

CU-226 - Associated Material &
Supply Co., Inc. - Conditional
Gas Request to Permit an Earth
burrow Operation on property
zoned "R-1" Suburban Residential
District - generally located on
the north side of Maple, in an
area west of 119th Street West.

Smead

No. 1516C

HASTINGS, MN-LOS ANGELES
LOGAN, OH-MCGREGOR, TX U. S. A.

POSTED
10-24-79

ACTION

COMMITTEE

DATE

M.A.P.C.

Approved to
condition

11-8-79

B.C.C./B. CO. C.

Approved and
to condition

11-28-79

closed

CU-226 - Associated Material Supply Co., Inc., requests Conditional Use to Permit an Earth Borrow Operation on property zoned "R-1" Suburban Residential

Book 2;
 Map No. F-2W-B
 Sec. 24
 Twp. 27S
 Range 2W

DATA SHEET
 (ZONING & CONDITIONAL USE)

Z- _____
 SCZ- _____
 CU- 226
 Filed 10-18-79

to Permit Earth Borrow Operation
 in "R-1" District.

APPLICATION DATA: From _____ to _____

- Applicant: Associated Material and Supply Co., Inc.
 Address P.O. BOX 4064, Wichita 67204 Phone 744-0433
- Agent: Dolan H. Welsh
 Address 248 N. Tyler, 67212 Phone 722-4016
- General Location: on the north side of Maple, in an area west of
119th St. West. Address _____
- Proposed Use: Fill for Highway Construction at Ridge Road and W-54

AREA DATA:

- Acreage: 95.86 (1600 ft. by 2610 ft.)
- Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
- Land Use: East FARM HOUSE South UNDEVELOPED
 West UNDEVELOPED North UNDEVELOPED
- Sketch Plan Land Use is for: _____
- Present Land Use is for: UNDEVELOPED
- Area (is) (is not) platted.

PROCEDURE DATA:

- Zoning Committee _____ by _____, _____, _____
- MAPC Meeting:

Date	Action
<u>11-8-79</u>	<u>Approved sub to conditions</u>
_____	_____
_____	_____

- Governing Body (~~Bd. City Commissioners~~ - Bd. County Commissioners)

Date	Action	Resolution
<u>11-28-79</u>	<u>Approved sub to conditions</u>	<u>Dec. 6, 1979</u>
_____	_____	_____
_____	_____	_____

NOTES:

Standard
 No. 2-153C
 MEASURING, IN
 LOS ANGELES, CHICAGO, LOS ANGELES, ON
 MEMPHIS, NEW YORK, PHOENIX, ST. LOUIS, ST. PAUL, ST. PETERSBURG, TAMPA, VA.
 U.S.A.

Book 2;
Map No. F-3W-B
4647
Sec. 24
Twp. 27S
Range 2W

DATA SHEET
(ZONING & CONDITIONAL USE)

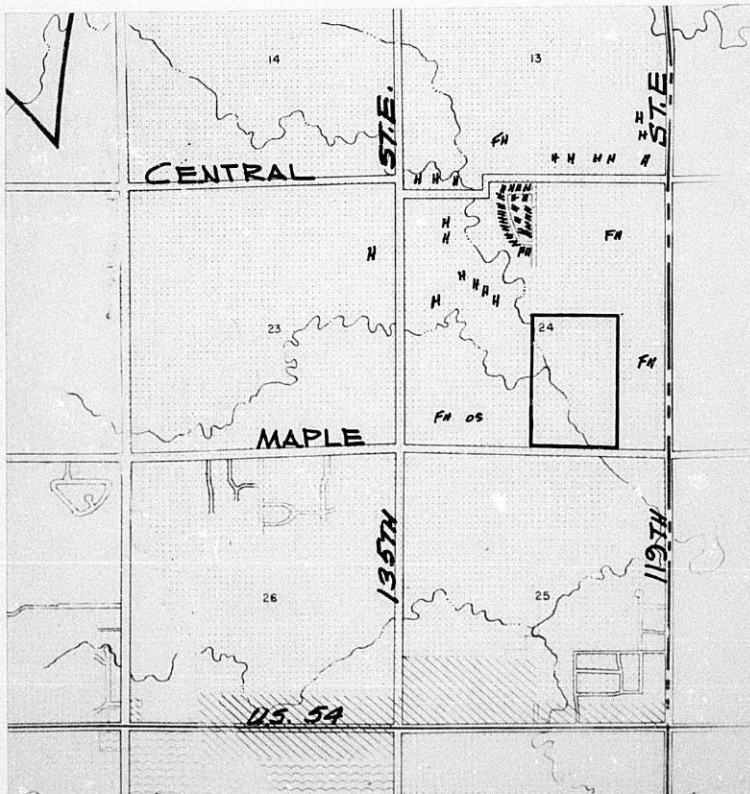
Z- _____
SCZ- _____
CU- 226
Filed 10-18-79

to Permit Earth Borrow Operation
in "R-1" District.

- APPLICATION DATA: From _____ to _____
1. Applicant: Associated Material and Supply Co., Inc.
Address: P.O. BOX 4064, Wichita 67204 Phone: 44-0433
 2. Agent: Delan H. Welsh
Address: 248 N. Tyler, 67212 Phone: 722-4016
 3. General Location: on the north side of Maple, in an area west of
119th St. West. Address _____
 4. Proposed Use: Fill for Highway Construction at Ridge Road and W-54

- AREA DATA:
1. Acres: 95.86 (1600 ft. by 2610 ft.)
 2. Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
 3. Land Use: East FARM HOUSE South UNDEVELOPED
West UNDEVELOPED North UNDEVELOPED
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: UNDEVELOPED
 6. Area (is) (is not) platted. _____

PHOTO DATA:
Taken by (R) Date 10-29-79 Time 1:30



T9-214-2

PICTURE SHEET

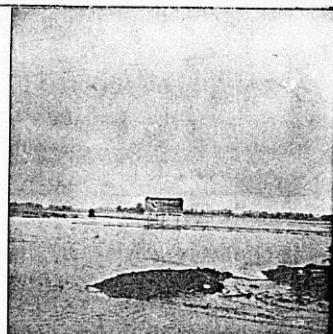
100' Temporary Drainage Easement
SW 1/4 of the SE 1/4 of Sec. 24, T27S, R2W
Sedgwick County, Kansas

The following description is of the centerline of a 100 foot, 50 feet on each side, temporary drainage easement, located in the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 27 South, Range 2 West, Sedgwick County, Kansas and is more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Section 24, Township 27 South, Range 2 West, Sedgwick County, Kansas; thence North, 105.00 feet to the Point of Beginning; thence from said Point of Beginning N. $-79^{\circ} 17' 34''$ - E., 224.88 feet; thence S. $-76^{\circ} 04' 31''$ - E., 53.00 feet to the point of curvature of a curve concave to the left; thence along said curve an arc distance of 131.88 feet, said curve having the following properties (R = 250.00' central angle = $30^{\circ} 13' 25''$, Tan. = 67.51') to the point of tangency; thence N. $-73^{\circ} 42' 04''$ - E., 0.87 feet to the point of curvature of a curve concave to the right; thence along said curve an arc distance of 214.77 feet, said curve having the following properties (R = 400.00', central angle = $30^{\circ} 45' 47''$, Tan. = 110.04'), to the point of tangency; thence S. $-75^{\circ} 32' 09''$ - E., 46.01 feet to the point of curvature of a curve concave to the left; thence along said an arc distance of 212.24 feet, said curve having the following properties (R = 190.00', central angle = $64^{\circ} 00' 07''$, Tan. = 118.73'), to the point of tangency; thence N $-40^{\circ} 27' 44''$ - E., 73.47 feet to the point of termination.



10-30-79 MAPLE & S
END RAINBOW LAKES
3RD



10-30-79 MAPLE & S
END RAINBOW LAKES
3RD



10-30-79 MAPLE &
S END RAINBOW LAKES
3RD



10-30-79 MAPLE & S END
RAINBOW LAKES 3RD
1.45

Book 2;
Map No. F-3W-B
4647
Sec. 24
Twp. 27S
Range 2W

DATA SHEET
(ZONING & CONDITIONAL USE)

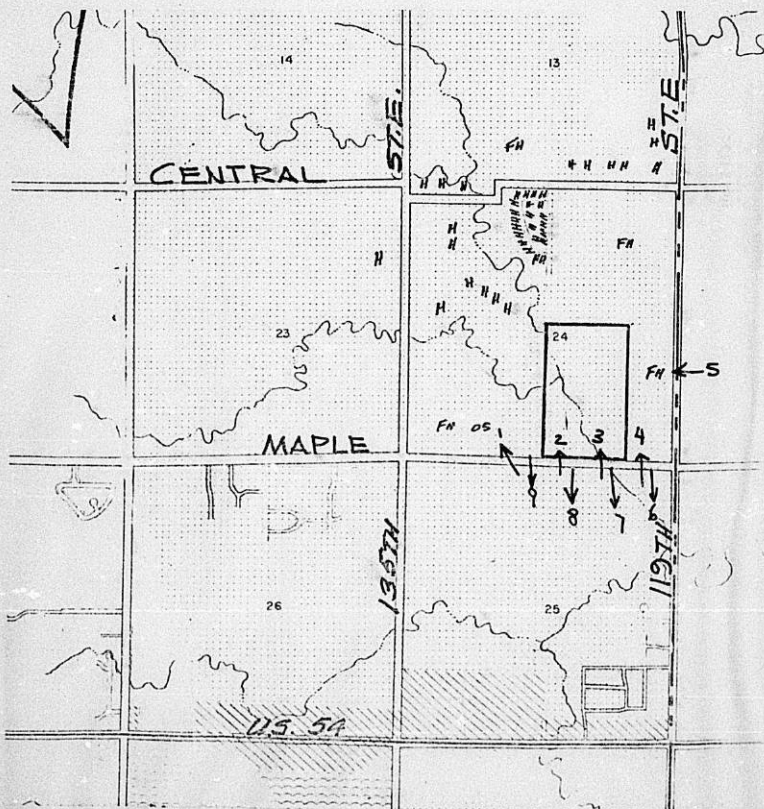
Z-
SC2-
CU-226
Filed 10-18-79

to Permit Earth Borrow Operation
in "R-1" District.

- APPLICATION DATA: From _____ to _____
1. Applicant: Associated Material and Supply Co., Inc.
Address P.O. BOX 4064, Wichita 67204 Phone 44-0493
 2. Agent: Dolan H. Welsh
Address 248 N. Tyler, 67212 Phone 722-4016
 3. General Location: on the north side of Maple, in an area west of
119th St. West. Address _____
 4. Proposed Use: Fill for Highway Construction at Ridge Road and W-54

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West UNDEVELOPED North UNDEVELOPED
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: UNDEVELOPED
 6. Area (is) (is not) platted. _____

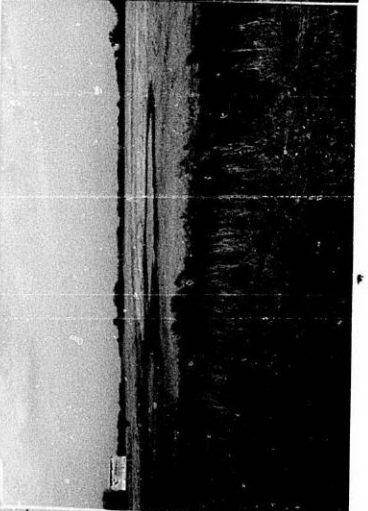
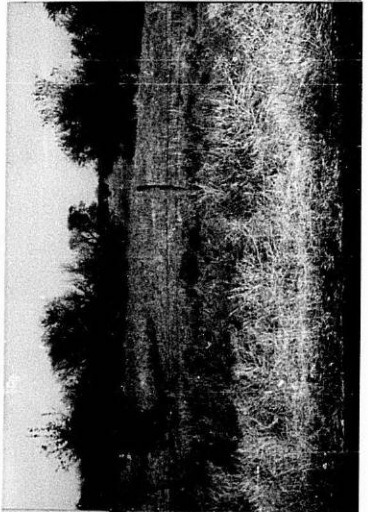
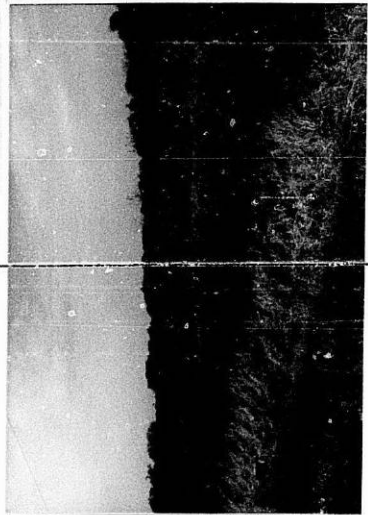
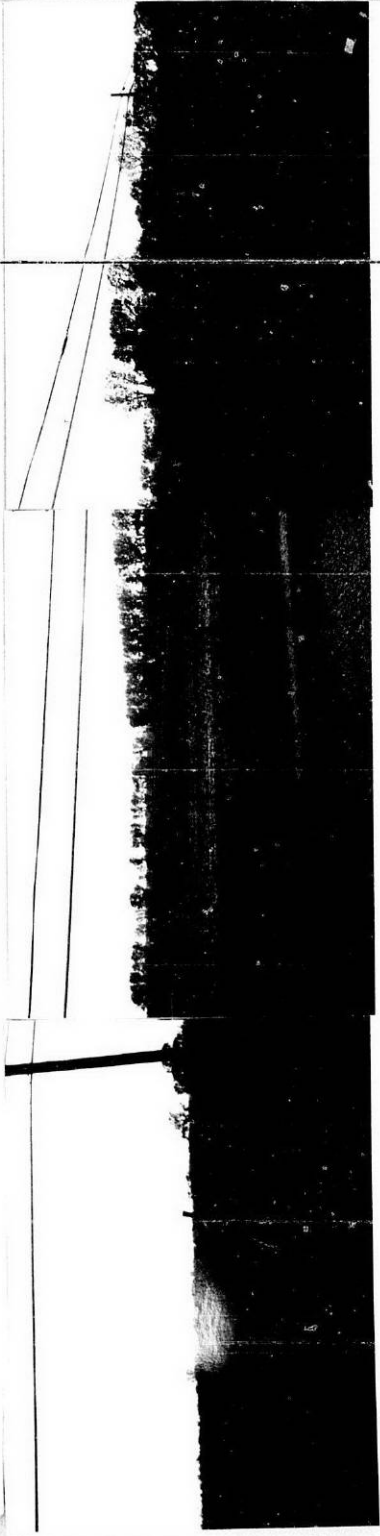
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Taken by (P) Date 10-29-79 Time 1:30

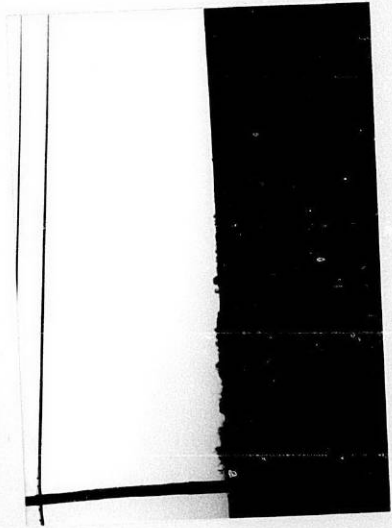
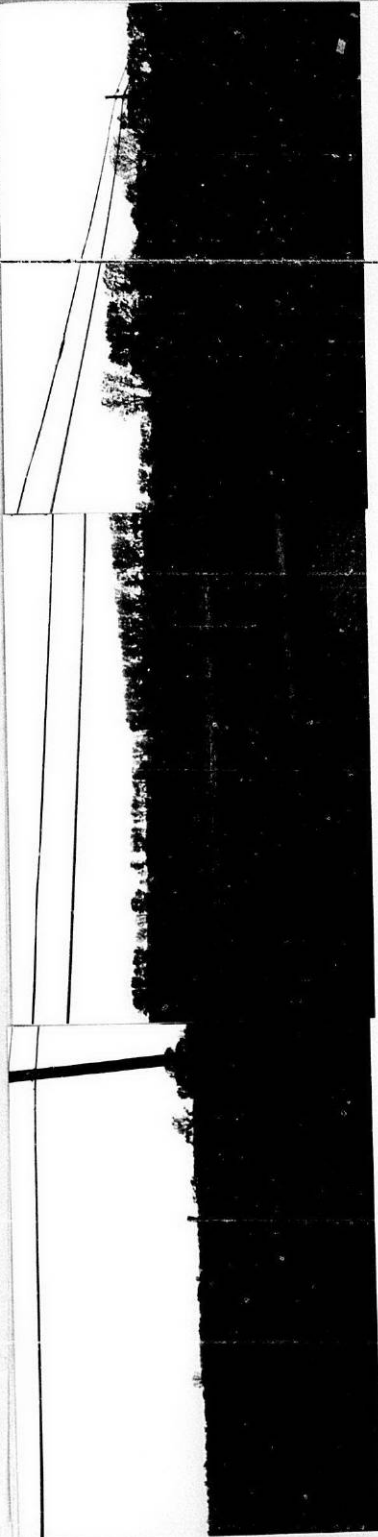


T9-214-2

PICTURE SHEET

Picture Sheet for CU-226





Smead[®]

No. 2-153C

HASTINGS, MN - LOS ANGELES
LOGAN, OH - McREGOR, TX U. S. A.

R# 281-1979

(None given) Published in The Wichita Beacon on Dec. 6, 1979

RESOLUTION

CASE NO. CU-226

A RESOLUTION PERMITTING AN EARTH BORROW OPERATION 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 4.A.10.F AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1952, 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 4.A.10.f and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow an earth borrow operation in the "R-1" Suburban Residential District is hereby approved on the lands legally described as follows:

The West 1600 feet of the SE 1/4 of Section 24-27-2W of the 6th P.M., Sedgwick County, Kansas. Generally located on the north side of Maple, in an area west of 119th Street West.

SUBJECT TO THE FOLLOWING:

- a. The applicant shall proceed with the construction of the drainage improvement within the temporary easement in accordance with County specifications and requirements, prior to commencing of the borrow operation.
- b. The bank slopes of the borrow area shall be seeded to either temporary or permanent vegetative cover when the excavation operation has ceased.
- c. Subject property shall be platted prior to the issuance of any building permits, except those necessary for the soil extraction operation.
- d. Once the extraction operation has ceased, final grading shall be completed and no foreign matter such as rubbish, construction debris, construction equipment, etc., shall remain on the property.
- e. The borrow operation shall cease in two years from the date of approval by the Board of County Commissioners; and any violation of conditions of approval shall declare the conditional use permit null and void.
- f. The lake to be created shall be designed so as to maintain a minimum water depth of at least 6 feet.

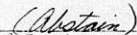
g. The applicant and owner of the property shall submit four copies of the revised plan showing the limitations of the tax.

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.

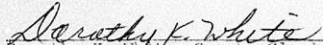
-PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 28 day of November, 1979.


Tom Scott, Chairman


Donald Gragg, Commissioner

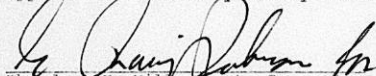

Everett Patrick, Commissioner




Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor


Theodore H. Hill, County Counselor

November 28, 1979

Syd Werbin, County Director of Building, Planning & Codes.

Jack H. Galbraith, Chief Planner

CU-226 - Conditional Use permit to allow an Earth Borrow Operation - on the north side of Maple, in an area west of 119th Street West.

The Board of County Commission on November 28, 1979, considered the above captioned case. Their action was to approve the request, subject to the following conditions:

- a. The applicant shall proceed with the construction of the drainage improvement within the temporary easement in accordance with County specifications and requirements, prior to commencing of the borrow operation.
- b. The bank slopes of the borrow area shall be seeded to either temporary or permanent vegetative cover when the excavation operation has ceased.
- c. Subject property shall be platted prior to the issuance of any building permits, except those necessary for the soil extraction operation.
- d. Once the extraction operation has ceased, final grading shall be completed and no foreign matter such as rubbish, construction debris, construction equipment, etc., shall remain on the property.
- e. The borrow operation shall cease in two years from the date of approval by the Board of County Commissioners; and any violation of conditions of approval shall declare the conditional use permit null and void.
- f. The lake to be created shall be designed so as to maintain a minimum water depth of at least 6 feet.
- g. The applicant and owner of the property shall submit four copies of the revised plan showing the limitations of the lake.

Page Two
Syd Werbin
November 28, 1979

Enclosed are two copies of the plans for the Lake showing the limits of the excavation area. If you have any questions, please call.

and proposal redevelopment after excavation ceases.

Jack H. Galbraith
Chief Planner

JHG:el

Enclosures

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONDITIONAL USE PERMIT

CASE NO. CU-226

CONSIDERED BY MAPC: 11-8-79

REQUEST FOR: Conditional Use Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To excavate and remove dirt for highway fill."

GENERAL LOCATION: North side of Maple in an area west of 119th Street
West.

LEGAL DESCRIPTION:

The West 1600 feet of the SE 1/4 of Section 24-27-2W of
the 6th P.M., Sedgwick County, Kansas.

APPLICANT: Associated Material and Supply Co., Inc., P. O. Box 4064,
Wichita, KS.

AGENT FOR APPLICANT: Dolan H. Welsh, Realtor, 248 N. Tyler.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, East, South and West, "R-1".

LAND USE: Existing, North, South and West, Undeveloped; East, Farm Home
and Undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to conditions as shown in
excerpt from Planning Commission minutes of November 8, 1979. Bayouth
moved, Savina seconded and it carried unanimously. Gardner was not
present. Jones was absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission and approve the application subject to the recom-
mended conditions of approval; or
2. Take such action as the County Commission deems appropriate.

Oct 17

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 8, 1979:

9. Case NO. CU-226 - Associated Material and Supply Co., Inc., requests Conditional Use Permit for the west 1600 feet of the SE 1/4 of Section 24-27-2W of the 6th P.M., Sedgwick County, Kansas. Generally located on the north side of Maple, in an area west of 119th Street West.

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

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:
2. The applicant is requesting a conditional use permit under Section 4.A.10.f. of the Sedgwick County Zoning Resolution in order to establish a borrow area for obtaining fill dirt to be used on highway construction.
3. The applicant has submitted a site plan indicating the limits of the excavation area. Although it is not indicated how the surrounding area will be utilized, we have been advised that, in the near future, the area will be platted for residential purposes. The Soil Conservation Service advises that the soil in the area is of poor quality for use as highway fill because of low strength and high shrink-swell characteristics. The Flood Control Office advises that the Kansas State Board of Agriculture, Division of Water Resources should be contacted to see if a permit is required due to changing of the cross section of a natural drainageway by the borrow operation.
4. A temporary drainage easement has been granted across subject property, extending from the area being platted as Rainbow Lakes Third Addition to the proposed borrow pit. This was done as a part of the approved drainage plan for the Rainbow Lakes Third Addition plat. By letter, the applicant has agreed to construct the drainage improvement within the easement when it needs to be built. Because of recent grading and filling of the Rainbow Lakes Third property, the County advises that the drainage improvement needs to be made now. In addition, since the borrow pit does not now exist to receive the drainage waters, the applicant will need to extend the temporary drainage easement and improvement further east and south to the existing box culvert under Maple.
5. Because of the various drainage improvements and proposals involving subject property, at the time of platting, approval of drainage plans, crosssections and profiles including inflow and outfall from the lake to be created by the borrow operation, will be a requirement of future plat approval.
6. Should the Planning Commission recommend the approval of this request, the following conditions are recommended for consideration:
 - a. The applicant shall grant by separate instrument the extension of the temporary drainage easement to the box culvert under Maple and shall proceed with the construction of the drainage improvement within the temporary easement in accordance with County specifications and requirements, prior to commencing of the borrow operation.

- b. The bank slopes of the borrow area shall be seeded to either temporary or permanent vegetative cover when the excavation operation has ceased.
- c. Subject property shall be platted prior to the issuance of any building permits, except those necessary for the soil extraction operation.
- d. Once the extraction operation has ceased, final grading shall be completed and no foreign matter such as rubbish, construction debris, construction equipment, etc., shall remain on the property.
- e. Consideration should be given to a maximum number of years for subject operation; and any violation of conditions of approval shall declare the conditional use permit null and void.
- f. The lake to be created shall be designed so as to maintain a minimum water depth of at least 6 feet.

GALBRAITH pointed out that this borrow area was to be utilized in construction of the interchange at Ridge Road and U. S. 54 Highway. He said that the present applicant (Associated Materials and Supply Company) had recently sold this property just after the application was filed, and Thurman Smith Corp. has purchased the entire quarter section. The seller and the new buyer are in agreement about the excavation of dirt from this property. GALBRAITH stated that the staff supports this application. He pointed out that the property to the west has substantially filled part of the land and it has affected the drainage. It was pointed out in the staff report that Mr. Standard had dedicated a drainage easement to solve the drainage problem of the property to the west. The County Public Works Department has asked that this be graded immediately because with the recent rains, there was a considerable flooding problem on Maple. GALBRAITH stated that Professional Engineering Consultants was to stake the lake out for the new owner, and they wanted to make sure that excavation does not occur too close to the north property line where they have to do some future filling to develop the area into single family lots.

DOLAN J. WELSH, Realtor representing the applicant, stated that this was a case in connection with the multi-million dollar highway construction project at Ridge Road. He said that in this particular case, the State did not supply the fill dirt and it was up to the contractors to supply it. He said that in selection of this land, the lower part of the this area is all flood plain, and they tried to select an area that would leave the community in a better condition than it is now. He said that this excavation area would be a great contribution to the flood conditions that exist in the area now, and is in direct conformity with Flood Control projects. This will supply about half of the fill dirt needed for this construction project and will make a good reservoir for controlling floods. It has also been sold to a highly reputable land developer who will be able to develop a flood plain into a nice residential area.

GARY WILEY, Professional Engineering Consultants, stated that this land, to make it developable, would require about six to seven feet of fill over this area proposed for excavation, so that it was impractical to fill for development.

VIRGIL JAAX, 10402 West 13th Street, wanted to know more about the drainage.

WILEY stated that eventually all of the drainage would be diverted to a lake upon completion of the excavation. It will not back any water to the north and will help the area downstream and would not enter into the area upstream at all.

SHOOK asked if the applicant would guarantee the drainage.

DAVID STANFORD, one of the owners, said that they were not changing any of the outlets or inlets.

MOTION: Having considered the factors as contained in Policy Statement No. 10; and the character of the area, the length of time the property has remained undeveloped, and the favorable recommendation of the staff; I move that we recommend to the Governing Body that this application be approved subject to the following conditions:

- a. The applicant shall proceed with the construction of the drainage improvement within the temporary easement in accordance with County specifications and requirements, prior to commencing of the borrow operation.
- b. The bank slopes of the borrow area shall be seeded to either temporary or permanent vegetative cover when the excavation operation has ceased.
- c. Subject property shall be platted prior to the issuance of any building permits, except those necessary for the soil extraction operation.
- d. Once the extraction operation has ceased, final grading shall be completed and no foreign matter such as rubbish, construction debris, construction equipment, etc., shall remain on the property.
- e. The borrow operation shall cease in two years from the date of approval by the Board of County Commissioners; and any violation of conditions of approval shall declare the conditional use permit null and void.
- f. The lake to be created shall be designed so as to maintain a minimum water depth of at least 6 feet.
- g. The applicant and owner of the property shall submit four copies of the revised plan showing the limitations of the lake.

Bayouth moved, Savina seconded and it carried unanimously. Gardner was not present. Jones was absent.

() Published in The Wichita Beacon on _____, 1979

RESOLUTION

CASE NO. CU-226

A RESOLUTION PERMITTING AN EARTH BORROW OPERATION 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 4.A.10.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 THERETO.

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 4.A.10.f and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow an earth borrow operation in the "R-1" Suburban Residential District is hereby approved on the lands legally described as follows:

The West 1600 feet of the SE 1/4 of Section 24-27-2W of the 6th P.M., Sedgwick County, Kansas. Generally located on the north side of Maple, in an area west of 119th Street West.

SUBJECT TO THE FOLLOWING:

- a. The applicant shall proceed with the construction of the drainage improvement within the temporary easement in accordance with County specifications and requirements, prior to commencing of the borrow operation.
- b. The bank slopes of the borrow area shall be seeded to either temporary or permanent vegetative cover when the excavation operation has ceased.
- c. Subject property shall be platted prior to the issuance of any building permits, except those necessary for the soil extraction operation.
- d. Once the extraction operation has ceased, final grading shall be completed and no foreign matter such as rubbish, construction debris, construction equipment, etc., shall remain on the property.
- e. The borrow operation shall cease in two years from the date of approval by the Board of County Commissioners; and any violation of conditions of approval shall declare the conditional use permit null and void.
- f. The lake to be created shall be designed so as to maintain a minimum water depth of at least 6 feet.

- g. The applicant and owner of the property shall submit four copies of the revised plan showing the limitations of the

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

_____, Chairman
Tom Scott

_____, Commissioner
Donald Gragg

_____, Commissioner
Everett Patrick

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

Theodore H. Hill, County Counselor

November 9, 1979

Dolan Welsh
248 North Tyler
Wichita, Kansas 67212

Re: CU-226 - Establish a
borrow area for fill dirt

Dear Mr. Welsh:

At its regular meeting of November 8, 1979, the Metropolitan Area Planning Commission considered the above-captioned request for a Conditional Use Permit to establish a borrow area for fill dirt. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. The applicant shall proceed with the construction of the drainage improvement within the temporary easement in accordance with County specifications and requirements, prior to commencing of the borrow operation.
- b. The bank slopes of the borrow area shall be seeded to either temporary or permanent vegetative cover when the excavation operation has ceased.
- c. Subject property shall be platted prior to the issuance of any building permits, except those necessary for the soil extraction operation.
- d. Once the extraction operation has ceased, final grading shall be completed and no foreign matter such as rubbish, construction debris, construction equipment, etc., shall remain on the property.
- a. The borrow operation shall cease in two years from the date of approval by the Board of County Commissioners; and any violation of conditions of approval shall declare the conditional use permit null and void.

Page 2
CU-226
11-9-79

- f. The lake to be created shall be designed so as to maintain a minimum water depth of at least 6 feet.
- g. The applicant and owner of the property shall submit four copies of the revised plan showing the limitations of the lake.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, November 28, 1979, in Room 320, Sedgwick County Courthouse. It is necessary however, that the revised plans as provided in condition "g" above, be submitted to our office by November 16.

If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Syd Werbin, County Zoning Officer
Associated Material & Supply Co., Inc., P.O. Box 4064,
Wichita, Kansas 67204



MEMO

TO: Thurman Smith
11216 W. Maple
Wichita, Kansas 67209

PROJECT NO. 30-79278-1120

PROJECT: Stannard Property

COPIES TO:

ATTN:

DATE: November 2, 1979

FROM: Mike Schomaker

REFERENCE: Meeting with Dave Stannard

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

A meeting was held at Stannard Construction Company offices on north Broadway to discuss the excavation of a lake on the Stannard property being purchased by Thurman Smith. Those in attendance were:

Thurman Smith
Dave Stannard
Dolan Welsh
Gary Wiley
Mike Schomaker

Buyer
Seller
Realtor
P.E.C.
P.E.C.

Dave Stannard went over a drawing that had previously been prepared by Sherwood Construction Company showing the boundaries of the excavation. Dave stated borings had been taken and the ground to the west and south was not acceptable soil for Sherwood's intended use. It was also noted that the side slopes of the excavation would be 4:1.

Gary Wiley showed Dave a proposed future lake configuration for the Stannard Property. Dave compared it with the Sherwood Drawing and stated that the only difference was that the excavation was not long and narrow as Sherwood proposed. He also stated that there would be no problem in completing the excavation as P.E.C. had shown. Wiley also stated that we would like to flatten out the excavation side slopes to 6:1 or 8:1. Dave also said this would be acceptable provided the excavation bottom still provided the needed volume of soil.

Schomaker asked about removal of bad soil, similar to that found to the west when encountered in the excavation. Dave stated that it would be removed from the excavation.

Ground water was, according to Dave, found to be 8 to 10 feet deep. Once the water bearing formation was penetrated it tended to rise around 3 feet. There excavation work would be to get as close to the formation as possible without penetrating it. If penetrated they would use dewatering pumps to continue the excavation.

Gary Wiley asked Dave if P.E.C. could provide control stakes for the excavation so that we could more carefully guide the excavation work. Dave said this was acceptable.

Provide P.S. with revised drawing prior to our going to field

Page Two
November 2, 1979

Dave asked about the Drainage Ditch along the south boundary coming from the west. Gary pointed out that the proposed P.E.C. drawing reflected a meandering ditch leaving some planting and buffering space along the south roadway.

October 31, 1979

Ray Bruggeman, Director of Public Works

Jack H. Galbraith, Chief Planner

Case CU-226 - Conditional use approval to permit an earth borrow operation. Generally located on the north side of Maple in an area west of 119th Street West.

Attached herewith is a copy of a memo from Larry Henry of the U.S.D.A.-Soil Conservation Service. You may want to discuss this with the State Highway Department as the proposed borrow pit is to be used to obtain fill material for the Kellogg-Ridge Road project. It has been our understanding that the Highway Department had approved material from this area based on bore-test reports, and needless to say, we were quite surprised to see Henry's comment that the soil is definitely not recommended for fill.

We would appreciate your comments regarding this matter.

Jack H. Galbraith
Chief Planner

JHG:CLN:bh

cc: Dean Sellers, Acting City Engineer

SDG-CUM-5 (REV 9-79)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

DATE: 10-26-79

Newby

PROPERTY NAME: CU-226 - Earth Borrow Operation

LOCATION: West 1600 feet of the SE $\frac{1}{4}$ of Sec. 24, T 27S, R-2W, of the 6th P.M.

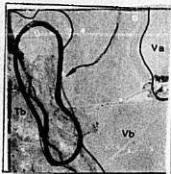
MAILED TO:

Curtis Newby
MAPD
455 N. Main
Wichita, KS 67202

PREPARED BY: Larry L. Henry

District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas 67209
(316) 942-8422

REQUESTED BY: Wichita-Sedgwick County
Metropolitan Area Planning
Commission



Scale: 3.2" equals 1 mile

Special Situations

The soil being requested for the Earth Borrow Operation is definitely not recommended for fill.

SOILS LEGEND

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
Tb	IVs-1	Tabler-Drummond complex.	Deep nearly level, moderately well and somewhat poorly drained soils on uplands and terraces. These soils have slow runoff and high available water capacity. Permeability is very slow. Soils in this unit are salt affected.	D

BOULE _____
WELBOBOPILUM BGVINING
OCT 30 1979

RECEIVED

-2-
SCCD-CONS-5 (con't)
RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

SOIL INTERPRETATIONS

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
Tb	IVs-1	Tabler-Drummond	Roadfill		
			Tabler	Poor	Low-strength Shrink-swell
			Drummond	Poor	Low-strength Shrink-swell Area realaim

RECOMMENDATIONS:

SOIL
SCIENCE
DIVISION

RECEIVED

If you have any questions or if we can be of additional assistance, don't
hesitate to call on us.

WICHITA—SEDCWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL—TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

(316) 268-4561

Mr. David Stannard
Associated Material & Supply, Inc.
4401 West 53rd Street North
Wichita, Kansas 67235


October 30, 1979

Dear Mr. Stannard:

I am in receipt of a copy of your letter to Mr. McLure concerning the construction of a temporary drainage easement being built across your land as a condition of the Rainbow Lakes plats. The guarantee of construction of that drainage was a requirement of the Rainbow Lakes plats. We will accept your letter to Mr. McLure as an interim guarantee for the purposes of releasing the Rainbow Lakes plats for recording.

However, at the time the conditional use case is heard by the County Commission, it will be one of our recommendations that either by separate agreement or as a condition of borrow that the drainage channel be constructed in accordance with County plans and specifications. If there are any questions concerning this item, please call.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:rne

cc: Theodore H. Hill, County Counselor
G. C. McLure, Jr., Director, County Department
of Public Works
John Fry, President, Rainbow Lakes, Inc.
322 Wheatland Place, 67235
✓ Louise Olivarez, Senior Planner, Current Plans Division

CU-226

October 24, 1979

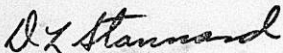
Mr. Grover McLure, Jr.
County Engineer
1015 Stillwell
Wichita, Kansas 67213

Dear Mr. McLure:

At such time as the temporary drainage easement (as shown on the attached drawing) needs to be built across our land, we will see that the work is done.

Sincerely,

ASSOCIATED MATERIAL & SUPPLY CO., INC.



D. L. Stannard
President

DLS:cw

cc: Robert Lakin
Metropolitan Planning Director
City of Wichita

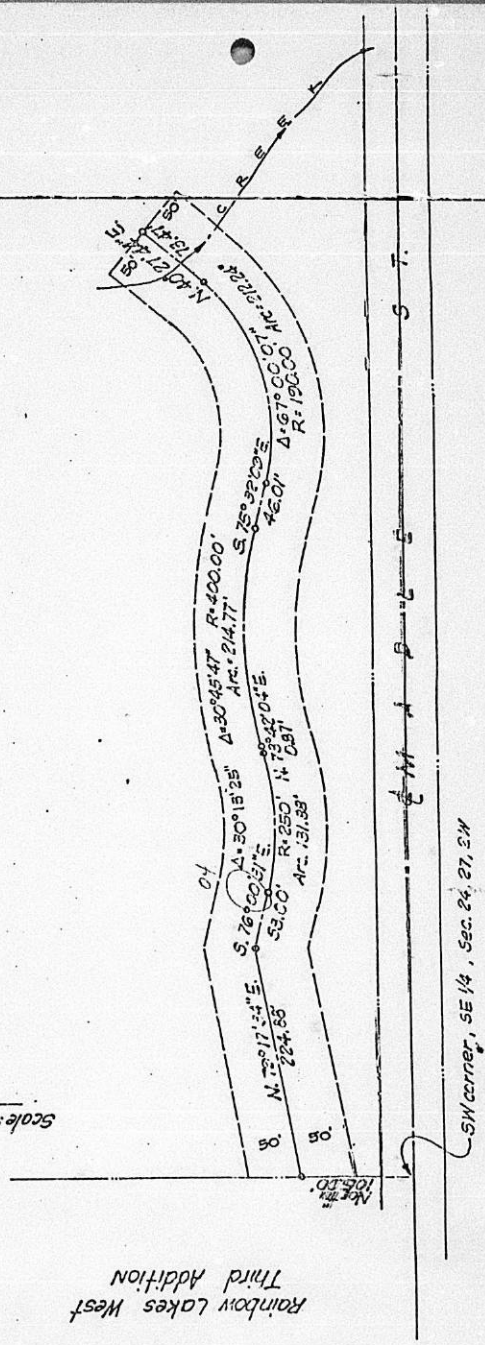
6
-1



Rainbow Lakes West
Third Addition

Scale: 1" = 100'

100' TEMPORARY DRAINAGE EASEMENT
located in
SW 1/4 OF THE SE 1/4 OF SEC. 24, T-27-S, R-2-W
SEDGWICK CO., KANSAS



CU-226 - 10 - "Notice to Adjoining Property Owners" mailed 10-25-79 for the
MAPC meeting for 11-8-79

1 to Grover C. McLure, Jr., County Director of the Dept of
Public Works

—
11 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS:

OCT 25 1979

This is a notice of a request for a zoning change in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a zoning change. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on NOV 8 1979, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. CU-226

Conditional Use Request to Permit
an Earth Borrow Operation on
Property Zoned "R-1" Suburban Residential District

The West 1600 feet of the SE $\frac{1}{4}$ of Section 24-27-2W
of the 6th P.M., Sedgwick County, Kansas. Generally
located on the north side of Maple, in an area west
of 119th Street West.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

T9-216

Summary Description of County Zoning Districts

- "R" - Rural Residential District
Permits one single-family dwelling for each lot of two acres.
- "R-1" - Suburban Residential District
Permits one single-family dwelling for each lot of 20,000 square feet of land area if served by a public water supply, or 40,000 square feet if served by a private domestic water supply source.
- "AA" - One-Family Dwelling District
One-family dwellings require a minimum of 6,500 square feet.
- "BB" - Office District
Permits agriculture, one-family dwellings and all business and professional offices. All commercial activities are prohibited.
- "LC" - Light Commercial District
Permits one-family dwellings and any retail commercial uses conducted within an enclosed building.
- "C" - General Commercial District
Permits all commercial activities; outdoor displays and sales; selected light manufacturing and light commercial uses.
- "E" - Light Industrial District
Permits most manufacturing uses and uses permitted in "C". Mobile home parks and trailer camps are not permitted.
- "F" - Heavy Industrial District
Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits. Mobile home parks and trailer camps are not permitted.
- "CU" - Conditional Use in any of the above districts
Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.
- NOTE: - The above list is not intended to be all inclusive. For complete regulations see the Sedgwick County Zoning Resolution.

THE CITY OF WICHITA

OFFICE OF Flood Control and Landfill Div. DATE Oct. 25, 1979

TO Curtis Newby, Jr. Planner/MAPD

FROM Paul Johnston, Flood Control Engineer

SUBJECT - CU-226

Reference is made to your memo of October 18th requesting review and comments on subject above. Please find comments as follows:

The area is immediately east of Rainbow Lakes 3rd Addition. The Ks. State Board of Agriculture, Division of Water Resources should be contacted to see if a permit is required due to the changing of the cross section of a natural drainsageway.



Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Div.

PJ/glm

cc: CU-226 File

RECEIVED

OCT 26 1979

METROPOLITAN PLANNING

ROUTE Newby

October 18, 1979

Orver C. McLure, Jr., Director of County Dept. of Public Works
Larry Henry, Soil Conservation Service
Max Greene, Director of Landfill and Flood Control
Dean Sellers, Acting City Engineer

Curtis L. Newby, Junior Planner

CU-226 - Conditional Use Request to permit an Earth Borrow Operation on property described as: The west 1600 feet of the SE $\frac{1}{4}$ of Sec. 24, T 27S, R-2W, of the 6th P.M., Sedgwick County, Kansas. Generally located on the north side of Maple in an area west of 119th Street West.

A conditional use application has been submitted requesting approval of an earth borrow pit operation to obtain fill for the Ridge Road - 54 Highway intersection project.

The applicant, Associated Material and Supply Co., Inc. has submitted an operational sketch plan (copy herewith attached) and a letter indicating that if the request is granted, a lake excavation encompassing about 30 acres would result, as indicated on the plan. The applicant also indicates in the letter, that the outside perimeter of the excavation will not be altered, all water impounded will be below existing ground lines, banks will be sloped to 1 vertical: 4 horizontal, and that excavation depths will vary from 8 to 14 feet.

We would appreciate any comments you may have by October 24, 1979 as this case will be considered by the Metropolitan Area Planning Commission on November 8, 1979.

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

Curtis L. Newby
Junior Planner

CLN:el

Attachment

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

Book 2 F-3W-B

N-R-1
E-R-1
S-R-1
W-R-1

4647
24
275
2W

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. CO-226

I. 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 Associated Material and Supply Co. Inc
ADDRESS PO Box 4064 - Wichita Co 67204 PHONE 744-0433
AGENT Dolan F. Helick
ADDRESS 24871 Tyler 67214 PHONE 722-4016

B. APPLICANT _____
ADDRESS _____ PHONE _____
AGENT _____
ADDRESS _____ PHONE _____

C. APPLICANT _____
ADDRESS _____ PHONE _____
AGENT _____
ADDRESS _____ PHONE _____

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

II. The applicant proposes to establish a Borrow Out (use)

on property legally described as Lot(s) W. 1000 ft x 28' 1/4
Sec 24-27-2W, Block(s) _____ of the _____ Addition.

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

use legal
own ownership
list

V I I. THIS PROPERTY IS LOCATED AT (ADDRESS) _____

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT ~~the 104th West corner~~ OF 119th and Maple AND

OR

B. ON THE North SIDE OF Maple (AVENUE)

119th and Maple STREET BETWEEN _____ (AVENUE) STREET AND

_____ (AVENUE) STREET.

V V. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED R1 (ZONING DISTRICT CLASSIFICATION).

V V. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:

Fill for highway construction at Kelge Road and W 54.

V I. 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 ABSTRACTOR'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 AS 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.

Associated Material & Supply Co Inc D L Hammond Pres

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

V I I. OFFICE USE ONLY

This application was received at the Planning Department at 11:40
(AM) PM on October 18, 1979 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 70.

J. Lynn Shiskey Name
J. Planner Title



Plant Location
West of Big River on 53rd St. N.
PHONE 722-0281

Associated Material & Supply Co., Inc.

P. O. Box 4064 N. Wichita Station

Wichita, Kansas 67204

October 17, 1979

OFFICE PHONE
744-0433

Metropolitan Area Planning Commission
City Hall
455 N. Main St.
Wichita, Kansas 67202

Re: West 1600 feet of SE $\frac{1}{4}$,
Sec 24, T2S, R2W

Gentlemen:

This letter and attached drawing is a request for approval of a lake excavation that encompasses about 30 acres. The proposed outline of the lake is shown on the attachment.

The earth materials excavated will be used to make embankment on Kansas Department of Transportation Project No. (BC) 54-87 K 038-3 (56), in the area of Ridge Road and 54 Highway.

The contours outside the perimeter of the excavation will not be altered. All water impounded will be below existing ground lines. Banks will be sloped to 1 vertical : 4 horizontal, a mowable slope.

Excavation depths will be variable from 8 to 14 feet. The materials encountered below this during preliminary explorations are not considered suitable for highway embankment.

Please call Dave Stannard at 744-0433 if you have any questions.

Respectfully Submitted,

ASSOCIATED MATERIAL & SUPPLY CO., INC.

D. L. Stannard
D. L. Stannard
President

DLS:cw

encl.

OWNERSHIP LIST

Tract

Property Owner

A tract in the SE $\frac{1}{4}$ of Section 24-27-2W described as: Beginning at a point on the east line of said SE $\frac{1}{4}$, 1168.9 feet north of the SE corner of said SE $\frac{1}{4}$, thence west at right angles, 449.65 feet; thence north at right angles, 389.23 feet; thence east at right angles, 449.65 feet to the east line of said SE $\frac{1}{4}$; thence south 389.23 feet to pob.

✓ Werner F. Friess & Rosalie G.
107 North 119th Street West
67212

The Southeast Quarter of Section 24-27-2W except above described tract

✓ Associated Material &
Supply Co., Inc.
4401 West 53rd St. North
67205

The Northeast Quarter of Section 24-27-2W

✓ Virgil Jaax & Cyrilla
James Jaax & Suzanne M.
Judy Ann Bailey & Thomas
Alan R. Jaax & Bobbie M.
Michael Jaax & Pam
10402 West 13th St. 67212

A tract in the SW $\frac{1}{4}$ of Section 24-27-2W, described as: Beginning at the SE corner of said SW $\frac{1}{4}$; thence S88°55'03"W along the south line of said SW $\frac{1}{4}$, 330 feet; thence N0°11'20"W parallel to the line of said SW $\frac{1}{4}$, 264.18 feet; thence N52°01'37"W, 2542.09 feet; thence S37°58'23"W, 19.12 feet to the P.C. of a curve; thence southerly on a curve to the left having a radius of 236 feet and a deflection angle of 38°02'30", 159.69 feet to the P.T. of said curve; thence S0°04'07"E parallel to the west line of said SW $\frac{1}{4}$, 250 feet; thence S89°55'53"W, 244 feet to the west line of said SW $\frac{1}{4}$; thence N0°04'07"W along the west line of said SW $\frac{1}{4}$, 750.27 feet to a point 427.73 feet south of the NW corner of said SW $\frac{1}{4}$; thence N61°47'03"E, 950.52 feet to a point on the north line of said SW $\frac{1}{4}$, 838.36 feet east of the NW corner of said SW $\frac{1}{4}$; thence N88°31'08"E along the north line of said SW $\frac{1}{4}$, 1795.34 feet to the NE corner of said SW $\frac{1}{4}$; thence S0°11'20"E, 2657.3 feet to pob.

✓ Rainbow Lakes Inc.
360 North 135th St. West
67235

The SW $\frac{1}{4}$ of Section 24-27-2W except above described tract

✓ L. V. Bell & Sharon Bell
360 North 135th St. West
67235

Tract

A tract in the NW $\frac{1}{4}$ of Section 24-27-2W described as: Beginning at the SE corner of said NW $\frac{1}{4}$, thence North 0°0' East, on the east line of said NW $\frac{1}{4}$, 968.1 feet to the SE corner of Rainbow Lake Estates, thence South 89°31' West on the south line of said Rainbow Lake Estates 70 feet; thence North 78°31'43" West along said south line, 360 feet; thence south 4° and 10' East, 420 feet; thence South 58° and 54' West 97 feet; thence South 16° 0' East, 220 feet; thence South 31°5' East 232 feet; thence South 23° 0' East, 178.88 feet to the south line of said NW $\frac{1}{4}$; thence North 88°48' East, 225.08 feet to the point of beginning

The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24-27-2W except above tract and except Rainbow Lakes West and Rainbow Lakes Estates

The NE $\frac{1}{4}$ of Section 25-27-2W

The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25-27-2W

Returned Property Owner

✓ Charles H. Hall
~~1327 South 199th Street West
Coddard, Kansas 67052~~

No other address found

✓ L. V. Bell and Sharon Bell
360 North 135th St. West
67235

✓ M. M. Williams and
Winston S. Wheeler,
Co-Trustees, Fourth Financial
Center 67202

✓ Edward T. Neville
9625 Maple 67209

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 1000 foot radius of: The West
1600 feet of the SE $\frac{1}{4}$ of Section
24-27-2W of the 6th P.M., Sedgwick
County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 2nd day of October, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Vice President

Order No. 281853
wh



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1018 STILLWELL
WICHITA, KANSAS 67212

PHONE 268-7801

G. C. MCLURE, JR., P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

October 8, 1979

RECEIVED

OCT 11 1979

METROPOLITAN PLANNING

ROUTE _____

Honorable Board of County Commissioners
Sedgwick County Courthouse
Suite #320
525 North Main
Wichita, Kansas 67202

SUBJECT: Excavation from borrow pit for Highway Construction -
U.S. 54 and Ridge Road

Gentlemen:

Attached is a letter from Associated Material & Supply Co., Inc., Wichita, Kansas, requesting that the Board of County Commissioners grant permission to remove dirt for embankment from the Southeast Quarter of Section 24, Township 27 South, Range Two West, to be used in the above-mentioned project. This quarter section is at the northwest corner of 119th Street and west Maple in which development is now being planned around the excavated area in such manner that the excavated area, pit pond, can be used as a flood control structure.

It has been a policy of the Board to assist in the granting of permits from borrow areas to be used on State Highway Construction without the necessity of securing a Conditional Use Permit for such an area. The Work Order from the State to the successful contractor can be issued immediately so that work on the project may begin before the inclimate winter weather.

It is recommended that assistance be given for the expedition of the construction.

Yours very truly,

G.C. McLure, Jr.
G.C. McLure, Jr., P.E.
County Engineer/Director
of Public Works

10/11/79 2PM -
Talked to which re above. Will
still believe it's needed. Sent letter
to McLure. *McLure*

Attachments



Plant Location
West of Big River on 53rd St. N.
PHONE 722-0281

Associated Material & Supply Co., Inc.

P. O. Box 4064 N. Wichita Station
Wichita, Kansas 67204

OFFICE PHONE
744-0433

October 4, 1979

Board of County Commissioners
Sedgwick County Kansas

We request permission to take 600,000 to 800,000 cubic yards of dirt from the west 1600 feet of the southeast quarter section 24 Township 27S range 2W to be used on the airport entrance highway contract for grade fill.

This dirt will be taken to leave an outline and contour bottom to form a lake.

D. E. Stannard Pres.

Recommended By:

G. M. Lue, Jr.
Public Works

Commissioner

Commissioner

Commissioner



STANNARD CONSTRUCTION CO., INC.

P. O. BOX 4064 • NORTH WICHITA STATION • WICHITA, KANSAS 67204

September 18, 1979

Mr. Grover McLure
County Engineer
Sedgwick County
1015 Stillwell
Wichita, Kansas 67213

Dear Grover:

Sherwood Construction and Stannard bid together on project (BC) 54-87F-038-3(35) Phase "A", Sedgwick County. The State plans to issue a "Work Order" on the 24th of September.

Stannard plans to get the dirt for this project from our land located on the Southeast Quarter of Section 24, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas. I understand there is a 60 to 90 day wait for a "Conditional Use Permit". Since we will be constructing a lake by the removal of dirt, perhaps the County would issue a permit to dig a lake without a "Conditional Use Permit". Enclosed is a sketch of proposed lake.

Anything you can do to help us in this matter would be appreciated.

Sincerely,

D. L. Stannard
D. L. Stannard

DLS:cw

CONCRETE ROADS FOR PERMANENCE AND SAFETY





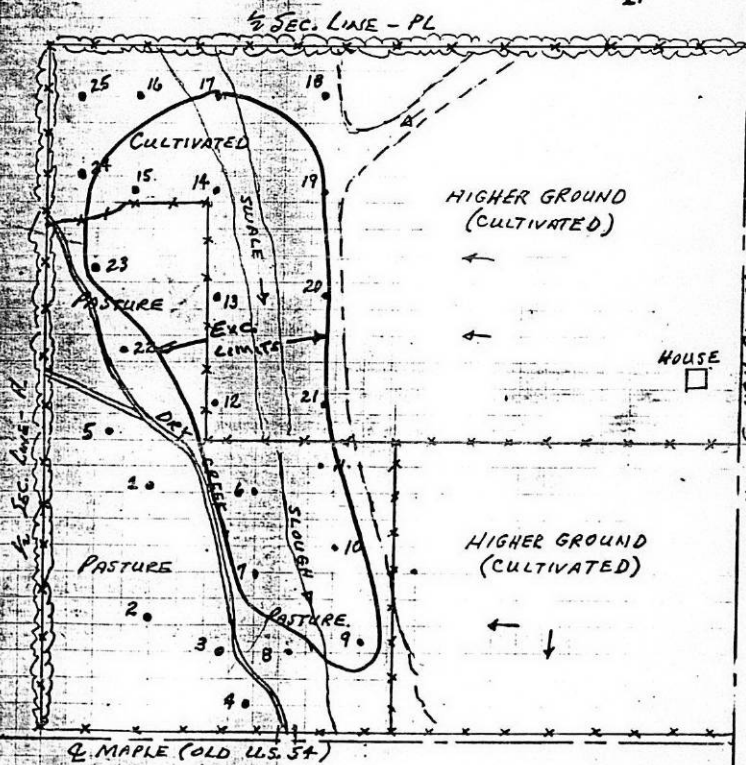
BORROW PIT BORINGS DRM DATE 8-9-79

STANLEY - THORMAN S. 74

WEST 1/2, SE 1/4 SEC. 24, T. 7 S, R. 2 W, SEDGWICK CO.

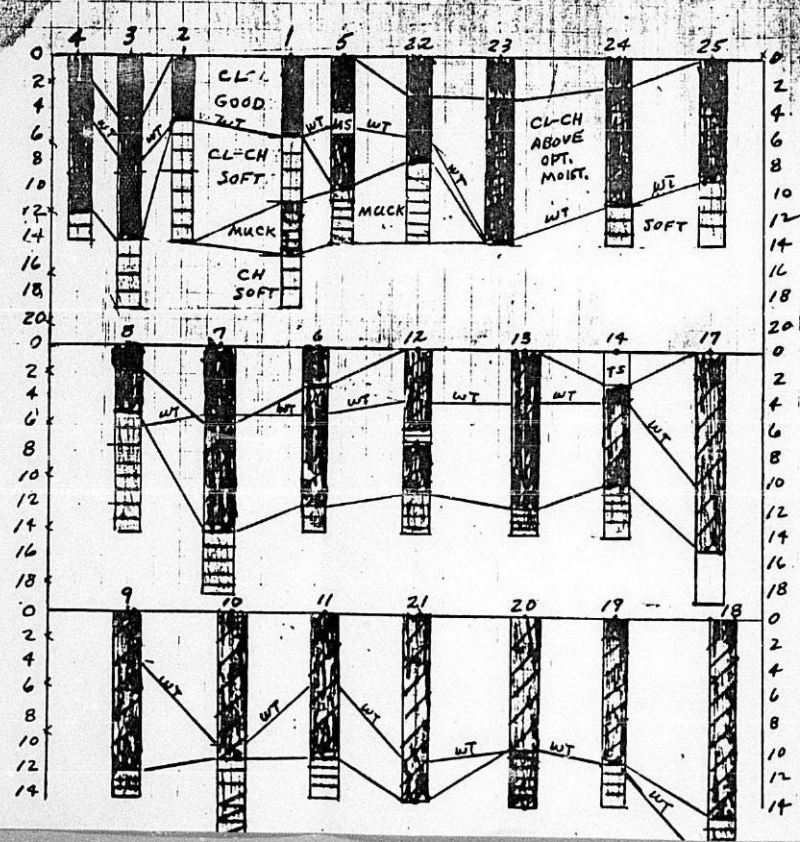
LOW PASTURE & CULTIVATED LAND
SCRUB TREES ALONG CREEK & SLOUGH

24 ACRES @ 12 FT. AVG. DEPTH = 650,000 C.Y.



SCALE: 1 IN. = 400 FT.

MILTON
 Boring Logs
 STANARD-TURMAN Smith
 WEST 4, SE 4, Sec. 24 T27S, R2W, SEDGWICK Co.
 8-9-79



100' TEMPORARY DRAINAGE EASEMENT

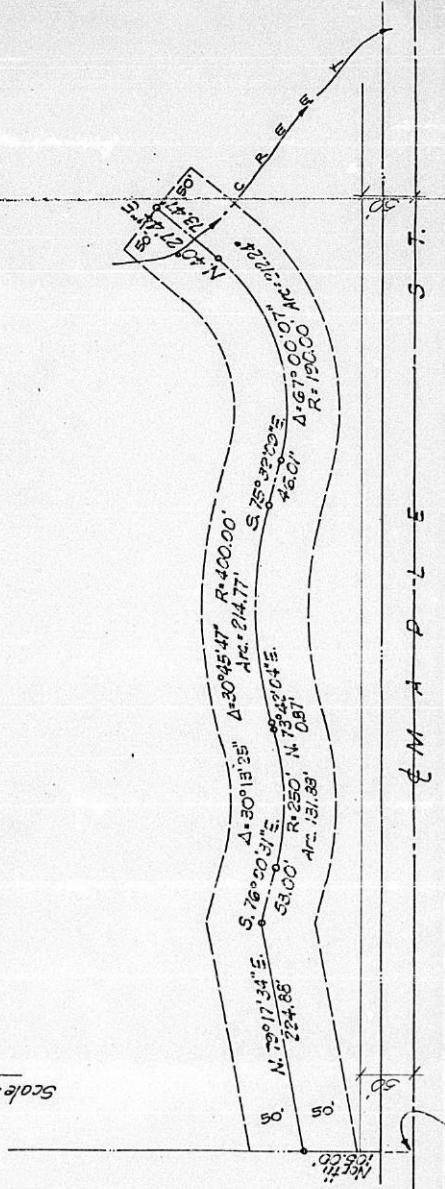
located in

SW 1/4 OF THE SE 1/4 OF SEC. 24, T-27-S, R-2-W

SEDGWICK CO., KANSAS

Rainbow Lakes West
Third Addition

Scale: 1" = 100'



SW corner, SE 1/4, Sec. 24, T. 27, R. 2, W.

100' Temporary Drainage Easement
SW 1/4 of the SE 1/4 of Sec. 24, T27S, R2W
Sedgwick County, Kansas

The following description is of the centerline of a 100 foot, 50 feet on each side, temporary drainage easement, located in the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 27 South, Range 2 West, Sedgwick County, Kansas and is more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Section 24, Township 27 South, Range 2 West, Sedgwick County, Kansas; thence North, 105.00 feet to the Point of Beginning; thence from said Point of Beginning N. $-79^{\circ} 17' 34''$ - E., 224.88 feet; thence S. $-76^{\circ} 04' 31''$ - E., 53.00 feet to the point of curvature of a curve concave to the left; thence along said curve an arc distance of 131.88 feet, said curve having the following properties ($R = 250.00'$ central angle = $30^{\circ} 13' 25''$, Tan. = 67.51') to the point of tangency; thence N. $-73^{\circ} 42' 04''$ - E., 5.87 feet to the point of curvature of a curve concave to the right; thence along said curve an arc distance of 214.77 feet, said curve having the following properties ($R = 400.00'$, central angle = $30^{\circ} 45' 47''$, Tan. = 110.04'), to the point of tangency; thence S. $-75^{\circ} 32' 09''$ - E., 46.01 feet to the point of curvature of a curve concave to the left; thence along said an arc distance of 212.24 feet, said curve having the following properties ($R = 190.00'$, central angle = $64^{\circ} 00' 07''$, Tan. = 118.73'), to the point of tangency; thence N $-40^{\circ} 27' 44''$ - E., 73.47 feet to the point of termination.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS:

OCT 25 1979

This is a notice of a request for a zoning change in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a zoning change. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on NOV 8 1979, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. CU-226

Conditional Use Request to Permit
an Earth Borrow Operation on
Property Zoned "R-1" Suburban Residential District

The West 1600 feet of the SE $\frac{1}{4}$ of Section 24-27-2W
of the 6th P.M., Sedgwick County, Kansas. Generally
located on the north side of Maple, in an area west
of 119th Street West.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

T9-216

CU 226
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

RETURNED TO SENDER
REASON CHECKED
Undelivered _____
Address unknown _____
Inadequate Address _____
No such street _____
No such office, no state _____
No return address _____

Edie



CHARLES H HALL
1327 SOUTH 199TH ST WEST
GODDARD KS 67052

no address found

Important! Notice of Meeting Enclosed

Summary Description of County Zoning Districts

- "R" - Rural Residential District
Permits one single-family dwelling for each lot of two acres.
 - "R-1" - Suburban Residential District
Permits one single-family dwelling for each lot of 20,000 square feet of land area if served by a public water supply, or 40,000 square feet if served by a private domestic water supply source.
 - "AA" - One-Family Dwelling District
One-family dwellings require a minimum of 6,500 square feet.
 - "BB" - Office District
Permits agriculture, one-family dwellings and all business and professional offices. All commercial activities are prohibited.
 - "LC" - Light Commercial District
Permits one-family dwellings and any retail commercial uses conducted within an enclosed building.
 - "C" - General Commercial District
Permits all commercial activities; outdoor displays and sales; selected light manufacturing and light commercial uses.
 - "E" - Light Industrial District
Permits most manufacturing uses and uses permitted in "C". Mobile home parks and trailer camps are not permitted.
 - "F" - Heavy Industrial District
Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits. Mobile home parks and trailer camps are not permitted.
 - "CU" - Conditional Use in any of the above districts
Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.
- NOTE: - The above list is not intended to be all inclusive. For complete regulations see the Sedgwick County Zoning Resolution.

CU 226

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



Edie

CHARLES H HALL
1327 SOUTH 199TH ST WEST
GODDARD, KS 67052

no address found

Important! Notice of Meeting Enclosed

FORM 29-001

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION	AMOUNT

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____

*

This CU File

Has a Large Drawing

On 35mm Microfilm.

Roll # 1

*

CU-226