Estates

Dear Mr. Lakin:

On behalf of Mr. Keith Parker, we submit this letter as an application for a special use permit for the Sanitary Sewer Lagoon System to be constructed on the north side of Harry Street between Webb and Greenwich Roads. The precise location is:

That tract of land in the SW/4 of the SE/4 of Section 28, Township 27 South, Range 2 East of the 6th P.M., beginning at a point 790 feet East and 458 feet North of the S.W. Corner thereof; thence northwesterly 410 feet more or less to a point 500 feet East and 748 feet North of the S.W. Corner of said SE/4; thence North parallel with the West line of said SE/4, 280 feet; thence East parallel with the South line of said SE/4, 780 feet; thence South parallel with the West line of said SE/4, 570 feet; thence West 490 feet to beginning.

I also submit for your review and approval the specifications and cost estimate for the system prepared by Mr. Parker's engineer. By separate letter, we have transmitted these specifications and cost estimate to Mr. McClure.

*Use legal from  
ownership list*

Mr. Robert Lakin  
July 17, 1975  
Page Two

I also enclose an Abstracter's Certificate showing the names and addresses of the owners of property located within a 1,000' radius of the above described Sanitary Sewer Lagoon, said limits per Mr. Jim Aiken and your request.

We request that the Commission recommend to the Board of County Commissioners that a special permit for this proposed use be granted, that you cause this matter to be set for hearing before the Metropolitan Area Planning Commission, and that you give notice of said hearing.

Very truly yours,

FLEESON, GOOING, COULSON & KITCH

By



MJ:mmh

Enclosures



WASTE TREATMENT SYSTEM  
PARK MEADOW ESTATES  
WICHITA, KANSAS

This report is written to describe the waste treatment system proposed for the Park Meadow Estates development near Wichita. Sheet No. 1 accompanying this report shows the configuration of the system proposed.

The system is located in the upper reaches of Spring Creek near the intersection of Greenwich Road and Harry Streets. The area at some indefinite date in the future will be served by sewerage interceptors. For the time being, if the area is to develop it must treat its own wastes locally. The problem is further complicated by the fact that there are private small lakes along the creek downstream which can not be fertilized by a treated waste effluent.

The system proposed contemplates treating of the waste locally with an aerated pond followed by a holding pond from which the treated waste will be spray irrigated on to the surrounding land. On a first-stage basis, waste from the developing area would be first pumped into the holding pond which would act to hold and treat waste up to the surface area capabilities of the pond. (Estimated population equivalent of 650 persons.) Irrigation from this pond would be maintained at water depths between 2 feet minimum and 6 feet maximum. Irrigation will be required during this phase.

As the contributing population nears 650 persons, the aerated pond would be equipped with aeration equipment and the influent be directed first through the aerated pond on to the holding pond.

It is anticipated this system coupled with the area available for irrigation would have a capacity of approximately 1500 persons.

Accompanying this report are 10 sheets of calculations and a cost estimate which outlines the design parameters on how the system would operate. It is possible that when the system is operating at near full capacity that some seepage might occur from irrigation. Because of this, a local pond would be modified to act as a collecting sump for this seepage. This collected material would be pumped back to the holding pond.

The developers of the project understand that when interceptors are extended into the area they will be expected to abandon this operation and connect to the interceptors.

Date 2-75

Job No. 4-74-010

Project WASTE TREATMENT SYSTEM

Sheet 1 of 11

Subject PARK MEADOW ESTATE - WICHITA

By STALLINGS

Ch'd. \_\_\_\_\_

ASSUMPTIONS

BOD<sub>5</sub> - 0.2 #/PERSON/DAY

AVERAGE FLOW - 75 GAL/PERSON/DAY

DESIGN POPULATION - 1500

PROBABLE NUMBER OF DWELLING  
UNITS - 260

WASTE TREATMENT SYSTEM TO CONSIST  
OF AN AERATED POND,  
A TREATED WASTE HOLDING POND  
WITH 120 DAYS HOLDING CAPACITY  
AND A SPRAY IRRIGATION SYSTEM  
FOR FINAL DISPOSAL OF THE  
TREATED WASTE.

CONSIDER AN AERATED POND  
WITH 1 TO 5 DAYS DETENTION.  
WASTE TREATMENT TEMPERATURES  
OF 5° & 20°C.

USE R.E. MCKINNEY EQUATIONS

$$F = \frac{F_L}{K_m t + 1}$$

$$M_a = \frac{K_s F}{\frac{1}{t} + K_a}$$

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$F$  = BOD<sub>5</sub> IN PLANT EFFLUENT  
 $F_L$  = BOD<sub>5</sub> IN PLANT INFLUENT  
 $t_s$  = SLUDGE AGE (IN THIS CASE, DETENTION  
 IN THE AERATOR LAGOON)  
 $K_m$  = mg/l OXYGEN DEMAND REMOVED  
 PER mg/l OXYGEN DEMAND  
 REMAINING PER DAY x

$$K_m \quad \frac{50^\circ}{58} \quad \frac{20^\circ}{173}$$

$M_a$  = ACTIVE MICROBIAL MASS,  
 $K_s$  = SYNTHESIS FACTOR - mg/l ACTIVE MASS  
 FORMED PER mg/l OXYGEN DEMAND  
 REMAINING PER DAY x

$$K_s \quad \frac{50^\circ}{40} \quad \frac{20^\circ}{120}$$

$K_e$  = ENDOGENOUS METABOLISM FACTOR -  
 mg/l DECREASE IN ACTIVE MASS PER  
 mg/l ACTIVE MASS PER DAY x

$$K_e \quad \frac{50^\circ}{0.16} \quad \frac{20^\circ}{0.48}$$

FOR A POPULATION OF 1500

$$\text{AVERAGE FLOW } Q_A = 75 \times 1500 = 112,500 \text{ GPD}$$

$$\text{BOD}_5 = 0.2 \times 1500 = 300 \text{ \#/DAY,}$$

BOD<sub>5</sub> CONCENTRATION -  $F_L$

$$F_L = \frac{300 \times 10^6}{112,500 \times 8.33} = 320 \text{ mg/l}$$

USING THE DESCRIBED FORMULA  
 THE FOLLOWING DATA RESULT:

Date \_\_\_\_\_

Sheet 3 of 11

Project \_\_\_\_\_ By \_\_\_\_\_

Subject \_\_\_\_\_ Ch'd. \_\_\_\_\_

- AERATED POND -

RETENTION t <sub>s</sub> - DAYS		1	2	3	4	5
F(mg/l)	20°C	1.8	0.9	0.6	0.5	0.4
	5°C	5.4	2.7	1.8	1.4	1.1
M <sub>a</sub> (mg/l)	20°C	146	110	89	82	71
	5°C	185	167	147	137	122
M <sub>a</sub> EXPRESSED AS BOD <sub>5</sub>	20°C	117	88	71	66	57
	5°C	149	136	118	110	98
AERATED POND EFFLUENT ⊕, S <sub>2</sub>	20°C	119	99	72	67	57
	5°C	154	137	120	111	99
BOD <sub>5</sub> TO HOLD POND - BOD <sub>5</sub>	20°C	116	93	67	63	53
	5°C	144	126	112	104	93
MIN HOLDING POND SURFACE x	20°C	3.4	2.7	2.0	1.9	1.6
	5°C	4.2	3.7	3.3	3.1	2.7
HORSE POWER REQUIREMENTS †		9.4	4.7	3.1	2.3	1.9

⊕ mg/l as BOD<sub>5</sub>\*

\* BASED UPON ST. DEPT. OF HEALTH LOADING  
RATE OF 34# BOD<sub>5</sub> PER SURFACE ACRE PER DAY x

† BASED UPON EXPERIENCED NEED OF 1.5# O<sub>2</sub>  
PER # BOD<sub>5</sub> & 2# O<sub>2</sub> PER H.P. HR x DOES  
NOT NECESSARILY PROVIDE COMPLETE MIXING x

HOLDING POND (120 Days Holding)

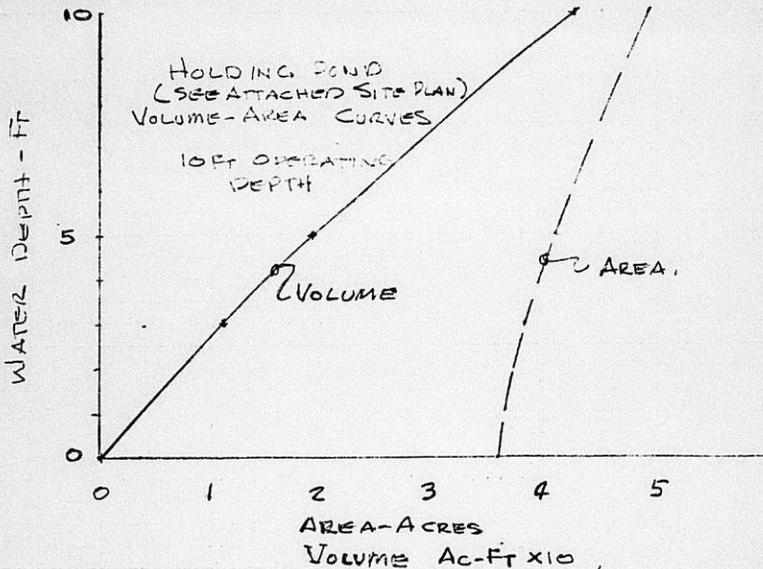
$$\begin{aligned}
 1500 \times 75 \times 120 &= 13.5 \times 10^6 \text{ Gallon} \\
 &= 1.8 \times 10^6 \text{ cubic feet} \\
 &= 41.322 \text{ Ac. Ft.}
 \end{aligned}$$

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Date \_\_\_\_\_

Project \_\_\_\_\_ By \_\_\_\_\_

Subject \_\_\_\_\_ Ch'd. \_\_\_\_\_



ASSUMING THAT THIS POND WERE USED AT FIRST AS A WASTE STABILIZATION POND THE OPERATING DEPTH SHOULD BE MAINTAINED A DEPTHS OF 3 TO 5 FEET. THIS RANGE OF DEPTH WOULD SUPPORT A POPULATION EQUIVALENT OF

$$3' \text{ DEPTH} - \text{Area} = 3.82 \text{ Ac}$$

$$3.82 \times 34 \text{ \# BOD}_5/\text{Ac/Day} = 650 \text{ Pop. Equiv.}$$

$$.2 \text{ \# BOD}_5/\text{P.E./Day}$$

THIS WOULD REQUIRE IRRIGATION

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VAN DOREN - HAZARD - STALLINGS  
ARCHITECTS - ENGINEERS  
TOPEKA, KANSAS

Job No. 474-000

Date \_\_\_\_\_

Sheet 5 of 11

Project \_\_\_\_\_

By \_\_\_\_\_

Subject \_\_\_\_\_

Ch'd. \_\_\_\_\_

TO MAINTAIN WATER DEPTHS IN THIS RANGE. IF THE WATER LEVEL WERE PUMPED DOWN TO 2' DEPTH PRIOR TO A 120 DAY WINTER HOLDING DEPTH THE INFLOW DURING THAT PERIOD WOULD BE

$$\frac{650 \times 75 \times 120}{7.5 \times 43,560} = 17.9 \text{ AC FT}$$

THE WATER DEPTH WOULD BE SLIGHTLY OVER 6 FEET. THE WATER LEVEL COULD THEN BE REDUCED PERIODICALLY DURING THE SUMMER BY IRRIGATION TO BETWEEN 3 TO 5 FEET. BASED UPON AN AVERAGE DWELLING UNIT POPULATION OF 2.5 WHEN THE CONNECTED DU REACHES  $\frac{650}{2.5 \text{ PE/DU}} = 260$ . THE TREATMENT SYSTEM WOULD THEN BE MODIFIED BY CONSTRUCTING AN AERATED POND IN SERIES WITH THE HOLDING POND. STUDY OF THE TABLE SHOWN ON SHEET 3 SHOWS THAT AN AERATED POND WITH A DETENTION TIME OF 2 DAYS COULD BE ADEQUATELY AERATED WITH A 5 HORSE POWER AERATOR. THE AREA

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Sheet 6 of 11

Project \_\_\_\_\_ By \_\_\_\_\_

Subject \_\_\_\_\_ C'd. \_\_\_\_\_

REQUIRED IN THE HOLDING POND TO  
SUPPLY ATMOSPHERIC OXYGEN FOR THE  
BOD<sub>5</sub> DISCHARGED FROM THE AERATED  
POND WOULD BE 3.7 ± ACRES. STUDY OF  
THE AREA CURVE FOR THE PROPOSED  
POND SHOWS THAT 3.6 TO 3.7 ACRES OF  
SURFACE WILL BE AVAILABLE EVEN WHEN  
THE HOLDING POND IS DRAWN DOWN.  
THE AERATED POND WOULD HOLD  
$$\frac{2 \times 75 \times 1500}{7.5} = 30,000 \text{ CF.}$$
 IT WOULD  
BE 10 FEET DEEP, THE SLOPES OF THE  
BANKS ON THE WATER SIDE WOULD  
BE 1.0:1.0. THE SURFACE AREA  
WOULD BE 65' x 65'. ACTUAL VOLUME  
30,583 CF.

---

#### IRRIGATION SYSTEM

DISPOSAL OF TREATED WASTE WATER  
WITHOUT DISCHARGE TO THE TO  
THE ADJACENT STREAM IS ACCOMPLISHED  
BY THREE SYSTEMS, THEY ARE:

1. EVAPORATION FROM THE HOLDING  
POND.

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Subject \_\_\_\_\_ Ch'd. \_\_\_\_\_

2. SEEPAGE FROM THE HOLDING POND.
3. SPRAY IRRIGATION WITH EVAPO-TRANSPARATION & SEEPAGE ON THE LAND

ASSUMPTIONS

20 YR. FREQ. NET EVAPORATION FROM LAKES, WICHITA AREA 30" / YEAR

SEEPAGE FROM HOLDING POND 1/6" PER DAY 23" / YEAR

NET LOSS FROM HOLDING POND 53" / YEAR

EVAPO TRANSPARATION BY SPRAY IRRIGATION 30" TO 32" / YEAR

\* 32 WEEK IRRIGATION SEASON, LOW RATE DUE TO MINOR DEPENDENCE ON SOIL SINCE IT IS HIGH IN CLAY CONTENT.

CALCULATIONS

TOTAL INFLOW PER YEAR

$$\frac{1500 \times 75 \times 365}{7.5 \times 43,560} = 125.7 \text{ Ac.Ft.} \quad 125.7$$

LOSS FROM HOLDING POND BASED UPON SURFACE AREA AT AVERAGE POND DEPTH OF 5- FEET

$$4.1 \times \frac{53}{12} = \underline{18.1}$$

NET TO IRRIGATED ON THE LAND 107.6 Ac.Ft.

REQUIRED AREA FOR IRRIGATION

$$107.6 \div \frac{30}{12} \text{ OR } \frac{32}{12} = \underline{43.0 \text{ TO } 40.4 \text{ Ac.}}$$

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Sheet 8 of 11

Project \_\_\_\_\_ By \_\_\_\_\_

Subject \_\_\_\_\_ Ck'd. \_\_\_\_\_

IRRIGATION AREA AVAILABLE.  
 SEE SHEET 1 OF 1 ATTACHED

GROSS AREA AVAILABLE INSIDE "LIMIT OF IRRIGATION" LINE	51.1 AC
LESS SURFACE AREA OF HOLDING & AERATION POND	5.0
	46.1 AC
LESS AREA AROUND SEEPAGE SUMP	4.0
NET IRRIGATION AREA -	42.1 AC

NET IRRIGATION APPLICATION RATE TO THE  
 LAND 0.15 "/HOUR OR LESSX APPLY ABOUT  
 1-INCH PER WEEK OVER THE ENTIRE AREA.  
 USE PORTABLE ALUMINUM PIPE WITH  
 RAINBIRD TYPE SPRINKLERS. IF 10 ACRES  
 IRRIGATED PER SETTING, PUMPING RATE BASED  
 UPON 0.10 "/HR APPLICATION RATE WOULD BE

$$\frac{10 \times 0.1 \times 43,560 \times 7.5}{12 \times 60} = 454 \text{ G.P.M.}$$

DURATION OF APPLICATION WOULD AVERAGE  
 10 HOURS. HOWEVER THIS WILL VARY BECAUSE  
 OF RAINFALL AND/OR EXTENDED HOT-DRY  
 WEATHER. OBSERVATION OF THE APPLICATION  
 SHOULD BE BASED UPON MINIMIZING SURFACE  
 RUNOFF. IF RUNOFF OCCURS THIS FLOW  
 WILL BE TRAPPED IN THE SEEPAGE SUMP.  
 THE CAPACITY OF THE SEEPAGE SUMP  
 PUMP SHOULD BE ROUGHLY 10% OF THE  
 SPRAY IRRIGATION RATEX

CROP WITH ALFALFA OR REED CANARY GRASS.  
 REED CANARY GRASS IS EXCELLANT FOR  
 EXTREMELY WET APPLICATION X IT IS SUSCEPTABLE  
 TO LONG DRY PERIODS WITH NO IRRIGATIONX

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ALFALFA IS AFFECTED BY COMPACTION OF THE SOIL DURING CROPPING PARTICULARLY IF CROPPING OCCURS WHILE SOIL IS WET & DAMP.

ASSUMING REGULAR CROPPING OF EITHER REED CANARY OR ALFALFA THE FOLLOWING IDEAL NUTRIENT REQUIREMENTS ARE ESTIMATED FOR THE SOIL ON THE SITE:

NITROGEN - 300 #/AC/YR

PHOSPHORUS - 35 #/AC/YR.

POTASSIUM - 300 #/AC/YR x

NITROGEN AND PHOSPHORUS APPLIED TO THE LAND FROM THE TREATED WASTE IS ESTIMATED AS FOLLOWS:

NITROGEN - ASSUMED TO BE 21 mg/l

$35.15 \times 10^6 \text{ GAL} \times 25 \times 8.33 = 7320 \text{ #/YR.}$

OR  $\frac{7320}{40} = 180 \text{ #/AC/YR}$

PHOSPHORUS - ASSUMED TO BE 10 mg/l

$35.15 \times 10^6 \text{ GAL} \times 10 \times 8.33 = 2880 \text{ #/YR}$

$\frac{2880}{40} = 70 \text{ #/AC/YR.}$

Date 3-75

Sheet 10 of 11

Project \_\_\_\_\_ By \_\_\_\_\_

Subject \_\_\_\_\_ Cl'd \_\_\_\_\_

MINERAL PICKUP OF POTASSIUM FROM  
DOMESTIC WATER USE IS ESTIMATED TO  
BE 10 mg/l OR

$$35.4 \times 106 \times 10 \times 8.33 = 2850 \text{ \#/yr}$$

$$\frac{2850}{40} = 70 \text{ \#/Ac/yr}$$

THUS, DEPENDING ON THE CROPPING  
ACTIVITY, IT MAY BE NECESSARY TO  
SUPPLEMENT PARTICULARLY THE  
POTASSIUM SUPPLY BY AS MUCH AS  
200 - 230 POUNDS PER ACRE PER YEAR.  
IT COULD ALSO BE THAT AS MUCH  
AS 100 POUNDS OF NITROGEN WILL  
BE REQUIRED PER YEAR.

TESTING OF THE FINAL EFFLUENT  
PRODUCED WILL BE REQUIRED TO  
ASCERTAIN IF SUPPLEMENTAL CROP  
NUTRIENTS WILL BE REQUIRED.

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VAN DOREN - HAZARD - STALLINGS  
 ARCHITECTS - ENGINEERS  
 TOPEKA, KANSAS

Date 2-75

Job No. \_\_\_\_\_

Sheet 11 of 11

Project COST ESTIMATE - WASTE TREATMENT SYSTEM By STALLINGS

Subject PARK MEADOW ESTATES - WICHITA Cl'd. \_\_\_\_\_

	AMOUNT	UNIT	UNIT COST	EXTENSION
1. EXCAVATION & BACKFILL	35,000	CY	\$2.00	\$70,000
2. SEEDING	4.1	Ac	400.00	1,640
3. STERILIZING	4.9	Ac	600.00	2,940
4. FENCING	2700	Ft	1.50	4,050
5. AERATION EQUIPMENT		LS		12,000
6. PUMP STATION		LS		15,000
7. FORCE MAIN	800	LF	6.00	4,800
8. LAGOON MECHANICAL		LS		6,000
9. SEEPAGE SUMP & PUMP		LS		3,500
10. SEEPAGE RETURN LINE	1,000	LF	3.00	3,000
11. SEEPAGE DIVERSION STRUCTURE		LS		3,000
12. ELECTRICAL		LS		5,800
TOTAL OF CONSTRUCTION *				\$131,730
CONTINGENCIES				19,760
TOTAL				151,490

\* DOES NOT INCLUDE IRRIGATION SYSTEM OR IRRIGATION PUMP\*

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O W N E R S H I P   L I S T

Lot	Addition	Property Owner
4	Huntcrest Addition	Frank W. Barton, 9913 Polo Drive, Wichita, Kansas, 67208, Stephen F. Barton & Gilda Barton, 215 Live Oak Lane, Wichita, Kansas, 67206 and Keith E. Parker & Jacqueline K. Parker, 3302 Country Club Place Wichita, Kansas, 67208
	Beginning 250' E. of the SW corner of SE $\frac{1}{4}$ of Sec. 28-27-2E, th. E. 174.3', th. N 290', th. W. 174.3', th. S. 290' to the place of beginning	Gordon A. Bulloch & Barbara O. Bulloch, 10414 E. Harry St. Wichita, Kansas, 67207
	Beginning 290' N. of the SW cor of SE $\frac{1}{4}$ of Sec. 28-27-2E, th. N. 51.33', th. E. 434.3', th. S. 51.33', th. W. 434.3' to the place of beginning	Same
	Beginning at the SW corner of SE $\frac{1}{4}$ of Sec. 28-27-2E, th. E. 250', th. N 290', th. W. 250', th. S. 290' to beginning	Lester O. Tanner & Virginia Tanner 10402 E. Harry St. Wichita, Kansas, 67207
	S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 28-27-2E, except Beg. at SW cor of SE $\frac{1}{4}$ , th. E. 424.3', th. N 340', th. W. 424.3', th. S. 340.33' to place of beginning	Roy W. McCrea and Audra McCrea 11148 E. Harry St. Wichita, Kansas, 67207
	Beginning at the SW corner of SW $\frac{1}{4}$ of Sec. 28-27-2E, th. N. 885', th. E. 2000', th. N. 870', th. E. 640', th. S. 1755', to SE cor of SW $\frac{1}{4}$ , th. W. 1740', th. N. 400', th. W. 500', th. S. 400', th. W. 400' to beginning	Bernard R. Lickteig, 402 N. Bluff, Wichita, Kansas, 67208, Jack Pierce, Address unknown, Keith L. Parker, 8220 Peach Tree Lane, Wichita, Kansas, 67207 and George L. Hall, 5901 S. Greenwich, Road, Wichita, Kan. 67210
	Beginning at SE cor of N $\frac{1}{2}$ of N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 28-27-2E, th. W. 1662.02', th. N 439', th. E. 111', th. N. 225.57', th. E. 1551.02', th. S. 664.14' to place of Beginning	Arthur Lankin, 951 S. Greenwich Rd. Wichita, Kansas, 67207
	N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 28-27-2E, except the last above described tract	Arthur Lankin, R. D. Hubbard and & Jeffrey Lankin, doing business as Red Bee Ranch, % Arthur Lankin, 951 S. Greenwich Road, Wichita, Kansas, 67207
	Beginning 885' N. of SW cor of SW $\frac{1}{4}$ of Sec. 28-27-2E, th. N. 870', th. E. 2000' th. S. 870', th. W. 2000' to point of beginning	Board of Park Commissioners City Building, Wichita, Kansas

Description

SW $\frac{1}{4}$  of Sec. 28-27-2E, except the South 1755 feet thereof

The Northeast Quarter of Section 33, Township 27 South, Range 2 East

Property Owner

X W. B. Harrison,  
Address Unknown

✓ Elizabeth K. Dotts  
708 S. Martinson 67213

The Security Abstract & Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of:

A 1000 foot radius of: [Beginning at a point 790 feet East and 458 feet North of the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 28, Township 27 South, Range 2 East of the 6th P.M., thence Northwesterly 410 feet more or less to a point 500 feet East and 748 feet North of the Southwest corner of said Southeast Quarter, thence North parallel with the West line of said Southeast Quarter, 200 feet, thence East parallel with the South line of said Southeast Quarter, 780 feet, thence South parallel with the West line of said Southeast Quarter, 570 feet, thence West 490 feet to beginning, Sedgwick County, Kansas]

*Abstract Co advised that "200" is typo that dimensions are 290'. JH 7/21/75 280 on drawing*

*Use for legal*

as shown by the last deeds of record in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 16th day of May, 1975 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Mary Gable*

Vice President

Order No. 224871  
c.t.