

B.P.C./B. CO. C. *Appears sub to*

12-26-84

re conditions

6036D

closed

DR 84-17 KG&E requests special use permit to construct a distribution sub station on the south side of 87th St. South 1/4-mile east of Rock Road.

POSTED 11-13-84 K2
GREY ATLAS #1
PAGE XI

ACTION

COMMITTEE	DATE
DERBY P.C.	<u>11-29-84</u>
M.A.P.C.	<u>11-29-84</u>
B.C.C./B. CO. C.	<u>12-26-84</u>

Approved sub to recommended conditions
Approved sub to conditions
Approved sub to recommended conditions

6036D

Closed

DR 84-17 RGEF requests special use permit to construct a distribution sub station on the south side of 87th St. South 1/2 mile east of Rock Road.

Map No. 6036 D
Sec. _____
Twp. _____
Range _____

DATA SHEET

DR - 84-17

Filed 10-29-84

APPLICATION REQUEST:

APPLICATION DATA:

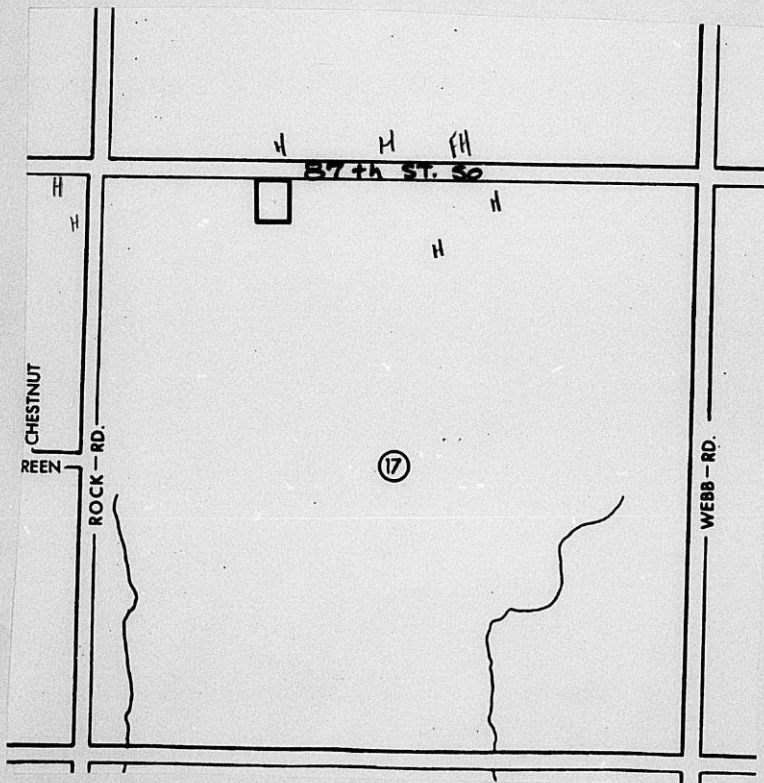
1. Applicant: Kansas Gas and Electric Company % Jim Stoltz
Address P. O. Box 208, Wichita, KS. 67201 Phone 261-6572
2. Agent: Professional Engineering Consultants, P.A. % Gary Wiley
Address 1440 East English, Wichita, KS. 67211 Phone 262-2691
3. General Location: On the south side of 87th Street South, 1/4-mile east of Rock Road.
4. Proposed Use: Special Use Permit to construct a distribution substation

AREA DATA:

1. Acres: 2.0 (250' ft. by 350' ft.)
2. Adjoining Zoning: E "R" S "R" W "R" N "R"
3. Land Use: East UNDEVELOPED South ARIG/UNDEVELOPED
West UNDEVELOPED North SINGLE FAMILY/UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



PICTURE SHEET

Speed
No. 2183C
HASTINGS MN
LOS ANGELES CHICAGO LOGAN O.
MORRISON N. I. A.
LOS ANGELES CHICAGO LOGAN O.
MORRISON N. I. A.



KANSAS GAS AND ELECTRIC COMPANY

November 8, 1985

DON H. ELLIOTT
REGIONAL MANAGER — WICHITA REGION

RECEIVED

NOV 12 1985

METROPOLITAN PLANNING

ROUTE

Mr. Jack Galbraith
Metropolitan Area Planning Dept.
City of Wichita
455 N. Main
Wichita, KS 67202-1688

RE: DR 84-17 - Special Use Permit to Construct a Distribution Substation
on the south side of 87th Street South, 1/4 mile east of Rock Road

Dear Jack:

Please excuse my tardiness in responding to the concern raised by Mr. Alfred L. Frahm. (Incidentally, his letter is enclosed, I have made a copy for our files.)

I have received a response from our substation department supervisor, Mr. Dennis Piper, who made a trip to the site on 87th Street South the day I received your letter. He informs me that he met with Mr. Frahm and during that meeting workmen were directed to re-position the lines so as to eliminate the conflict Frahm indicated. Snodgrass Construction personnel also showed up at that time to do further grading to eliminate the erosion potentials and to eliminate the temptation for bikers to use the area.

We have agreed with Frahm that the landscape would be completed in the spring rather than planting at this time. According to Mr. Piper, Mr. Frahm was well satisfied with our commitment and our actions to date.

Should you hear of any additional concerns from this citizen, please give me a call. I am copying Ron Worley with Sedgwick County for his information.

Sincerely,

DHE/cv

cc: Ron Worley, Sedgwick County Zoning Administrator

October 29, 1985

Mr. Alfred L. Fraum
8324 East 87th Street South
Wichita, Kansas 67037

RE: DR 84-17 - K.G. & E.

Dear Mr. Fraum:

In response to your letter of October 28, 1985, attached is a letter I wrote to Don Elliott, Regional Manager of K.G. & E. with a copy to Ron Worley, the County Zoning Administrator. I believe the letter is self explanatory. Wanted you to be aware of the action I took. I am in hopes that the issues you mentioned are satisfactorily resolved in the next few weeks.

Any future complaints you have should be brought directly to the attention of Mr. Worley as he is responsible for enforcing zoning violations in the County.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:blw

cc: Ron Worley, County Zoning Administrator

October 28, 1985

Don Elliott, Regional Manager
Wichita Region - K.G. & E.
P. O. Box 208
Wichita, Kansas 67202

RE: DR 84-17 - Special Use Permit to Construct a Distribution Substation
on the south side of 87th Street South, $\frac{1}{4}$ -mile east of Rock Road.

Dear Don:

Attached is a letter I received this date from Alfred L. Frahm, who you may recall was concerned with the location of your substation on 87th Street South and east of Rock Road. You will recall that case was approved by the Board of County Commissioners on December 26, 1984, subject to several conditions including platting, which has been done, and planting the front 35' setback, directing lights away from adjacent properties and installing a 8' protective fence. He states his concern that several of the conditions have not been complied with.

Would you please review his letter and have someone check the site and see what can be done to deflect the lights that shine onto his property. Also, check out the potential erosion problem on the north side of 87th Street South and determine when it is expected to plant the front area in accordance with the approved planting plan.

I am also sending a copy of his letter to Ron Worley, the County Zoning Administrator asking him to review the site and the conditions of approval so that compliance can be quickly attained.

Appreciate both you and Ron looking into this complaint.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:blw
Enclosure

cc: Ron Worley, Sedgwick County Zoning Administrator

October 28, 1985

Jack H. Galbraith
Metropolitan Area planning Commission
City Hall, 10th Floor
445 North Main Street
Wichita, Ks. 67202

Re: DR-84-17-KG&E

Dear Mr. Galbraith,
Nearly a year ago I attended a meeting of the Planning Commission to protest the building of a sub-station across the road from our home on 87th Street South. I was assured that the structure would not depreciate the value of our property as it would be landscaped and the lighting would be situated so as to not shine on our property. To date the front 35 feet of the subject is piled high with mounds of unsightly dirt, tempting to local cyclists. The lights on the East side of the sub-station light up our lot disturbingly well.

KG&E also left the bank on the North side of 87th Street in a very erodable state, making it very difficult to maintain our front yard. We were not made aware at the hearing that two extra poles and two sets of guy wires were to be placed here.

I would appreciate any help you can give me in getting this situation changed. As it stands now our property has been very effectively condemned without due process.

Sincerely



Alfred L. Frahm

encl.

RECEIVED

OCT 28 1985
METROPOLITAN PLANNING
ROUTE _____



METROPOLITAN AREA PLANNING
COMMISSION
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

November 30, 1984

Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Re: DR 84-17 - KG&E

Dear Mr. Wiley:

At its regular meeting on November 29, 1984, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

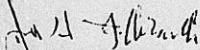
- a. Platting of subject property within one year from the date of approval by the Board of City Commissioners or the case be denied and closed. Subject plat shall provide for a 35' front building setback.
- b. A minimum 8 foot protective fence shall be constructed around the substation and shall not be located within the 35' front setback.
- c. The 35' front setback shall be planted with trees, grass and shrubs in accordance with a landscape plan submitted to and approved by the Planning Department.
- d. All lights shall be shielded to reflect or direct light away from the adjacent property.

Regarding condition "c" above, it is necessary that you submit 4 copies of a landscape plan to our office for review and approval. Such approval must be obtained prior to publishing the resolution making this special permit effective.

This matter will be forwarded to the Board of County Commissioners for consideration at their regular meeting on December 26, 1984, this meeting to be held in Room 320 of the Sedgwick County Courthouse at 9:00 a.m. Should they determine that, because of the holidays, to cancel this meeting, we will keep you advised.

If you have any questions, please call.

Sincerely yours,



Jack H. Galbraith
Chief Planner

JHG:sd

cc: Jim Stoltz, K G & E, P. O. Box 208, Wichita 67201
Alfred Frahm, 8324 East 87th Street South, Wichita 67037

February 14, 1985

Ron Worley, County Zoning Administrator

Jack H. Galbraith, Chief Planner

DR 84-17 - Landscape plans associated with Farber Substation.
Generally located on the south side of 87th Street South,
 $\frac{1}{4}$ -mile east of Rock Road.

Enclosed are two prints of the approved landscape plan associated with K.G. & E.'s special use permit for Farber Substation. The plat has been recorded and the resolution authorizing the special use permit has been published. The landscape materials should be installed during the first planting season after start of construction of the substation.

Please call if you have any questions about these landscape requirements.

Sincerely,

Jack H. Galbraith
Chief Planner

Enclosure

cc: Don Elliott, Regional Manager, Wichita Region - K.G. & E.
P. O. Box 208, Wichita, KS. 67201

Published:
(2-15-85)

R#258-1984

RESOLUTION

CASE NO. DR 84-17

*copy to Daily
Reporter
2-12-85*

A RESOLUTION PERMITTING CONSTRUCTION OF A KANSAS GAS & ELECTRIC DISTRIBUTION SUBSTATION IN THE "R" RURAL 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 OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

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

SECTION 1. 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 of the Zoning Resolution, a Special Permit to allow construction of a Kansas Gas & Electric Distribution Substation in the "R" Rural Residential District is hereby approved on the lands legally described as follows:

Commencing at the NW corner of the NW 1/4 of Section 17, Township 29 South, Range 2 East; thence N 90°00'00" E, along the north line of said NW 1/4, a distance of 1334.62 feet to the point of beginning; thence N 90°00'00" E, a distance of 250.00 feet; thence S 1°09'31" W, a distance of 350.00 feet; thence S 90°00'00" W, a distance of 250.00 feet; thence N 1°09'31" E, a distance of 350.00 feet to the point of beginning. Generally located on the south side of 87th Street South, 1/4-mile east of Rock Road.

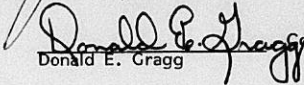
SUBJECT TO THE FOLLOWING:

- a. Platting of subject property within one year from the date of approval by the Board of City Commissioners or the case be denied and closed. Subject plat shall provide for a 35' front building setback.
- b. A minimum 8 foot protective fence shall be constructed around the substation and shall not be located within the 35' front setback.
- c. The 35' front setback shall be planted with trees, grass and shrubs in accordance with a landscape plan submitted to and approved by the Planning Department.
- d. All lights shall be shielded to reflect or direct light away from the adjacent property.

SECTION II. That this Resolution shall take effect and be in force from and after its adoption.

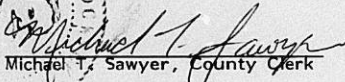
PASSED AND ADOPTED by the Board of County Commissioners
at Wichita, Kansas, this 26th day of December, 1954.


_____, Chairman
Jack Spratt


_____, Commissioner
Donald E. Gragg

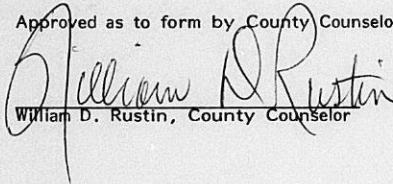
Absent
_____, Commissioner
Tom Scott




_____, County Clerk
Michael T. Sawyer

(SEAL)

Approved as to form by County Counselor


_____, County Counselor
William D. Rustin



KANSAS GAS AND ELECTRIC COMPANY

February 11, 1985

DON H. ELLIOTT
REGIONAL MANAGER — WICHITA REGION

Mr. Jack Galbraith
Metropolitan Area
Planning Department
City of Wichita
455 N. Main
Wichita, Ks 67202

RE: Farber Substation

Dear Jack:

I'm sorry that I did not include the appropriate number of copies of our Farber Substation landscape plan for your use. Here are three additional ones.

Should you have any additional questions, please let me know. Thanks again for your help in this matter.

Sincerely

DHE/cv

Attachments

RECEIVED

FEB 13 1985

METROPOLITAN PLANNING

ROUTE _____



KANSAS GAS AND ELECTRIC COMPANY

February 7, 1985

DON H. ELLIOTT
REGIONAL MANAGER — WICHITA REGION

Mr. Jack Galbraith
Metropolitan Area
Planning Department
455 N. Main
Wichita, KS 67202

RE: DR84-17 - KG&E Farber Substation

Dear Jack:

After receiving your letter of February 6, I had additional conversation with Paul Fabrick. He has provided me a copy of our new proposed landscape plan as indicated in your letter (enclosed).

On this plan the north, east and west property lines are defined, plant materials are identified by type, size, and additional plant materials have been added. The earlier plan which accompanied your letter suggested additional plantings at the east and west property lines. However our revised plan reflects that we would be on someone else's property to accomplish that and there are existing trees currently on that location.

We are unable to locate cedar or pine trees in the mid range of the substation planning scheme due to possible conflicts to overhead conductor. I further understand that our berms reflected on the newer drawing have been raised an additional one foot. My earlier letter indicated that materials would be chosen for drought resistance, and we certainly will give them sufficient water in the early stages so they become well established. I have also been informed that the plat associated with this project was recorded yesterday, February 6.

I am hopeful, Jack, this provides the information you requested and that a permit may be issued shortly. If you have additional questions, please call me.

Sincerely,

DHE/cv
Enclosure

RECEIVED

FEB 11 1985

METROPOLITAN PLANNING
ROUTE _____

February 6, 1985

Don H. Elliott
Regional Manager-Wichita Region
Kansas Gas & Electric Company
201 North Market
P.O. Box 208
Wichita, Kansas 67201

Re: DR 84-17 - KC&E Farber Substation

Dear Don:

Regarding your letter of February 1, 1985, we have no objection to your substituting western red cedar for the indicated pines or to your using drought-resistant plant materials. We received copies of landscape plans on January 2, 1985. At Paul Fabrick's request that we call him and advise of comments or corrections we wanted, we called him on January 4, 1985 and requested the following:

1. To reflect the north, east and west property lines on the landscape plan so that your property lines were defined, and that dimensions be provided.
2. As we were concerned for appropriate screening for the single family home to the north, we requested that more plant materials be provided.
3. Provide a specification list of the number, type, height, and size of proposed plant materials.
4. We did not ask that water be provided to the site; we did ask how it was intended to provide water to the plant materials. A statement that you were planting drought-resistant plant materials would have been sufficient; or that it was intended to have a well on the site; or that water would be transported to the site when needed to assist the plants getting started.

Don H. Elliott
February 6, 1985
Page 2

These are the comments we made. At such time as we receive and approve the revised landscape plans, and the associated plat is recorded, we will publish the resolution so that a permit can be issued.

Please call if you have questions.

Sincerely,

Jack H. Galbraith
Chief Planner
Current Plans Division

JHG:rme



KANSAS GAS AND ELECTRIC COMPANY

February 1, 1985

DON H. ELLIOTT
REGIONAL MANAGER — WICHITA REGION

Mr. Jack Galbraith
City of Wichita
455 N. Main
Wichita, KS 67202

RE: DR84-17 (KG&E Farber Substation)

Dear Jack:

This letter is to confirm our telephone conversation earlier this week regarding our proposed Farber Substation located on east 87th Street, South.

As I indicated to you, our substations in Wichita/Sedgwick County are fenced with a standard chain link fence unless otherwise required. As you know, we frequently are asked in residential areas to go to a more decorative installation, solid masonry, wood, etc. These applications, of course, have been limited and the new Farber Substation, located in a largely rural area, has been planned with our standard chain link fence material. Specifications for the fence are part of our substation standards and design data, and a copy is enclosed for your department's information.

Substations of this type are somewhat remote and have been landscaped with material indigenous to our area and climate. Trees, shrubs, grasses, and other plant material are chosen for their hardiness, drought resistance, and low maintenance characteristics.

It is my understanding, additionally, that water is not readily available at the Farber site. Our personnel have contacted Mr. Ernest Blankenship with the Sedgwick County Rural Water District #3 who indicates they have over eighty people on their waiting list for water. Of the fifty-five plus substations in the Wichita/Sedgwick County area, only five have water on site.

We did not request water extension. We only asked for a statement on the plan as to how plants would be watered. If no water is needed, they should state that plants are drought resistant and need no more than rainfall will provide.

RECEIVED

FEB 05 1985

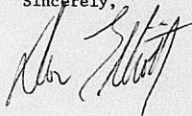
METROPOLITAN PLANNING
ROUTE _____

Mr. Jack Galbraith
February 1, 1985
Page Two

Let me assure you that it is our policy should any of our substation plantings die, they will be replaced. However, we have had good results at both Chisholm and Cowskin Substations with plants of this type. The landscape plan which we have filed with your department presents some problems for us. In the recent past, substations landscaped using Austrian pines have been victims of vandalism. In the last three years the tops of pine trees have been removed for Christmas trees. Consequently, we would like to replace all the pine trees indicated in the landscape plan with western red cedar. OK

I hope this answers the questions you raised earlier, and that we may proceed with the construction of the new substation. Should you have any additional questions, please give me a call.

Sincerely,



*NOT recorded
yet. (2-5-85)
↑
plant is*

DHE/cv

Enclosures

2-5-85 Still need 4 revised prints which show:

1. Additional screening for home to the north
2. N, E, & W property lines
3. Table of specifications for plant materials including statement re drought resistance

SPECIFICATION FOR
CHAIN LINK FENCE WITH THREE
STRANDS BARBED WIRE

PART I. MATERIAL

REW			
REW			
REW			
DLL			
RD			
LG			
1	4-8-71	Revised and Retyped	
2	3-22-77	Retyped	
3	8-22-79	Revised and Retyped	
DMP	6-10-61		
DRAWN			
CHECK			
APPRVD			

FABRIC

The base metal of the fabric shall be a good commercial quality of steel wire #9 gauge with a breaking strength not less than 1,290 lbs. Fabric, unless otherwise specified, will be 72 inches high with 2 inch mesh. Fabric to be furnished with twisting and barbing on both selvages.

COATING

The fabric may be either zinc or aluminum coated. Coating types will not be mixed on any one job.

If zinc coated the coating shall be applied by the hot-dip process after fabrication. The weight of the coating shall be not less than 2 oz. per square foot of actual surface covered.

If aluminum coating is used, the coating shall be not less than 0.40 oz. per square foot of actual surface covered.

LINE AND BRACE POSTS

Posts to be hot-dip galvanized and may be either "C" section, heavy roll-formed, 2.25" x 1.70" with minimum bending strength of 314 pounds or 2.5" O.D. pipe weight 3.65 lb. per lin. ft. No used, re-rolled or open seam material will be permitted in posts or rails.

OTHER POSTS

End and corner posts hot-dip galvanized pipe 3" O.D., 5.79 lbs. per lineal foot. Gate posts for single gates to 6' or double gates to 12' incl., hot-dip galvanized pipe 3" O.D., 5.79 lbs. per lin. ft.

Gate posts for single gates over 6' to 13' or double gates over 12' to 26' incl., hot-dip galvanized pipe, 4" O.D., 9.11 lbs. per lin. ft.

SPECIFICATION FOR
7 FT. CHAIN LINK FENCE

Fittings

Hot-dip galvanized. All fittings to be malleable iron or pressed steel.

Barbed Wire

Three lines of 4-point pattern, each composed of two strands of No. 12-1/2 gauge wire, galvanized after weaving.

Fabric Bands

Fabric to be gastened to line posts with aluminum ties spaced approximately 12" apart, and to top rail with aluminum ties #9 gauge, round, spaced approximately 24" apart.

Gates

Gate frames shall be constructed of 1-1/2" IPS H.D. galvanized pipe, weight 2.72 lbs per lin. ft. Corner fittings shall be heavy pressed steel or malleable castings. Fabric same as fence. Gate hinges to be heavy duty socket type of adequate strength for gate and with large bearing surfaces for clamping in position. The hinges shall not twist or turn under the action of the gate. The gates shall be capable of being opened and closed easily by one person. Latches, stops and keepers shall be provided for all gates. Latches shall have a plunger bar arranged to engage the center stop, two forked latches, one near the top and one near the bottom, shall be provided in addition to the center latch which shall be equipped to receive company's padlock. Gate to be equipped with a permanently attached two-foot length of 3/16" min. chain as a safety chain keeper.

Material and Workmanship

All material shall be new and heavily hot-dip galvanized and material and workmanship shall be of good quality.

Exceptions or Alternates

If exceptions to these specifications are taken, or if alternative propositions are submitted, they shall be expressly stated in the proposal.

Specifications For
7-FT CHAINLINK FENCE

DRAWN
CHECK
APPROVED

DRAWN CHECK APPROV	DWP	6-10-61	1	Revised and Retyped Retyped	DLL	REW
			2		ED	
			3			

4-8-71
3-22-77

POSTS

All posts shall be set in concrete footings, max. spacing between fence posts 10 feet. They shall be accurately located as to alignment and grade.

Line and brace posts shall be imbedded in concrete at least 36 inches deep and all other posts at least 42 inches deep.

CONCRETE FOOTINGS

Footings for posts shall be constructed as shown on sheet 6.

Concrete used shall attain a min. compressive strength of 3,000 lbs. per sq. in. in 28 days.

All concrete shall be ready-mixed or in-transit-mixed using crushed stone for coarse aggregates.

If concrete is "field mixed" it shall be mixed in the proportion of:

- 1 - Sack of Cement
- 2 - Cu. Ft. of Sand
- 4 - Cu. Ft. of Stone

All concrete shall be made with Portland Cement, with hard well-graded aggregates and shall contain not more than 6 gal. of water for each sack of cement. It shall be of a plastic mix which can be placed without honeycombing or permitting excess water to accumulate on the surface.

The concrete shall be thoroughly compacted by vibrating or by tamping and spading.

No concrete shall be poured under adverse weather conditions or when such conditions are expected.

SPECIFICATION FOR
7 FT. CHAIN LINK FENCE

Planning Agenda

Item #

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

DR 84-17 - SPECIAL PERMIT FOR KANSAS GAS & ELECTRIC DISTRIBUTION
SUBSTATION. GENERALLY LOCATED ON THE SOUTH SIDE OF 87TH STREET
SOUTH APPROXIMATELY 1/4 MILE EAST OF ROCK ROAD.

The MAPC recommends that the application be approved.
(see minutes for full motion)

Bayouth moved, Peters seconded and it carried unanimously.
Banzer, Chisholm and Wilson were absent.

ACTION:

1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the special permit subject to the recommended conditions of approval; or
2. Take such action as the County Commission deems appropriate.

DATA AND MINUTES

DCPC Hearing Date: 11-29-84

MAPC Hearing Date: 11-29-84

BCoC Hearing Date: 12-26-84

AREA DATA:

Acres: 2

Size: 250' x 350'

Reason: Kansas Gas & Electric Distribution Substation

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R"
North	One-family dwelling	"R"
East	Undeveloped	"R"
South	Undeveloped	"R"
West	Undeveloped	"R"

History: None

Applicant: K G & E, & Jim Stoltz, P. O. Box 208, Wichita 67201

Protestors: Alfred Frahm, 8324 East 87th Street South.

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 29, 1984

LEGAL:

3. Case No. DR 84-17 - Kansas Gas & Electric Company requests Special Permit commencing at the NW corner of the NW $\frac{1}{4}$ of Section 17, Township 29 South, Range 2 East; thence N 90°00' 00" E, along the north line of said NW $\frac{1}{4}$, a distance of 1334.62 feet to the point of beginning; thence N 90°00'00" E, a distance of 250.00 feet; thence S 1°09'31" W, a distance of 350.00 feet; thence S 90°00'00" W, a distance of 250.00 feet; thence N 1°09'31" E, a distance of 350.00 feet to the point of beginning. Generally located on the south side of 87th Street South, 1/4-mile east of Rock Road.

GALBRAITH pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

The following items should be considered by the Planning Commission in making findings of fact:

1. Kansas Gas & Electric is requesting a special permit under Section 11-F of the Zoning Resolution of Sedgwick County in order to construct electrical substation. The permit may be granted subject to whatever protective restrictions are deemed necessary.
2. Subject property is located on the south side of 87th Street South approximately $\frac{1}{4}$ mile east of Rock Road and is being platted as the Farber Substation Addition.
3. The applicant has submitted a site plan with the application which indicates the location of the proposed facilities on the site. Two driveways are indicated on the plan and the substation equipment appears to be surrounded by a fence. Distribution lines that are associated with this substation run west paralleling the south side of 87th Street South.

Should the Planning Commission recommend approval of this request, the following are recommended conditions of approval:

- a. Platting of subject property within one year from the date of approval by the Board of City Commissioners or the case be denied and closed. Subject plat shall provide for a 35' front building setback.
- b. A minimum 8 foot protective fence shall be constructed around the substation and shall not be located within the 35' front setback.
- c. All lights shall be shielded to reflect or direct light away from the adjacent property.

DISCUSSION:

GALBRAITH pointed out that this property was in the Derby platting jurisdiction and the applicant was in the process of platting the property. He said that in the past the Commission has supported K.C. & E. and favored their applications for special permits for substations, and has tried to hold the installation of equipment back 35 feet off the major streets. They have required them to plat and dedicate major street right-of-way, and in all instances have required them to put fencing around their property, but in rural areas, only as security type fences, like a chain link fence with barbed wire on top. He said that in this instance that was all the staff was recommending: that the property be platted, an appropriate setback of 35 feet be established, and that it be secured by a chain link fence. GALBRAITH stated that the owner of the property

directly across the street to the north, prior to the meeting, had been discussing with the applicant's agent the landscaping of the front yard setback. GALBRAITH said that if the Commission agreed with requiring landscaping, a standard condition has been to require the front 35 feet to be landscaped with trees, grass and shrubs just to beautify the front area of the K.G. & E. substation. GALBRAITH added that it was staff's understanding that a transmission line would be coming from the east into this center, and distribution lines going out to the west. Staff recommended approval of the request subject to the conditions in the staff report, and perhaps adding the condition for landscaping the 35 foot setback.

GARY WILEY, Professional Engineering Consultants, representing the applicant, stated that they were agreeable to the landscaping of the 35-foot setback as well as the other conditions as stated.

ALFRED FRAHM, 8324 East 87th Street South, stated that his main objection was that if they were going to put up a small structure across from his house close to the road, that it would downgrade his property considerably. He said that they have a very nice house. They bought it for the aesthetics, and if the aesthetics were not going to be kept, then they strongly object to the application. He said that he wanted to be on record as opposing this if in a few years he cannot sell his home because of the substation sitting across the street.

WILEY commented that he had told Mr. Frahm that the fence would be set back 100 feet from the center of the road. The nearest structure was to be about 150 feet from the center line of the road. He said that this was a low profile substation, and very similar to the ones seen in town. They are approximately 28 feet high. The site would be graded so that it would be lower than what is there now.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the rural open character of the neighborhood; the zoning and uses of nearby properties; the suitability of subject property for the use which is proposed; and the recommendation of approval by staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- a. Platting of subject property within one year from the date of approval by the Board of County Commissioners or the case be denied and closed. Subject plat shall provide for a 35' front building setback.
- b. A minimum 8 foot protective fence shall be constructed around the substation and shall not be located within the 35' front setback.
- c. The 35' front setback shall be planted with trees, grass and shrubs in accordance with a landscape plan submitted to and approved by the Planning Department.
- d. All lights shall be shielded to reflect or direct light away from the adjacent property.

Bayouth moved, Peters seconded.

BAYOUTH asked if it was possible to design the substations with earth berms around them, or was it dangerous?

WILEY responded that the more secluded a site like this was, the more chance it would be of somebody getting hurt, and so they want to have it as wide open as they can.

VOTE ON THE MOTION: It carried unanimously.
Banzer, Chisholm and Wilson were absent.

[]

RESOLUTION

CASE NO. DR 84-17

A RESOLUTION PERMITTING CONSTRUCTION OF A KANSAS GAS & ELECTRIC DISTRIBUTION SUBSTATION IN THE "R" RURAL 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 OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

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

SECTION 1. 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 of the Zoning Resolution, a Special Permit to allow construction of a Kansas Gas & Electric Distribution Substation in the "R" Rural Residential District is hereby approved on the lands legally described as follows:

Commencing at the NW corner of the NW 1/4 of Section 17, Township 29 South, Range 2 East; thence N 90°00'00" E, along the north line of said NW 1/4, a distance of 1334.62 feet to the point of beginning; thence N 90°00'00" E, a distance of 250.00 feet; thence S 1°09'31" W, a distance of 350.00 feet; thence S 90°00'00" W, a distance of 250.00 feet; thence N 1°09'31" E, a distance of 350.00 feet to the point of beginning. Generally located on the south side of 87th Street South, 1/4-mile east of Rock Road.

SUBJECT TO THE FOLLOWING:

- a. Platting of subject property within one year from the date of approval by the Board of City Commissioners or the case be denied and closed. Subject plat shall provide for a 35' front building setback.
- b. A minimum 8 foot protective fence shall be constructed around the substation and shall not be located within the 35' front setback.
- c. The 35' front setback shall be planted with trees, grass and shrubs in accordance with a landscape plan submitted to and approved by the Planning Department.
- d. All lights shall be shielded to reflect or direct light away from the adjacent property.

SECTION II. That this Resolution shall take effect and be in force from and after its adoption.

PASSED AND ADOPTED by the Board of County Commissioners
at Wichita, Kansas, this _____ day of _____, 19____.

_____, Chairman
Jack Spratt

_____, Commissioner
Donald E. Gragg

_____, Commissioner
Tom Scott

ATTEST:

Michael T. Sawyer, County Clerk

(SEAL)

Approved as to form by County Counselor

William D. Rustin, County Counselor

()

R E S O L U T I O N

CASE NO. DR 84-17

A RESOLUTION PERMITTING CONSTRUCTION OF A KANSAS GAS & ELECTRIC DISTRIBUTION SUBSTATION IN THE "R" RURAL 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 OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

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

SECTION 1. 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 of the Zoning Resolution, a Special Permit to allow construction of a Kansas Gas & Electric Distribution Substation in the "R" Rural Residential District is hereby approved on the lands legally described as follows:

Commencing at the NW corner of the NW 1/4 of said Section 17, thence N 90°00'00" E, along the north line of said NW 1/4, a distance of 1334.62 feet to the point of beginning; thence N 90°00'00" E, a distance of 250.00 feet; thence S 1°09'31" W, a distance of 350.00 feet; thence S 90°00'00" W, a distance of 250.00 feet; thence N 1°09'31" E, a distance of 350.00 feet to the point of beginning. Generally located on the south side of 87th Street South, 1/4-mile east of Rock Road.

* Township 29 South,
Range 2 East;

SUBJECT TO THE FOLLOWING:

- a. Platting of subject property within one year from the date of approval by the Board of City Commissioners or the case be denied and closed. Subject plat shall provide for a 35' front building setback.
- b. A minimum 8 foot protective fence shall be constructed around the substation and shall not be located within the 35' front setback.
- c. The 35' front setback shall be planted with trees, grass and shrubs in accordance with a landscape plan submitted to and approved by the Planning Department.
- d. All lights shall be shielded to reflect or direct light away from the adjacent property.

SECTION II. That this Resolution shall take effect and be in force from and after its adoption.

12-26-84

PASSED AND ADOPTED by the Board of County Commissioners
at Wichita, Kansas, this _____ day of _____, 19____.

_____, Chairman
Jack Spratt

_____, Commissioner
Donald E. Cragg

_____, Commissioner
Tom Scott

ATTEST:

Michael T. Sawyer, County Clerk

(SEAL)

Approved as to form by County Counselor

William D. Rustin, County Counselor

November 30, 1984

Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Re: DR 84-17 - KG&E

Dear Mr. Wiley:

At its regular meeting on November 29, 1984, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. Platting of subject property within one year from the date of approval by the Board of City Commissioners or the case be denied and closed. Subject plat shall provide for a 35' front building setback.
- b. A minimum 8 foot protective fence shall be constructed around the substation and shall not be located within the 35' front setback.
- c. The 35' front setback shall be planted with trees, grass and shrubs in accordance with a landscape plan submitted to and approved by the Planning Department.
- d. All lights shall be shielded to reflect or direct light away from the adjacent property.

Regarding condition "c" above, it is necessary that you submit 4 copies of a landscape plan to our office for review and approval. Such approval must be obtained prior to publishing the resolution making this special permit effective.

This matter will be forwarded to the Board of County Commissioners for consideration at their regular meeting on December 26, 1984, this meeting to be held in Room 320 of the Sedgwick County Courthouse at 9:00 a.m. Should they determine that, because of the holidays, to cancel this meeting, we will keep you advised.

If you have any questions, please call.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHC:sd

cc: Jim Stoltz, K G & E, P. O. Box 208, Wichita 67201
Alfred Frahm, 8324 East 87th Street South, Wichita 67037

CASE NO. DR 84-17

13	"Notices and staff reports to Derby Planning Commissioners(10), City Clerk, City Secretary, City Administrator.
4	"Notice of Public Hearing" to Adjoining Property Owners.
2	"Notice of Public Hearing" to Applicant and Agent.
3	"Notices and staff reports, one each: Karen Crook, Ron Worley, Claud Shelor.
<hr/> 22	TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

NOTICE OF PUBLIC HEARING

Case No.: DR 84-17

Location: On the south side of 87th Street South, $\frac{1}{4}$ -mile east of
Rock Road.

Address: N/A.

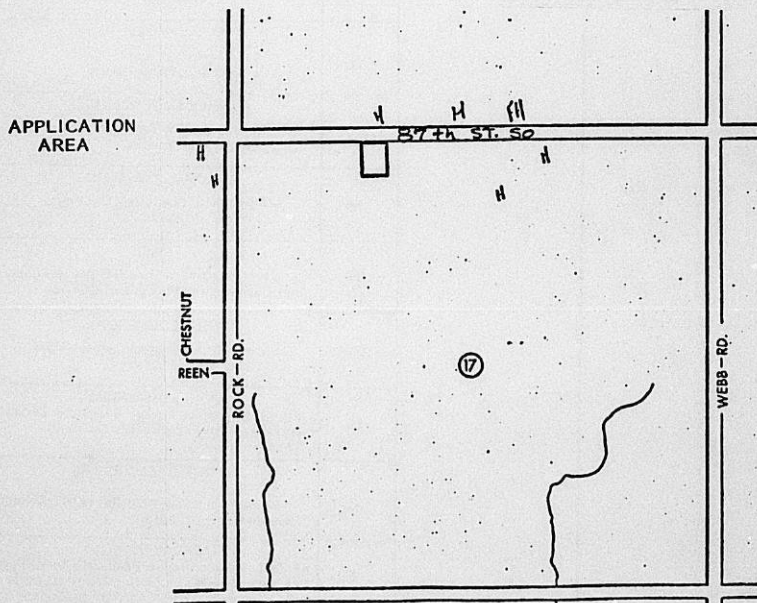
Request: Special Use Permit to Construct a Distribution Substation on
Property Zoned "R" Rural Residential.

NOTICE IS HEREBY GIVEN THAT on Thursday, November 29, 1984, at
7:00 P.M., the DERBY CITY PLANNING COMMISSION, City Hall, Derby,
Kansas, will consider the above-mentioned item.

This matter will also appear on the agenda for the regular meeting of
the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING
COMMISSION which commences at 1:30 P.M., Thursday, November 29,
1984, in the City Commission Meeting Room, First Floor, City Hall, 455
North Main, Wichita, Kansas.

As an owner or occupant of property in the area, you have the right to
appear at the MAPC meeting, either in person or by agent or attorney,
to support or oppose this request. If you have no interest in or objec-
tion to the request, you have no obligation to appear at the public
hearing.

If you have any questions or wish additional information, please call
268-4421.



SEE REVERSE SIDE

LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. DR 84-17

Special Use Permit to Construct a Distribution Substation
on Property Zoned "R" Rural Residential

Commencing at the NW corner of the NW $\frac{1}{4}$ of said Section 17; thence N 90°00'00" E, along the north line of said NW $\frac{1}{4}$, a distance of 1334.62 feet to the point of beginning; thence N 90°00'00" E, a distance of 250.00 feet; thence S 1°09'31" W, a distance of 350.00 feet; thence S 90°00'00" W, a distance of 250.00 feet; thence N 1°09'31" E, a distance of 350.00 feet to the point of beginning. Generally located on the south side of 87th Street South, $\frac{1}{4}$ -mile east of Rock Road.

Most Restrictive



Least Restrictive

DISTRICT	NAME OF DISTRICT AND USES PERMITTED
R	RURAL RESIDENTIAL Agriculture and One Family Dwellings
R-1	SUBURBAN RESIDENTIAL Agriculture, One Family Dwellings, Schools and Churches
AA	ONE FAMILY DWELLING Agriculture, One Family Dwellings, Schools and Churches
BB	OFFICE All Uses Permitted in More Restrictive Zones and Business and Professional Offices
OC	OFFICE COMMERCIAL Offices, Limited Retail and Service Uses Operated Within a Building.
LC	LIGHT COMMERCIAL All Uses Permitted in More Restrictive Zones and Purely Retail Businesses Operated Within a Building
C	GENERAL COMMERCIAL All Uses Permitted in More Restrictive Zones Plus All Commercial Uses
E	LIGHT INDUSTRIAL All Uses Permitted in More Restrictive Zones Plus Industrial Uses Which Do Not Create Hazards or Nuisance From Fire, Dust, Odor or Smoke***
F	HEAVY INDUSTRIAL Any Use, Some as Conditional Uses***

***Mobile home parks and trailer camps are not permitted.

Published in the Daily Reporter on November 6, 1984 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on November 29, 1984, at 7:00 p.m., the DERBY CITY PLANNING COMMISSION, City Hall, Derby, Kansas, will consider the following item for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners:

CASE NO. DR 84-17

Special Use Permit to Construct a Distribution Substation
on Property Zoned "R" Rural Residential

Commencing at the NW corner of the NW $\frac{1}{4}$ of said Section 17; thence N 90°00'00" E, along the north line of said NW $\frac{1}{4}$, a distance of 1334.62 feet to the point of beginning; thence N 90°00'00" E, a distance of 250.00 feet; thence S 1°09'31" W, a distance of 350.00 feet; thence S 90°00'00" W, a distance of 250.00 feet; thence N 1°09'31" E, a distance of 350.00 feet to the point of beginning. Generally located on the south side of 87th Street South, $\frac{1}{4}$ -mile east of Rock Road.

This matter will appear on the agenda for the regular meeting of the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION which begins at 1:30 p.m., Thursday, November 29, 1984, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear either in person or by agent or attorney, if you so desire.

As provided in the County Zoning Resolution, Section 14 - Administration, sub-paragraph C, the same will there be discussed and considered by the said 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 change to the Zoning Resolution, will be considered as by law provided.

WITNESS MY HAND AND SEAL on this 5th day of November, 1984.

Robert A. Lakin, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

(SEAL)

SPECIAL
APPLICATION FOR APPROVAL OF ~~CONDITIONAL~~ USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

DR-84-17

Special

This is an application for a ~~Conditional~~ Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

A. APPLICANT Kansas Gas and Electric Company ✓

ADDRESS P.O. Box 208 67201 PHONE 261-6572

AGENT Jim Stoltz

ADDRESS P.O. Box 208 67201 PHONE 261-6572

ENGINEER
~~APPLICANT~~ Professional Engineering Consultants, P.A. Attn: Gary Wiley ✓

ADDRESS 1440 East English 67211 PHONE 262-2691

AGENT _____

ADDRESS _____ PHONE _____

C. APPLICANT _____

ADDRESS _____ PHONE _____

AGENT _____

ADDRESS _____ PHONE _____

(Use separate sheet if necessary for names of additional applicants).

2. a. The applicant proposes to establish a Distribution Substation

_____ (use)

on property legally described as Lot(s) _____

_____, Block(s) _____

of the _____ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

A tract of land located in the E 1/2, NW 1/4, Sec. 17, T29S, R2E, 6th P.M., more particularly described as follows:

Commencing at the NW Cor of the NW 1/4 of said Sec. 17; thence N 90°00'00" E, along the north line of said NW 1/4, a distance of 1334.62 feet to the point of beginning; thence N 90°00'00" E, a distance of 250.00 feet; thence S 1°09'31" W, a distance of 350.00 feet; thence S 90°00'00" W, a distance of 250.00 feet; thence N 1°09'31" E, a distance of 350.00 feet to the point of beginning.

2. b. There are 2.0 acres (round to nearest tenth) in the above described property.

T9-333-2

Revised 8/80

Thap 6036D N "R" E "R" S "R" W "R"

D.P.C. 11-29-84

M.A.P.C. 11-29-84

3. THIS PROPERTY IS LOCATED AT (ADDRESS) N/A

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE _____ CORNER OF _____ AND _____, OR

B. ON THE SOUTH SIDE OF 87TH ST. SO. (AVE.) STREET ~~BETWEEN~~
1/4 mile
~~1300~~ E OF ROCK ROAD (AVE.) STREET AND _____ (AVE.) STREET.

4. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED R
(ZONING DISTRICT CLASSIFICATION).

5. I REQUEST THIS ~~CONDITIONAL~~ SPECIAL USE PERMIT FOR THE FOLLOWING REASONS:
TO CONSTRUCT A DISTRIBUTION SUBSTATION

6. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

KANSAS GAS AND ELECTRIC COMPANY

BY Bernard Kisch
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

7. OFFICE USE ONLY

This application was received at the Planning Department at 4
(AM, PM) on 10-29-84 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 150⁰⁰.

Louise Olivas Name
Senior Planner Title

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstracter within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record Owners within 500 feet of:
Beginning at a point on the North
Section line of the Northwest
Quarter of Section 17, Township
29 South, Range 2 East, which
point is 1323 feet East of the
Northwest corner of the North-
west Quarter, thence South 350
feet; thence East 250 feet;
thence North 350 feet; thence
West to the point of beginning,
Sedgwick County, Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

DESCRIPTIONS

RECORD OWNERS

- | | | |
|---|--|---|
| ① | Beginning at a point on the North Section line of the Northwest Quarter of Section 17, Township 29 South, Range 2 East, which point is 1323 feet East of the Northwest corner of the Northwest Quarter; thence South 350 feet; thence East 250 feet; thence North 350 feet; thence West to the point of beginning. | Eugene Farber
RFD 1
Derby, Kansas 67037 |
| ② | The Northwest Quarter, EXCEPT Beginning at a point on the North Section line of the Northwest Quarter of Section 17, Township 29 South, Range 2 East, which point is 1323 feet East of the Northwest corner of the Northwest Quarter; thence South 350 feet; thence East 250 feet; thence North 350 feet; thence West to the point of beginning. | Eugene Farber
RFD 1
Derby, Kansas 67037 |

*See deed attached.
Now owned
by K.G.E.*

DESCRIPTIONS

RECORD OWNERS

3 South Half of the West Half of the Southwest Quarter, EXCEPT The South 313.38 feet of the East 142 feet of the West Half of the Southwest Quarter of Section 8, Township 29 South, Range 2 East, and the South 313.38 feet of the West 136 feet of the East Half of the Southwest Quarter of Section 8, Township 29 South, Range 2 East, ALL IN Section 8, Township 29 South, Range 2 East,

✓ Harvey M. & Elma Lee Gattis
3507 E. Clark
Wichita, Kansas 67218


4 The South 313.38 feet of the East 142 feet of the West Half of the Southwest Quarter of Section 8, Township 29 South, Range 2 East; and the South 313.38 feet of the West 136 feet of the East Half of the Southwest Quarter of Section 8, Township 29 South, Range 2 East,

✓ Wesley H. & Pauline O. Ellis
~~ADDRESS UNKNOWN~~

40 Alfred Frahm
8324 E. 87th St. So.
67037

5 South Half of the East Half of the Southwest Quarter, Section 8, Township 29 South, Range 2 East,

✓ Ralph H. & Thelma Hiler Piper
RFD 1
Derby, Kansas 67037


Fidelity
Title
Company
Inc.

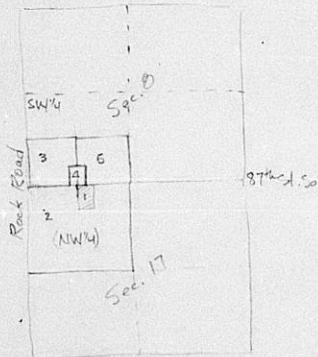
Dated at Wichita, Kansas, this 14th day of September, 1984 at
7:00 A.M.

FIDELITY TITLE COMPANY, INC.

Medina L. Sutter
By

Assistant Secretary

Tracer No. 68002



STATUTORY WARRANTY DEED

STATE OF KANSAS }
SEDDWICK COUNTY } SS
FILED FOR RECORD AT
4:00 PM

THE GRANTOR EUGENE FARBER, a single person

OCT 3 1984

NO. 7 13971

BETTE F. McCART
REGISTER OF DEEDS

This space reserved for Register of Deeds

Pat Kettler
Register

does hereby CONVEY AND WARRANT TO
KANSAS GAS AND ELECTRIC COMPANY, A CORPORATION of Sedgwick
County, State of Kansas

MICROFILMED
OF RECORD

all the following described REAL ESTATE, situated in the County of Sedgwick and State of Kansas, to-wit:
Beginning at a point on the North Section line of the Northwest 1/4
of Section 17, Township 29 South, Range 2 East which point is 1334.62
feet East of the Northwest Corner of said Northwest 1/4, thence North
90°00'00" East a distance of 250.00 feet, thence South 1°09'31" West a
distance of 350.00 feet, thence South 90°00'00" West a distance of 250.00
feet, thence North 1°09'31" a distance of 350.00 feet to the point of
beginning.

Eugene Farber, his heirs and assigns to retain all the mineral rights on
the above described tract of land.

ENTERED ON
TRANSFER RECORD
OCT 3 1984
MICHAEL T. SAWYER
COUNTY CLERK



for the sum of One Dollar and other good and valuable considerations, the receipt of
which is hereby acknowledged

Dated this 3rd day of October, 19 84

Eugene Farber
EUGENE FARBER

State of Kansas, ~~Sedgwick~~ Sumner County, ss:

Sumner

BE IT REMEMBERED, That on this 3rd day of October 1984, before me, the under-

signed, a Notary Public in and for the County and State aforesaid, came EUGENE FARBER

who I personally known to me to be the same person who executed the within instrument of writing

and such person duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal, the day and

year last above written

My commission expires June 9, 1987



Alice M. Smith
Alice M. Smith

Alice M. Smith
Notary Public.

5.00

FOR COMPLETE TITLE SERVICE

Fidelity Title Company, Inc. 221 North Market Wichita, Kansas 67202 Phone (316) 262-8261

K. L. E. Lewis
R. E. Lewis Box 208 67201

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-321

PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Fav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
Annual Report Publication	150-
R.G.F. [unclear]	
NAME	PEC
ADDRESS	1147 E. [unclear]
FUND	11-100
COMMENTS	DUE DATE 10-30-31
DATE	11-27-31
BY	[unclear]

TERMINATING ENCLOSURE LOCATION

Approved By _____

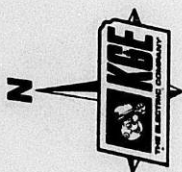
Date _____

Company Name _____

PROPOSED
COMMUNICATION CIRCUIT
REQUIREMENTS

TYPE	NO.	DESCRIPTION
SUPV.	_____	_____
ALM.	_____	_____
VOICE	_____	_____
PILOTWIRE	_____	_____
TELEMETERING	_____	_____

WILL AMPLIFYING EQUIPMENT
BE REQUIRED? YES NO



DR 84-17



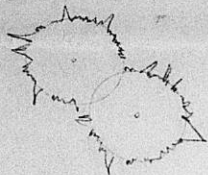
KANSAS GAS AND ELECTRIC COMPANY
ENGINEERING DEPT WICHITA, KANSAS

FARBER SUBSTATION
GENERAL PLAN

DRAWN	JBC	DR CK	SIZE	D	ID NO	KG&E	DWG NO.	KD-8381	REV	0
ENG CK	PF	APPROVAL	SCALE	1" = 20'	DATE	9-14-84	SHEET	1	OF	1

← 87TH STREET

AUSTRIAN PINE (2)
OR RED CEDAR



DITCH FLOW LINE

GRASS AREA

AUSTRIAN PINE (1)

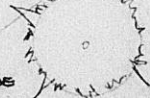


RED BUD



GOLDEN VICKARY (5)

AUSTRIAN PINE

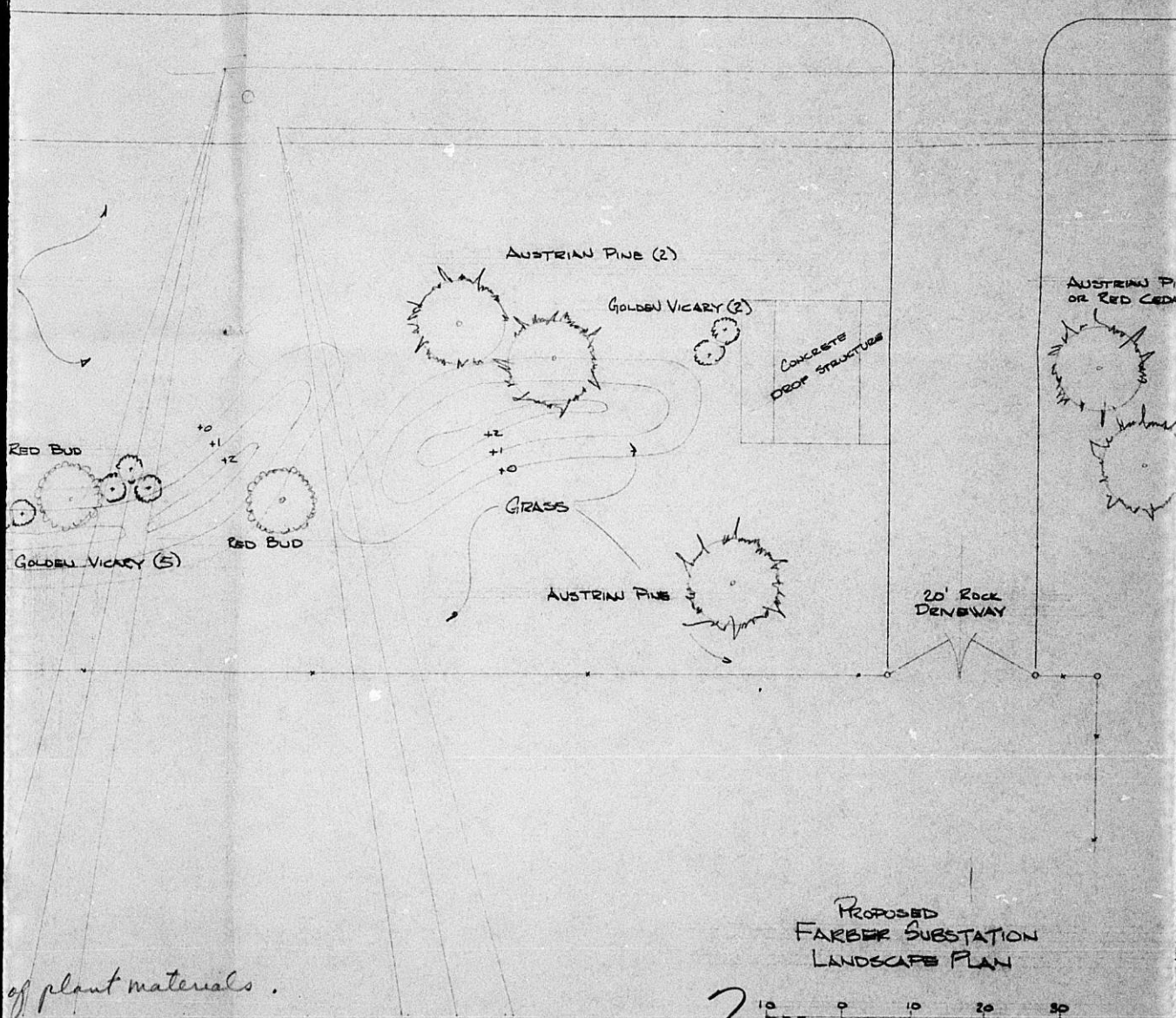


SUBSTATION FENCE ?

20' ROCK
DRAVEWAY

I talked to
Jadnick on the
phone 1-4-85
and asked him to
make the following
changes:

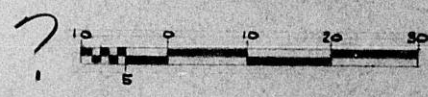
1. ~~What is the scale?~~
2. Show N, E, & W pts
3. Include table of specifications of plant materials.
How to water?
4. Provide more screening for the home to the north
5. ~~What is concrete drop structure?~~

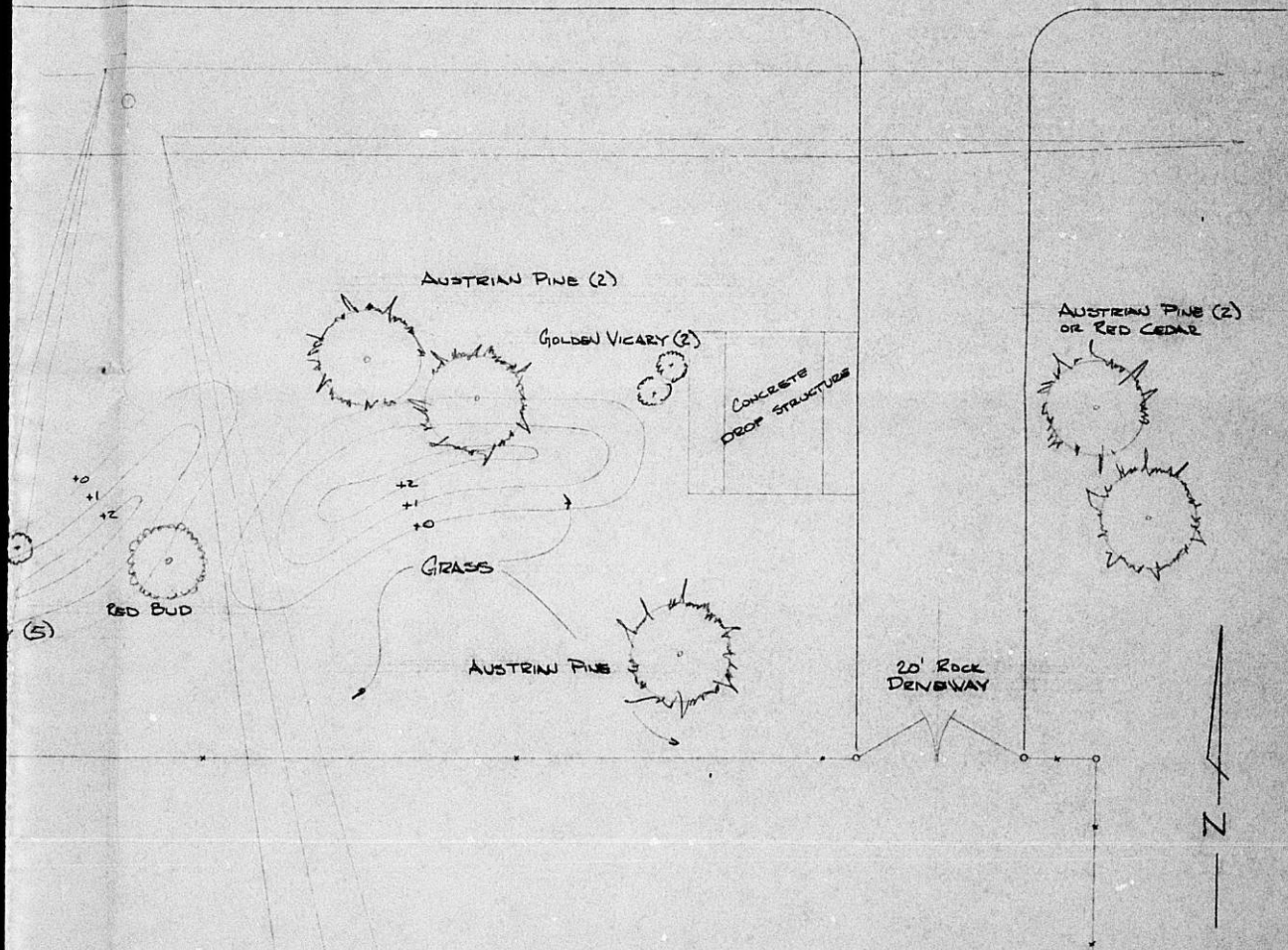


of plant materials.

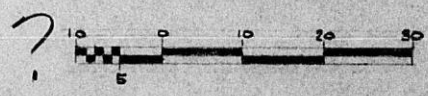
to the north

PROPOSED
FARMER SUBSTATION
LANDSCAPE PLAN





PROPOSED
FARBER SUBSTATION
LANDSCAPE PLAN



materials .

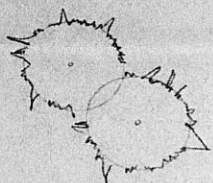
with

← 57TH STREET

DITCH FLOW LINE

GRASS AREA

AUSTRIAN PINE (2)
OR RED CEDAR



AUSTRIAN PINE (1)



+2

+1

+0

+0

+1

+2

RED BUD



GOLDEN VICKERY (5)

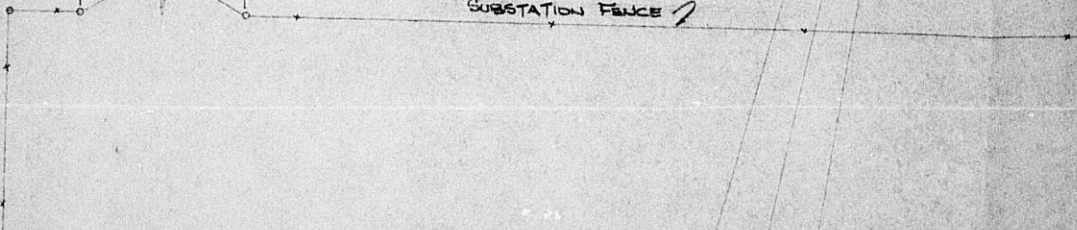
RED BUD

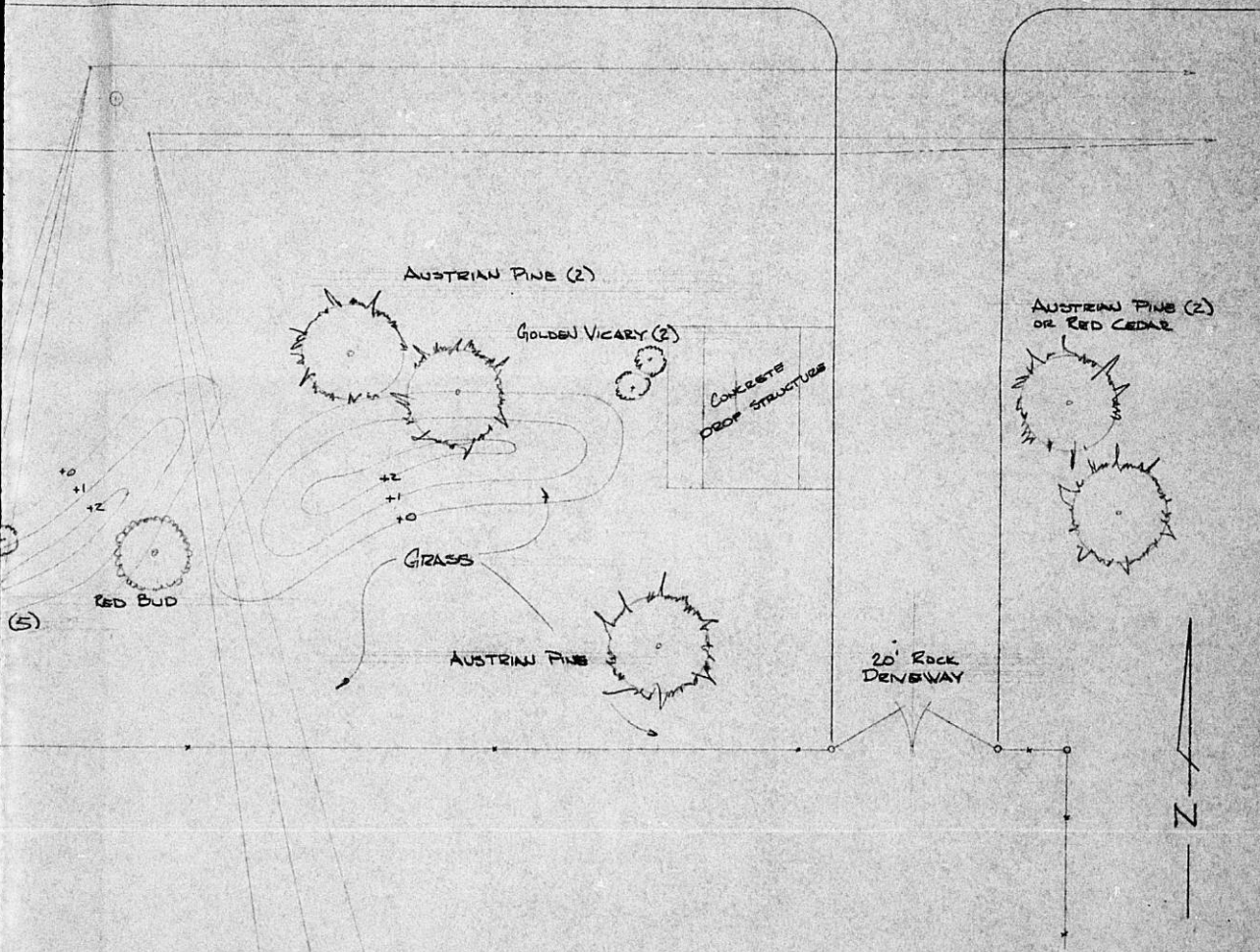
AUSTRIAN PINE



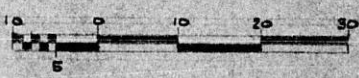
20' ROCK
DREWEWAY

SUBSTATION FENCE





PROPOSED
 FARBER SUBSTATION
 LANDSCAPE PLAN





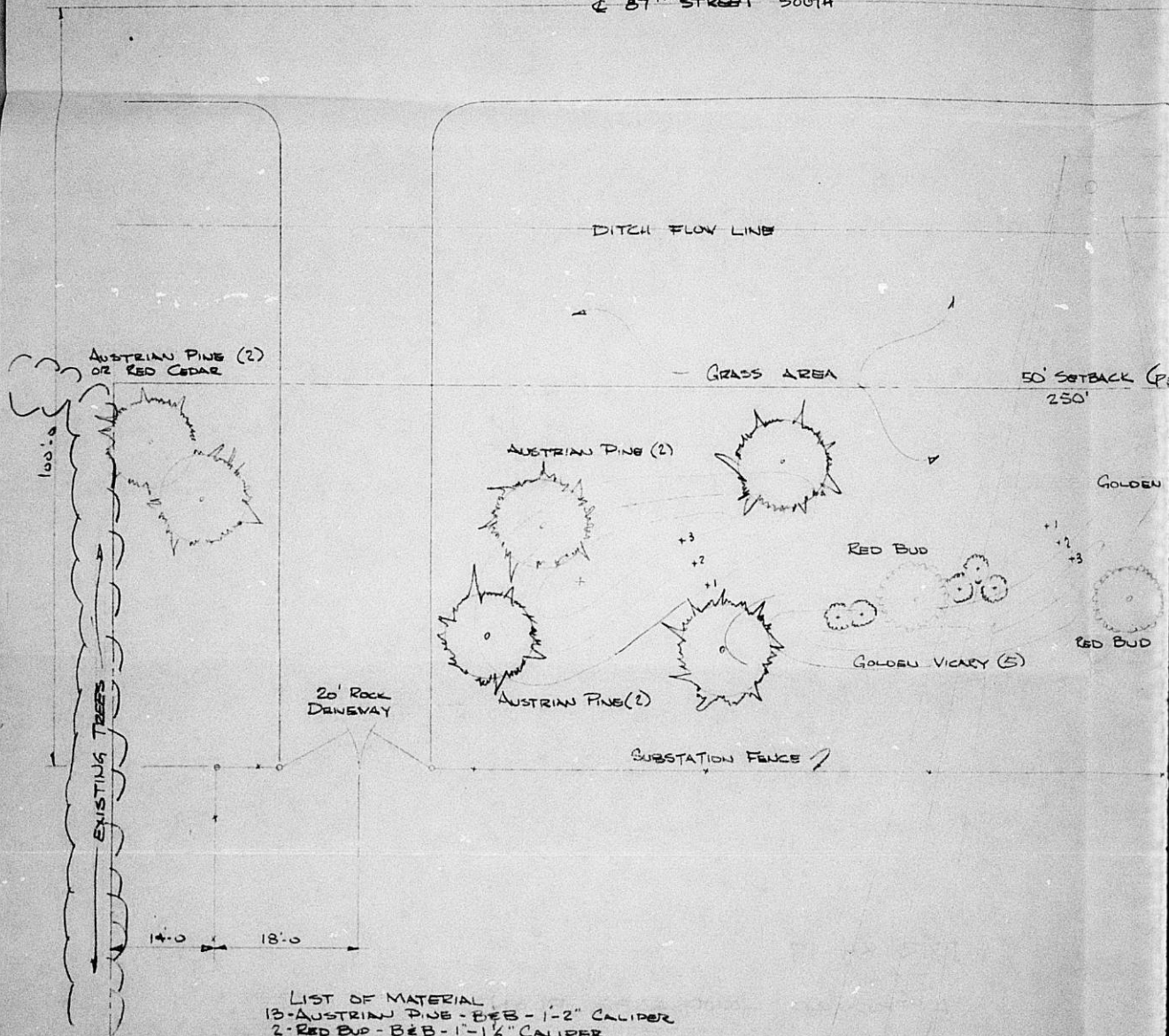
1-2-85

PAUL FABRICK

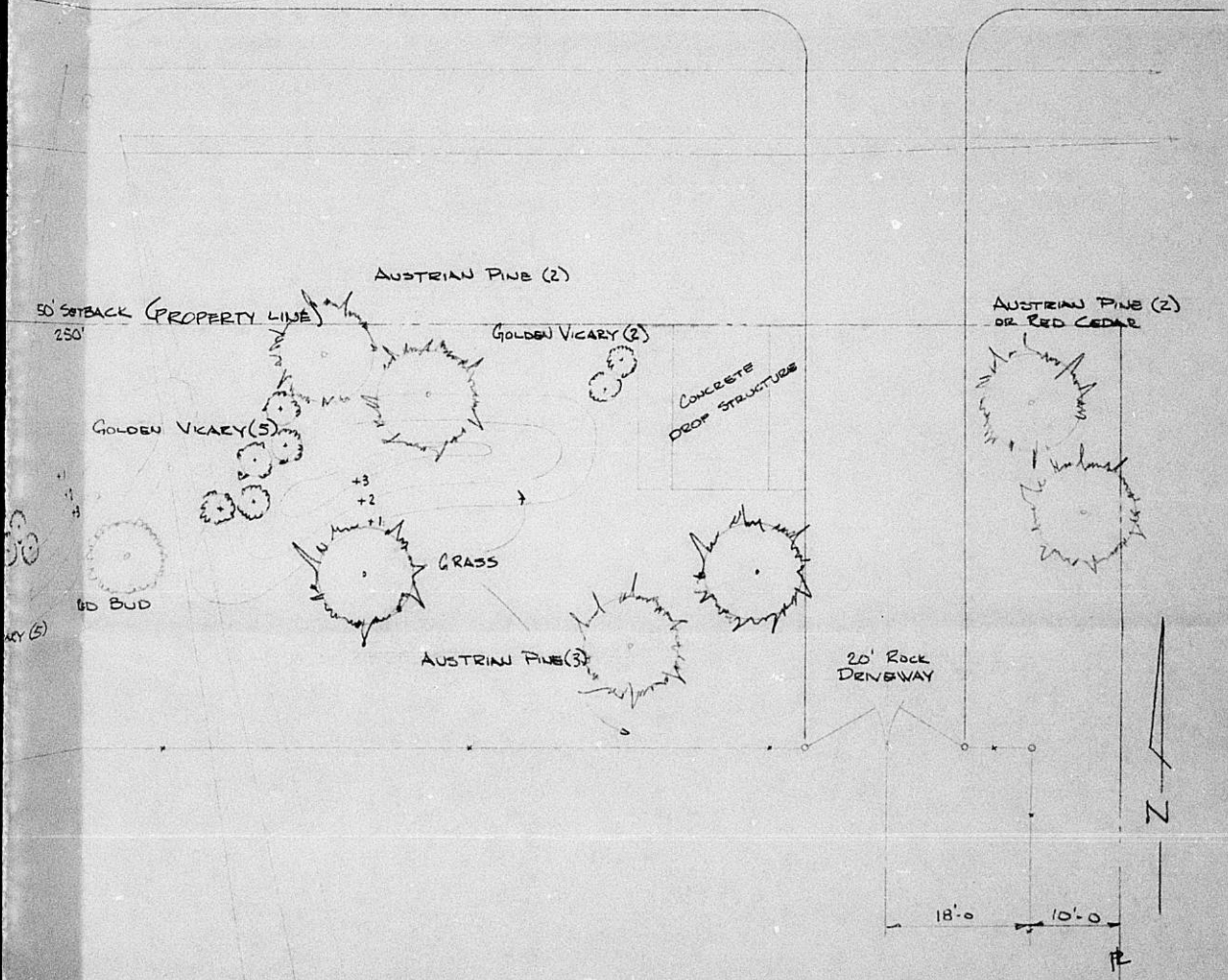
SENIOR ENGINEERING TECHNICIAN
SUBSTATION DESIGN
KANSAS GAS AND ELECTRIC COMPANY
BOX 208, WICHITA, KANSAS 67201

316-261-8286

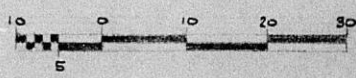
← 87TH STREET SOUTH



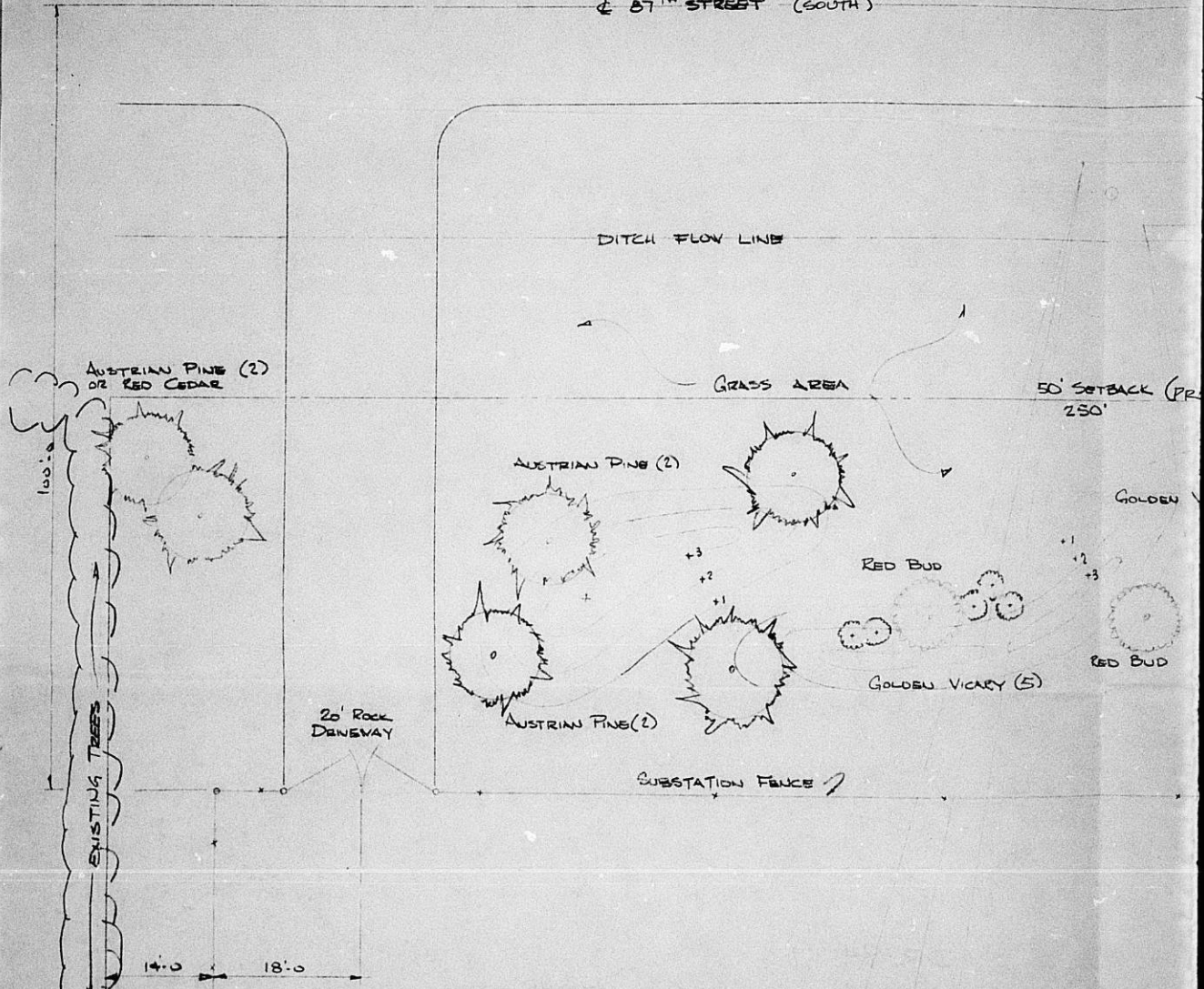
LIST OF MATERIAL
13-AUSTRIAN PINE-B&B-1-2" CALIPER
2-RED BUD-B&B-1-1 1/2" CALIPER
12-GOLDEN VICKARY-3 GAL CONTAINER
NOTE: AREA BETWEEN THE ROAD EDGE & 3' FROM
SUBSTATION FENCE WILL BE GRASS COVERED,
EXCEPT ROCKED DRIVE LANE.



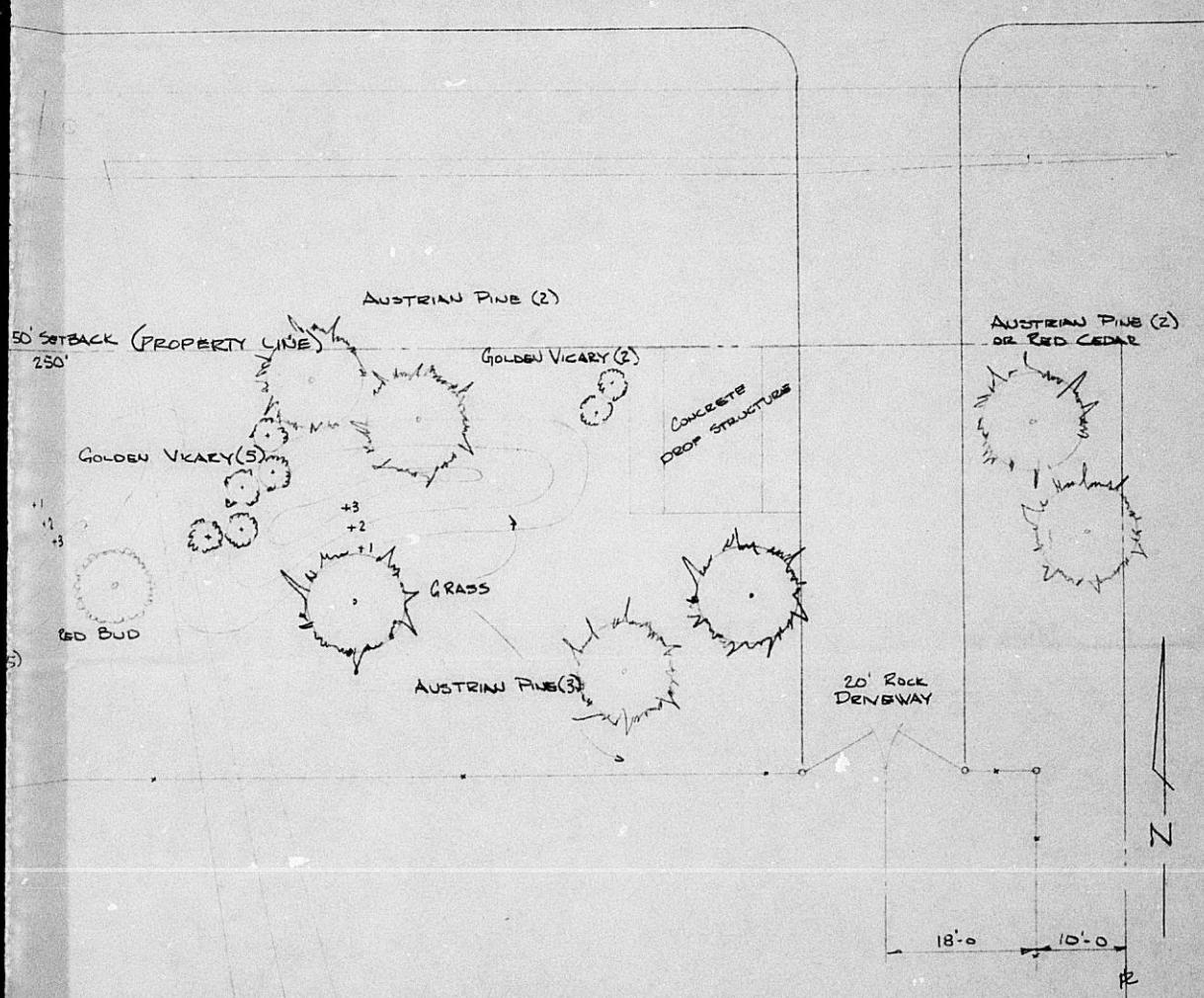
PROPOSED
FARBER SUBSTATION
LANDSCAPE PLAN



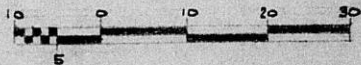
← 57TH STREET (SOUTH)



- LIST OF MATERIAL
- 13-AUSTRIAN PINE-B&B-1-2" CALIPER
 - 2-RED BUD-B&B-1-1/2" CALIPER
 - 12-GOLDEN VICARY-3 GAL CONTAINER
- NOTE: AREA BETWEEN THE ROAD EDGE & 3' FROM SUBSTATION FENCE WILL BE GRASS COVERED, EXCEPT ROCKED DANE LANE.



PROPOSED
FARBER SUBSTATION
LANDSCAPE PLAN.

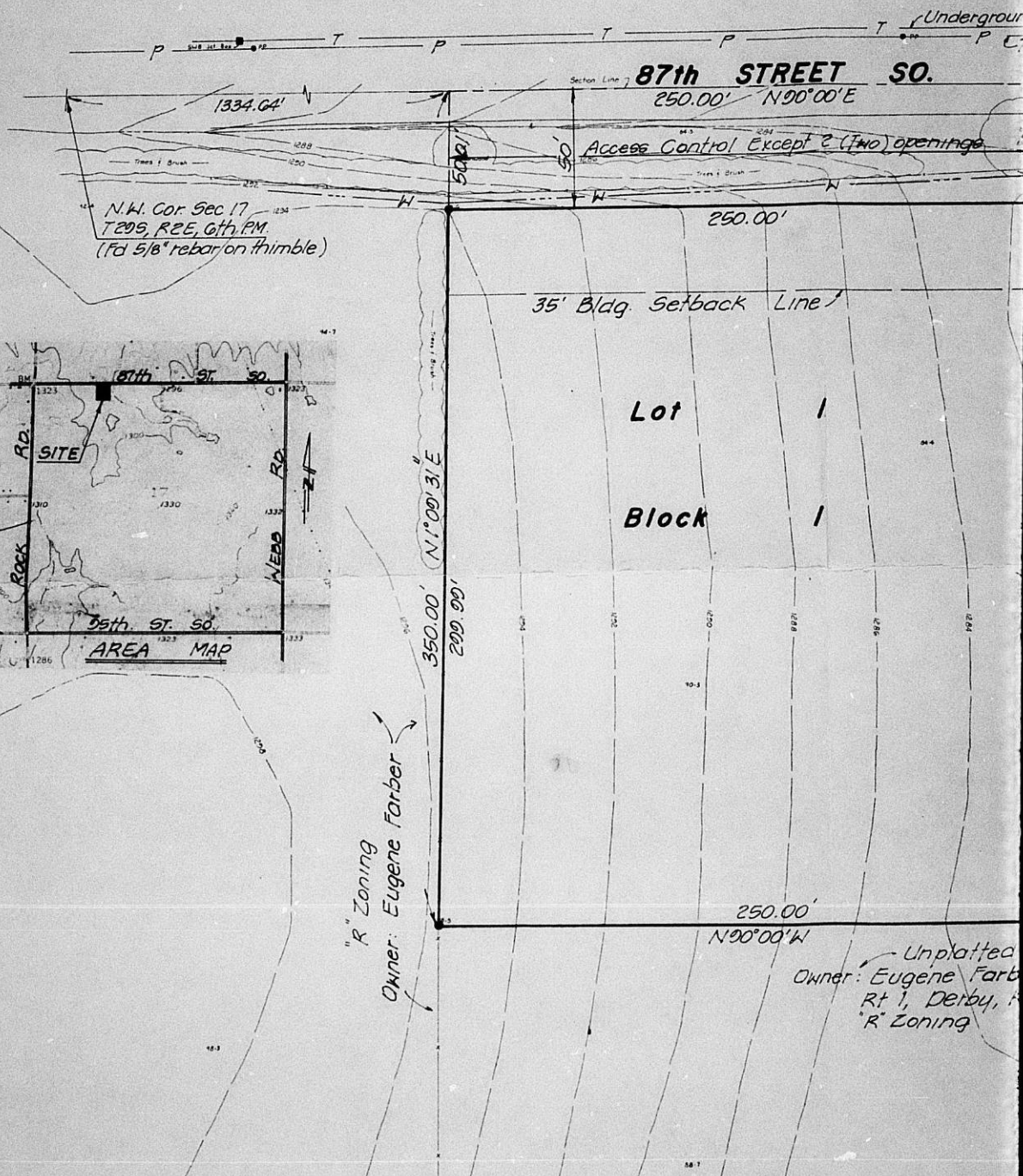


PRELIMINARY PLAT OF FARBER SUBSTATION ADD.

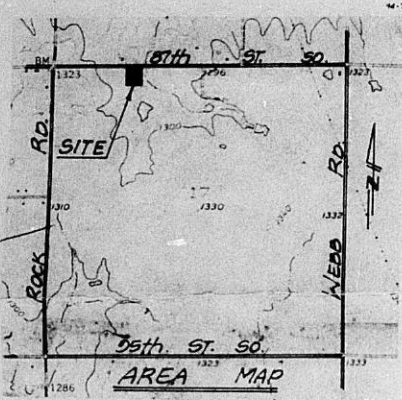
SEDGWICK COUNTY, KANSAS.

ENGINEER: P.E.C. 1440 English Wichita, Ks.

OWNER: K. G. & E. c/o Jim Stoltz P.O. B. No. 208
Wichita, Ks.



N.W. Cor. Sec. 17
T20S, R2E, Gth. PM.
(Pd 5/8" rebar on thimble)



"R" Zoning
Owner: Eugene Farber

Unplatted
Owner: Eugene Farber
Rt 1, Derby, Ks.
"R" Zoning

ON ADD.

Ks.
208

