

PLAT. NO. S/D 74-69 MAP NO. 6146

NAME PARK MEADOW ESTATES

LOCATION: Northeast corner Harry and Webb Road

ENGINEER Parker Krebbiel Assoc. / Baughman Co.

OWNER Park Meadow Estates

APPLICATION FILED 5-30-74

SKETCH PLAT FILED 5-30-74

PRELIMINARY FILED 7--22--74

S/D ACTION 8-1-74 approved

FINAL FILED 12-23-74

S/D ACTION 1-2-75 approved

MAPC ACTION 1-9-75 approved

BCC ACTION 3-9-76 approved

RECORDED 8-18-76

REMARKS _____

(from 1976 plat box 22)

MICROFILM
FBI

Map No. 6146
Sec. No. 28
Twp. No. 27S
Range 2E

Subdivision Report and Progress
S/D No.: 74-69

Name: PARK MEADOW ESTATES

General Location: Northeast corner of Webb Road and Harry St.

Owner: Park Meadow Associates

Address: 7922 E. Harry 67207 Phone: 686-7216

Subdivider: _____
Address: _____ Phone: _____

Engineer/Surveyor: agent: Parker Krehbiel Associates

Address: 1021 E. Waterman Phone: 263-6251

Application Received 59.31

Conf. with Applicant _____

Sketch Plat Received 5-30-74

Present Zoning LC, BB, AA

Proposed Zoning same

Letter of Intent _____

PREL. PLAT RECEIVED 7-22-74

S/D Comm. Action 8-1-74 *App*

Dept. Report on Prel. _____

TRACING PROGRESS:

Received _____

Released _____

Received _____

Released _____

FINAL PLAT RECEIVED 12-23-74

S/D Comm. Action 1-2-75 *Approval*

Dept. Report on Final _____

M.A.P.C. ACTION 1-9-75 *Approval*

Dept. Report on Final _____

Letter on Irons Received _____

Title/Taxes Rec'd & Reviewed Feb 12-26-75

Final Review _____

Referral to B.C.C. _____

B.C.C. ACTION 3-9-76 *Approval*

Recorded August 13, 1976

Comments:

PARK MEADOWS ESTATES _____
Butler Co. Rural Electric _____
Minneha Township _____

10/6/75 print for MFC

Letter of Credit accepted by the B.C.C. 8-11-76
8-11-76 Ruth Parker^{wife} called to pick up tracing for recording

*This file checked out to Ted Hill, County
Counselor 9-28-78. Returned 2-7-79*

*Park Meadow Estates annexed
around 3-6-79 4-4-79*

SID 74-69a

Ⓟ

7-28-76

11

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

PARK MEADOWS ESTATES ADDITION was
filed for record on August 18, 1976

Robert J. McCarty
Register Of Deeds

T9-328

Person was supposed to see design for 1500 persons but was not. 2.5 person/d.u. used in calculations.

January 1986

684-8222

A realtor (Ed Wiggins of Dining-Beard) called to ask if 95 units could be built on lots 6 & 7 of Park Meadow Estates. It is zoned R-5 but I cautioned him about a possible sewer capacity problem. Sharon Kimball no longer works for County Public Works and I was referred to Bob George for answers. He checked with David Speare and others and told me there were 202 connections now with 28 "vacancies". He said P.E.C. was in the process of designing a new line which would remedy some of these problems. He suggested that John Bailey of P.E.C. be contacted for details. Bob George thinks the improvements are scheduled for construction this year.

I gave this info to Wiggins.

~~_____~~
~~_____~~

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

MEETING OF THE BOARD OF COUNTY COMMISSIONERS
SITTING AS THE GOVERNING BODY OF SEWER DISTRICT

SPECIAL MEETING

OCTOBER 10, 1984

- A. Call Meeting to Order
- B. Roll Call
- C. Conveyance of the Park Meadows Treatment Facility to Sedgwick County.
Presented by William D. Rustin, County Counselor.

ACTION: 1. Accept the conveyance; or
2. Refuse to accept the conveyance

7

RECEIVED

OCT 9 1984

METROPOLITAN PLANNING
ROUTE _____

- 3-0
- 1. Accept
 - 2. Only to titled marketable title
& showing TP3 of support
material (I assume that
related to not getting the
permanent investigation reports)

Was there any supporting material?
Who made presentation?



SEDGWICK COUNTY, KANSAS
LEGAL DEPARTMENT

Richard A. Euson
Assistant County Counselor

COUNTY COURTHOUSE • SUITE 315 • WICHITA, KANSAS 67203-3790 • TELEPHONE (316) 268-7111

TO: Jack Spratt, Chairman, Board of County Commissioners
Donald E. Gragg, Commissioner, First District
Tom Scott, Commissioner, Second District

FROM: Richard A. Euson, Assistant County Counselors

DATE: October 8, 1984

RE: Park Meadows Treatment Facility
Agenda of October 10, 1984

In 1975 the developers of the Park Meadows area (generally northeast of Harry and Webb Road) asked the County Commission to provide a sewage treatment facility for the development. It is my understanding that at that time the Board of County Commissioners was unwilling to finance the facility, but that it told the developers if they would construct the facility the County would eventually take it over. The developers did construct a lagoon and provide related equipment and the same has remained under their ownership. They have over the years continued to maintain and repair this facility.

The area proposed to be served by this facility includes Park Meadows, Huntcrest Estates and Red Oaks Addition. The lagoon itself will actually serve only a portion of these areas; as they become more fully developed, it will be necessary to employ an irrigation system or to employ alternate methods of handling the excess effluent. Because the County has known that it would eventually be necessary to provide this excess capacity, it required the developer to provide a letter of credit guaranteeing the construction of an irrigation system. For this purpose, a letter of credit in the amount of \$30,000.00 is on file in the County Clerk's office. In addition, the developers have entered into a lease and have obtained an indenture covering the lands proposed to be irrigated.

The major obstacle in the County's accepting this facility is, in our opinion (and has been in the opinion of the previous county counselor), that the lease and indenture do not adequately assure that the lands subject thereto will be available for irrigation when the same becomes necessary. The lease is subject to a first right of refusal which means that the owners may sell the property and cancel the lease unless the County exercises an option to purchase.

Board of County Commissioners
Page Two
October 8, 1984

The language in the indenture is, in our opinion, insufficient to convey the lands to the County for irrigation purposes. In short, our concern is that when irrigation becomes necessary the County may be placed in the position of having to go to court to (1) enforce the indenture or (2) condemn the irrigation land.

You will need to decide what action should be taken on the developer's letter of credit. Since it was issued to provide irrigation equipment, it should be applied to the purchase of the same so that County funds will not be expended therefor. However, the developer will argue that the letter should be released since it is not a certainty that irrigation will ever actually be needed.

If you approve the conveyance of this facility, you should require that as a condition of acceptance, the developer provide at its own expense an owner's policy of title insurance showing the facility's land to be free and clear of all liens and encumbrances except any easements and restrictions of record.

RAE:msp

cc: William D. Rustin
F. Tim Witsman
Claud Shelor
~~Robert Lakin~~


Rw

November 21, 1983

Sharon Kimbell, County Department of Public Works
Robert A. Lakin, Director of Planning

Park Meadows

For whatever it is worth, here is a review of status of Park Meadows as taken from our files. Let me know what is next towards getting the plant up to snuff and accepted by you.



Robert A. Lakin
Director of Planning

RAL:rme
Attachment

cc: Claud Shelor, Director, County Department of Public Works
Jack H. Galbraith, Chief Planner, Current Plans Division
Louise Olivarez, Senior Planner, Current Plans Division
bcc: Tim Witsman, County Administrator

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE
November 18, 1983

TO Robert A. Lakin, Director of Planning
FROM Louise Olivarez, Senior Planner
SUBJECT Park Meadows sewage lagoon

Following your meeting with Sharon Kimball on November 15th, Jack asked me to review our Park Meadows file and make some chronological notes on this sewage lagoon matter. Below is a summary of sewer information in our files.

- January 2, 1975: Subdivision Committee approved final plat subject to applicant making satisfactory arrangements with Health Department for proper sewage disposal.
- March 14, 1975: Letter from KDHE to Van Doren, Hazard, Stallings (designer of the sewage system) giving analysis of the proposed system.
- May 12, 1975: Letter from Jim Aiken to Lakin listing sewage facility conditions to be complied with prior to construction.
- July 17, 1975: Application from Parker for special use permit for the lagoon and report from the lagoon design engineer describing the system. (See DR 75-24 file).
- August 15, 1975: Letter to Parker's attorney from MAPD outlining conditions of approval for issuance of the special use permit (DR 75-24 file).
- September 24, 1975: Copy of resolution signed by B Co.C authorizing special permit for lagoon (subject to 15 conditions). (DR 75-24 file).
- November 4, 1975: Letter from Parker to Aiken regarding Aiken's May 12 memo. Says the May 12th requirements only have to be fulfilled prior to construction, not prior to recording the plat.
- March 1, 1976: Letter from Parker to Lakin stating that lagoon construction will be phased and that letters of credit will be submitted for each phase.
- March 8, 1976: Letter from Lakin to Parker requiring guarantee for second phase prior to recording of plat.
- March 9, 1976: BCC approved plat subject to submission of guarantee to the County for lagoon construction.

Robert A. Lakin
11-18-83 - Page 2

April 13, 1976: Letter from KDHE to Van Doren, Hazard, Stallings
re: final review of plans and specs for the proposed lagoon.

July 15, 1976: Copy of \$176,000 letter of credit guaranteeing
lagoon construction prior to January 9, 1978. B Co C
received and filed this letter of credit August 11, 1976.

January 9, 1978: Copy of new letter of credit with completion
date of January 9, 1980.

April 4, 1979: Park Meadow Estates annexed.

December 27, 1979: Letter from Craig Robinson to Parker saying
County will collect on letter of credit by January 9, 1980,
since Parker is in default.

January 2, 1980: Letter from Joe Freeman to Denton asking City
to halt issuance of building permits because deficiencies
in the treatment plant make it inadvisable to allow connec-
tions to the sewer system.

January 4, 1980: Letter from Joe Freeman to East Side Bank and
Trust saying County will collect on letter of credit by
January 9, 1980, because Parker is in default.

January 10, 1980: Letter from Craig Robinson to Bob Cornwell,
attorney for Parker, outlining what needs to be done within
the next 90 days. Requirements based on 1-9-80 B Co C special
meeting regarding expansion of the sewer district. (Minutes
of 1-9-80 B Co C meeting in plat file).

April 10, 1980: Minutes of special B Co C regarding plant ex-
pansion AND discussion of status of Parker's lagoon. Pages
7 thru 14 of these minutes are the most up-to-date informa-
tion in our file regarding the status of construction of the
lagoon. We have no additional information about the \$100,000
bond or the lease agreement referred to by Craig Robinson.

April 17, 1980: Letter from Freeman to Denton lifting the
moratorium on building permits. States "the difficulties
with that facility are being resolved and we anticipate
the plant will shortly become operational."

April 25, 1980: Memo from Lakin to Harkness asking for confirma-
tion that the sewer system can handle a proposed multi-family
development in Park Meadows. (No response in file).

If you would like for me to try to secure any updated information
about this sewer system or provide Sharon copies of any letters
in our file, please advise.

Louise
Louise Olivarez
Senior Planner
cc: Jack Galbraith

November 18, 1983

Robert A. Lakin, Director of Planning
Louise Olivarez, Senior Planner

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Louise Olivarez, Senior Planner

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THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE October 4, 1983

~~80~~
40

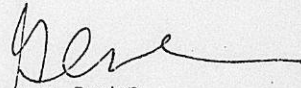
TO The Honorable Board of City Commissioners
FROM E. H. Denton, City Manager

SUBJECT Drainage Problems at Harry and
~~Reck~~ Road
Webb

Each of you has received a letter from Mr. Pete Russell, Red Oaks, Inc., regarding a drainage problem at Harry and Webb Road which was created when a large amount of fill dirt was placed on the property owned by Mr. Homer Morgan.

This matter had earlier been brought to the attention of administrative staff who are now working to resolve the problem.

You will be advised when a resolution has been reached.


E. H. Denton
City Manager

EHD/fpd
cc: John Dekker, Director of Law
Don E. Anderson, Director of Housing and Economic Development
Robert A. Lakin, Director of Planning

RECEIVED
OCT 5 1982
METROPOLITAN PLANNING
ROUTE _____



red oaks
homes

September 30, 1983

MAYOR'S OFFICE
RECEIVED
OCT 3 1983

The Honorable Robert Brown
City Commissioner
455 North Main
Wichita, Kansas 67202

Dear Mr. Brown:

I am president and sole stockholder of Red Oaks, Inc.
Red Oaks purchased 2.5 acres east of Webb Road approximately
625 feet north of Harry. A sketch is enclosed showing the
property purchased by Red Oaks.

The property immediately south of the Red Oaks property is
owned by Mr. Homer Morgan.

The natural drainage of surface water in the area is from
north to south, with surface water ultimately arriving at
Harry Street. There is a city park directly north of the
Red Oaks site which drains southward across the Red Oaks
site. In turn, the Red Oaks site drains southward across
the Homer Morgan site.

The natural drainage was unaltered when Red Oaks purchased
the site. We proceeded to obtain site improvement and
construction financing for the construction of condominiums
on the site. The financing is now in place, and construction
was scheduled to begin October 1.

Subsequent to our purchase of the site, Homer Morgan began to
move a massive amount of fill onto his site. He added so much
fill that the east edge of his site is now level with a six
foot fence protecting the west property line of homeowners to
the east. He did all this without a grading permit, and without
being required to provide any drainage easement in his plat.

As a direct result of the fill which Mr. Morgan added, Red Oaks
no longer has drainage to the south, and the homeowners on the
east are confronted with a towering lot from which any improve-
ments will look directly down onto their houses and into their
backyards. Red Oaks has taken this matter to Central Inspection,
but they seem unwilling to take any action.

Office of the City Manager

<input type="checkbox"/> EHD	<input type="checkbox"/> SH
<input checked="" type="checkbox"/> RC	<input type="checkbox"/> TH
<input type="checkbox"/> RT	<input type="checkbox"/> MEC

OCT 4 1983

Copies To _____

Send To _____

File _____

The Honorable Robert Brown
Page 2
September 30, 1983

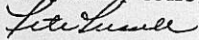
The only course of action suggested by Central Inspection is that Red Oaks do what Mr. Morgan did! In other words, if we were to drain our site so we can build on it, we will have to add enough fill to completely alter the natural drainage southward and create a drainage to Webb Road on the west.

We can, of course, do this but we are reluctant for the following reasons:

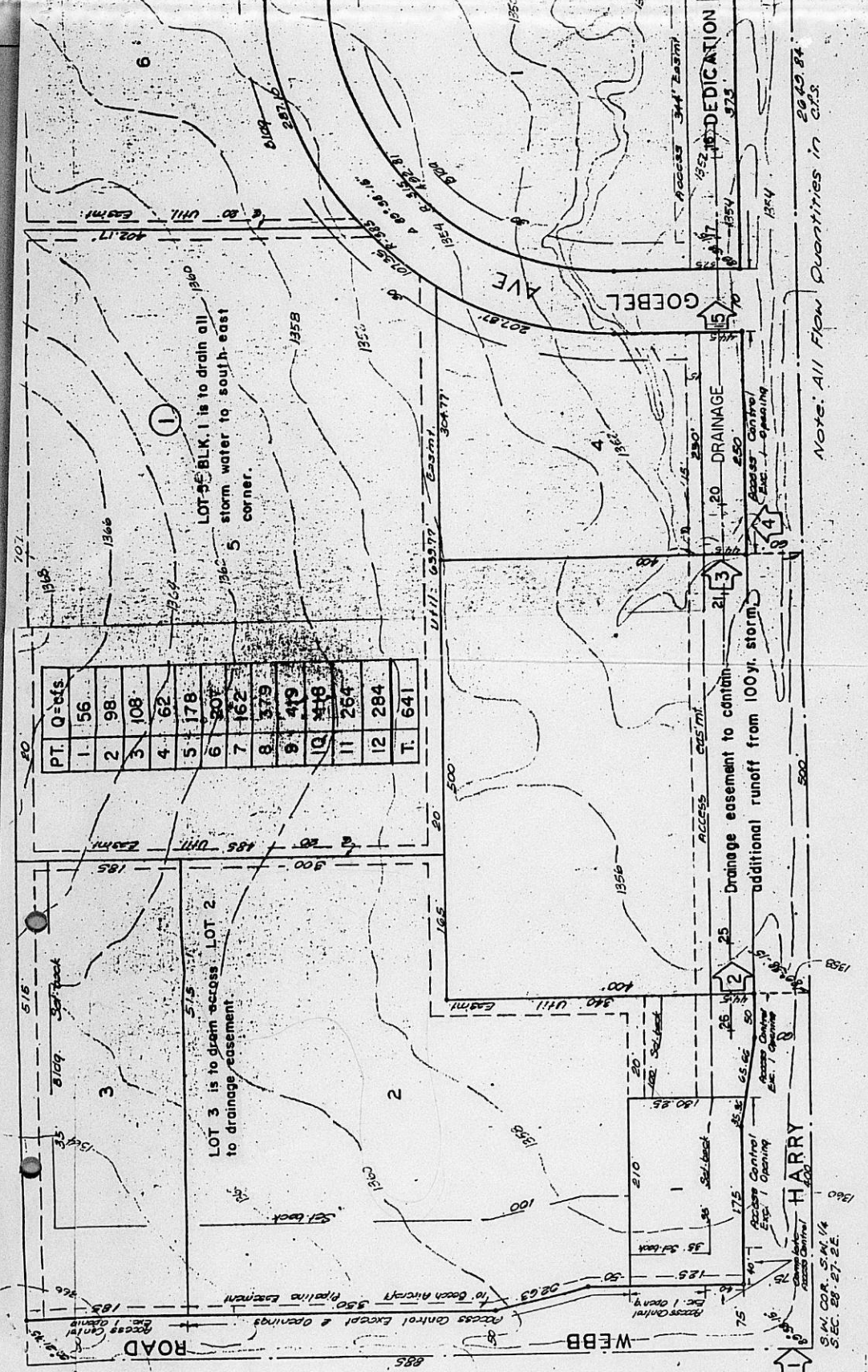
1. This artificial disruption of natural surface drainage will disrupt the drainage and aesthetics of the homeowners to the east;
2. Such a solution merely passes the buck to the north where the city park is located, i.e. it would then have the same problem we now have; and
3. Such a solution is irresponsible at best, and we have tried through the years to be reputable developers.

We would urge that the City Commission take such action as is necessary to require Mr. Morgan either to remove the fill which he has added or provide a drainage easement to serve our site and the city park to the north. We have enclosed photographs of the site and a letter from our engineer substantiating the technical details. Please let us know if we may provide any further information.

Very Truly Yours,


Pete Russell
Red Oaks, Inc.

Enclosures



PT.	O'efs.
1.	56.
2.	98.
3.	108.
4.	62.
5.	178.
6.	207.
7.	162.
8.	379.
9.	419.
10.	418.
11.	254.
12.	284.
T.	641.

LOT 5 BLK. 1 is to drain all storm water to south-east corner.

LOT 3 is to drain across LOT 2 to drainage easement.

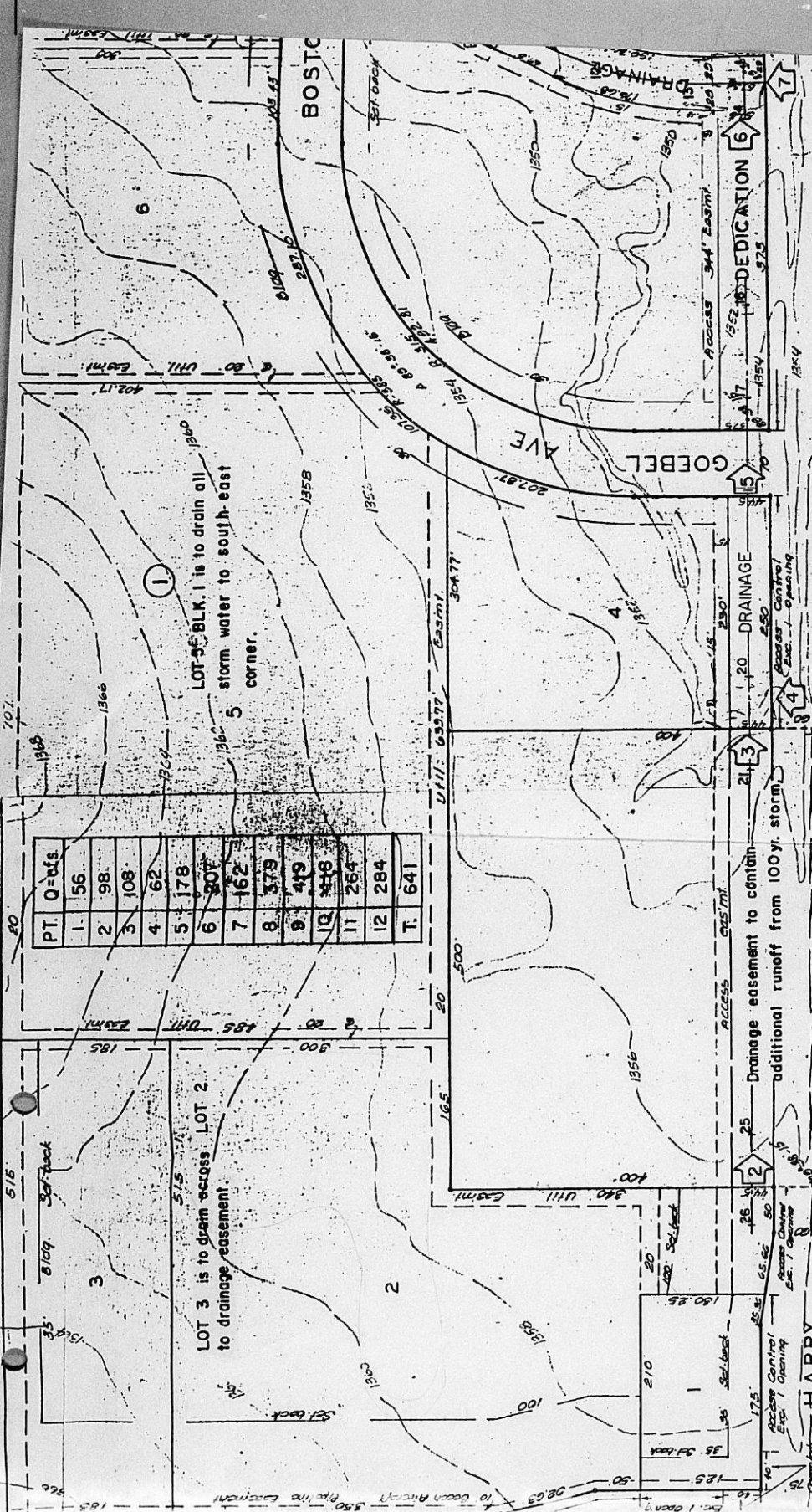
Drainage easement to contain additional runoff from 100 yr. storm

HARRY
S. 1/4 COR. S. 14. 1/4
S. 25. 27. 25.

Note: All Flow Quantities in C.F.S.

State of Kansas } ss. We, Baughman Surveyors in and
Seawick County } ss. do hereby certify that we have
surveyed and plotted "PARK MEADOW ESTATES"
that the accompanying plat

know all men by the
We George L. Hall and Velma L. Hall, his
Pegree and Melony Pegree, his wife, and Keith
and Mary Ann Lickteig, his wife and Keith
Jacquelyn K. Parker, his wife, have caused
the surveyors certificate to be plat



PT.	Q=cu ft/s
1	56
2	98
3	108
4	62
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7	162
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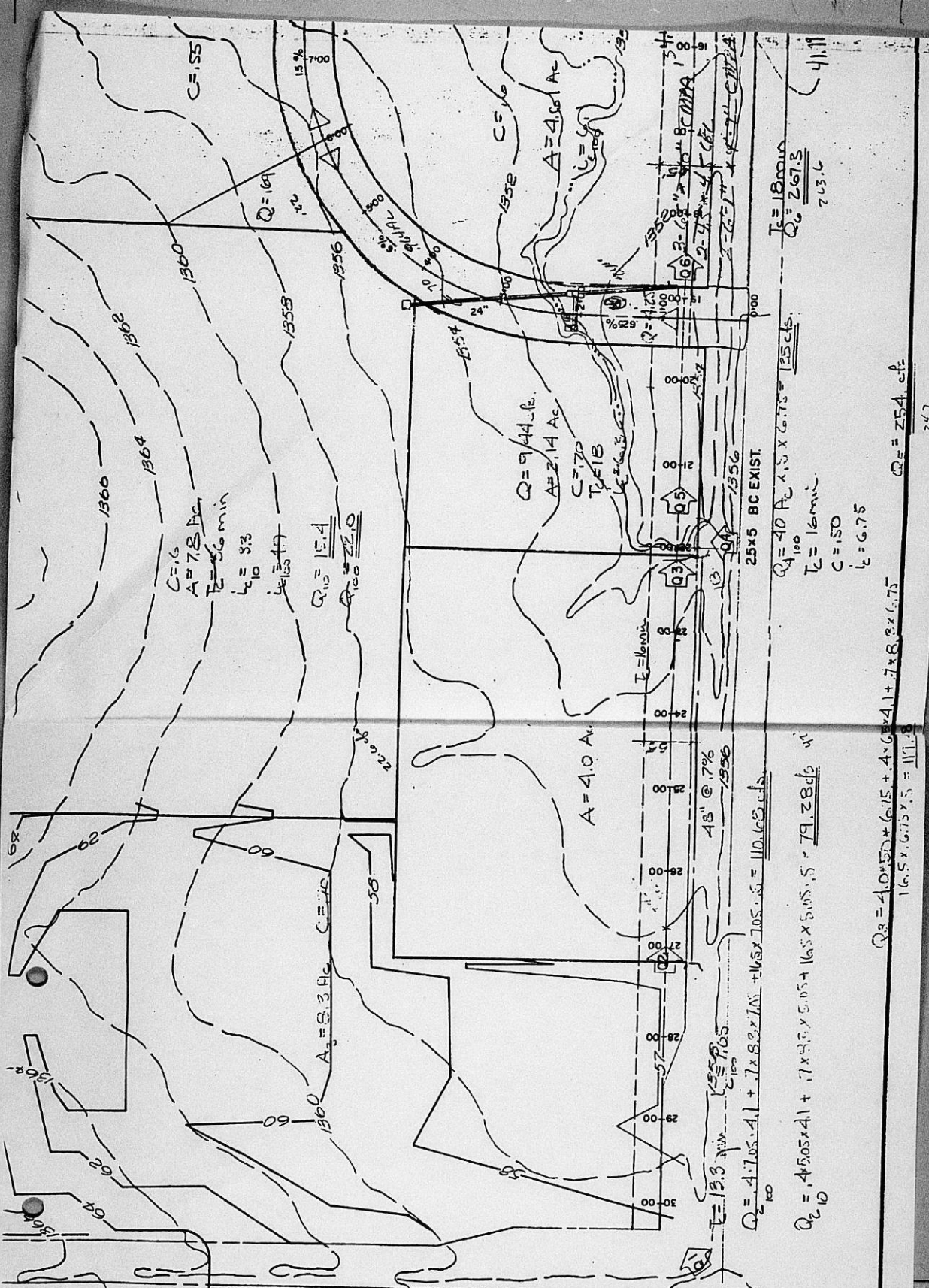
HARRY

Note: All Flow Quantities in cfs.

20th S. 1st 1/4
28-27-2E.

State of Kansas
 We, Surveyors in and for
 Cowley County and State do hereby certify that we have
 surveyed and plotted PARK MEADOW ESTATES
 and that the accompanying plat

known to all men by these pro-
 names George L. Hall and Velma L. Hall, his wife,
 and Melony Reese, his wife, and Bernard
 and Mary Ann Lickteig, his wife and Keith E. Pol
 and Jacquelyn K. Parker, his wife, have caused the plat
 to be surveyed and plotted to be plotted into
 PARK ME.



$Q_1 = C \cdot I \cdot A = 1.5 \times 7.6 \times 16.5 = 62.7 \text{ cfs}$
 $Q_2 = 4.705 \times 4.1 + 7 \times 3.5 \times 5.05 + 16.5 \times 5.05 \times 1.5 = 79.28 \text{ cfs}$
 $Q_3 = 4.0 \times 5.0 + 6.15 + 4 \times 0.5 \times 4.1 + 7 \times 8.3 \times 4.75 = 117.5$
 $16.5 \times 6.15 \times 5 = 117.5$
 $Q_4 = 40 \text{ Ac.} \times 1.5 \times 6.75 = 125 \text{ cfs}$
 $T_c = 16 \text{ min}$
 $C = 1.50$
 $I_c = 6.75$
 $Q_5 = 18 \text{ min}$
 $Q_6 = 267.5$
 203.6
 41.11
 $Q_7 = 254 \text{ cfs}$
 247

FROM _____

DATE 9-7-83

ADMINISTRATION	ADVANCE PLANS	CURRENT PLANS	GRAPHICS
<input type="checkbox"/> Lakin	<input type="checkbox"/> Stockwell	<input type="checkbox"/> Galbraith	<input type="checkbox"/> Pierce
<input type="checkbox"/> Waller	<input type="checkbox"/> Schwartz	<input type="checkbox"/> Lytle	<input type="checkbox"/> Commer
<input type="checkbox"/> Doramus	<input type="checkbox"/> Leivo	<input type="checkbox"/> Young	<input type="checkbox"/> Crook
<input type="checkbox"/> Eubanks	<input type="checkbox"/> Bechtel	<input type="checkbox"/> Chambers	<input type="checkbox"/> Jones
<input type="checkbox"/> Hanson	<input type="checkbox"/> Clark	<input type="checkbox"/> Daniels	<input type="checkbox"/> Whitney
<input type="checkbox"/> Henderson	<input type="checkbox"/> Dudark	<input type="checkbox"/> Lahey	<input type="checkbox"/>
<input type="checkbox"/> Lakin, E.	<input type="checkbox"/> Flynn	<input type="checkbox"/> Nagley	
<input type="checkbox"/> Scott	<input type="checkbox"/> Hart	<input type="checkbox"/> Olivarez	
<input type="checkbox"/> —	<input type="checkbox"/> Losew	<input type="checkbox"/> Shirkey	
	<input type="checkbox"/> Shen		
	<input type="checkbox"/> Vinson		
	<input type="checkbox"/> —		

<input type="checkbox"/> Note & Return	<input type="checkbox"/> Signature
<input type="checkbox"/> Handle	<input type="checkbox"/> Library
<input type="checkbox"/> All Staff	<input type="checkbox"/> Information
<input type="checkbox"/> Comment	<input type="checkbox"/> Files

REMARKS *Ken Bengtson left this drawing plan with me for our files. He requested the plan for Bangladeshi who did*

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

Regular Meeting
May 28, 1980 Page 9

MOTION

Mr. Scott made a motion to approve the contracts.

Mr. Gragg seconded the motion.

VOTE

Chairman Everett Patrick	Aye
Commissioner Donald Gragg	Aye
Commissioner Tom Scott	Aye

REPORT FROM
PROFESSIONAL
ENGINEERING
CONSULTANTS
CONCERNING
PARK MEADOWS
LATERAL SEWER
DISTRICT

REPORT FROM PROFESSIONAL ENGINEERING CONSULTANTS CONCERNING PARK MEADOWS
LATERAL SEWER DISTRICT

Mr. Gragg announced that an indefinite deferral had been requested for this item. There were some absentee owners who needed to be contacted.

MOTION

Mr. Gragg made a motion that this item be withdrawn.

Mr. Scott seconded the motion.

VOTE

Chairman Everett Patrick	Aye
Commissioner Donald Gragg	Aye
Commissioner Tom Scott	Aye

DEPARTMENT OF
PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS

1. Resolutions:

(a) Resolution assigning roads within the Miles County Club Estates - Miles Village Third Addition to Afton Township Road System

Mr. Larry Mullins, Director of the Public Works Department, appeared before the Board and related that this particular resolution involved less than a mile of road. The Afton Township Board has agreed that they would accept these roads in their system, and he recommended adoption of the resolution.

MOTION

Mr. Scott made a motion to adopt the resolution.

Mr. Gragg seconded the motion.

VOTE

Chairman Everett Patrick	Aye
Commissioner Donald Gragg	Aye
Commissioner Tom Scott	Aye

(b) Resolution regarding the application for street improvements for Deer Lake Estates

2. Petition for paving for Deer Lake Estates

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

RECEIVED

JUN 23 1980
METROPOLITAN PLANNING
ROUTE _____

MEETING OF THE BOARD OF COUNTY COMMISSIONERS

REGULAR MEETING

MAY 21, 1980

The Regular Meeting of the Board of County Commissioners of Sedgwick County, Kansas was called to order at 9:00 a.m., Wednesday, May 21, 1980, in the County Commission Meeting Room in the Courthouse in Wichita, Kansas by Chairman Everett Patrick, with the following present: Commissioner Donald E. Gragg and Commissioner Tom Scott; Mr. Ted Hill, County Counselor; Mr. Jim Pattinson, Assistant County Counselor; Mr. John Philbrick, Director of Administration; Mr. Robert Lewis, Chief Deputy County Controller; Mr. Clint Willisie, Director of Mental Health; Mr. Joe Freeman, Assistant County Engineer; Mr. Sandy Roberts, County Architect; Mr. Sam Fulco, Director of Kansas Coliseum; Mr. Paul Barron, Director of Central Motor Pool; Mr. Hans Hansen, Sheriff's Legal Advisor; Mr. Bob Lakin, MAPD; Mr. Chuck Grishom, EMS; Mr. Larry Shannon, EMS; and Ms. Judy Smith, Deputy County Clerk.

VISITORS

VISITORS

Senator James Francisco
Mr. Moses Pearson

INVOCATION

INVOCATION

The Invocation was given by the Christian Businessmen's Committee.

ROLL CALL

ROLL CALL

The Clerk reported, after calling roll, that all Commissioners were present.

APPROVAL OF
MINUTES

APPROVAL OF MINUTES

The following minutes were approved as presented:

- Special Meeting of April 9, 1980, regarding execution of Real Estate Purchase Contract;
- Special Meeting of April 10, 1980, regarding Park Meadows Lateral Sewer District.

CERTIFICATION
AS TO THE
AVAILABILITY
OF FUNDS

CERTIFICATION AS TO THE AVAILABILITY OF FUNDS

Mr. Robert Lewis, Chief Deputy Controller, appeared before the Board and stated that he would like to certify the availability of funds for the following items: item "F"; item "G"; item "J-1,2,3"; item "P-1" would be subject to the sale of temporary notes; and item "Q" would be subject to the sale of temporary notes.

REPORT FROM
PEC CONCERN-
ING PARK
MEADOWS
LATERAL SEWER
DISTRICT

REPORT FROM PROFESSIONAL ENGINEERING CONSULTANTS CONCERNING PARK MEADOWS LATERAL SEWER DISTRICT

Commissioner Gragg stated that he had talked with the engineer and the applicant on this, and they have asked that this be deferred for one week for the following reasons. He stated that after the Board of County

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

Regular Meeting
May 21, 1980
Page 2

Commissioners approved allowing PEC to submit our Step II Application for the Four Mile Creek Sewer Project, it went to the State, and the State went through the 30 day process of sending out the A-95 reviews and those have all been returned favorably. He stated that the State Department of Health and Environment has notified us that they have forwarded those on with their recommendations to EPA. He stated that as of last Monday, he received a letter from EPA that the application had been received for consideration, and there were eight additional questions that they had, of a chemical nature, which he would be responding to. He stated that the reason for this request for deferral is as this goes through it may make a difference in their report and that way they could just make one report instead of making a report now and then coming back in a week with another report.

MOTION

Commissioner Gragg so moved to defer this item for one week.

Commissioner Scott seconded the motion.

VOTE

Chairman Everett Patrick	Aye
Commissioner Donald E. Gragg	Aye
Commissioner Tom Scott	Aye

PURCHASE OF
A 1000 GALLON
FUEL TANK IN
THE ANDALE
YARD

PURCHASE OF A 1000 GALLON FUEL TANK, PUMP AND AN ABOVE GROUND DISPENSER AT THE COST OF APPROXIMATELY \$2,000.00 INSTALLED WITH THE COUNTY FORCES EXCAVATING THE HOLE FOR THE FUEL TANK AND BACKFILLING IN THE ANDALE YARD.

Mr. John Philbrick, Director of Administration, appeared before the Board and stated that the City of Andale notified the County on April 28, 1980 that our fuel tank in Andale was in violation and it had some leaks. He stated that Mr. Barron checked it and he thought we might be under a grandfather clause, but since it was leaking he thought he would bring it before the Commission. He stated that Mr. Barron has found that we will need to purchase a 1000 gallon fuel tank, pump and an above ground dispenser at the cost of approximately \$2,000.00 installed with the county forces excavating the hole for the fuel tank and backfilling. He stated that it was Mr. Barron's feeling that the above ground tank may have been there many years prior to the City of Andale code and may fall under the grandfather clause. He stated it was not nearly as dangerous as gasoline, and if we replace this, counting reimbursements to Public Works of approximately \$300 to \$400, he would assume it would cost about \$2,400.00. He stated that this would come out of Mr. Barron's budget. He stated that he would recommend replacement.

Commissioner Scott stated he thought they had cut down to where they did not have hardly any forces to even do road work. He stated that his advise would be that if they decided to do this, that we should go out for bids for it and get the job done.

MOTION

Commissioner Scott so moved for the approval and that they add to it that they go out for bids for whatever it takes to install the tank.

Commissioner Gragg seconded the motion.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 25, 1980

TO Andy Harkness, Environmental Protection Officer

FROM Robert A. Lakin, Director of Planning

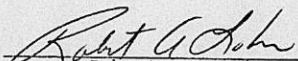
SUBJECT The Landing (Multiple Family - Park Meadows)

Our office has received from HUD an application for Section 8 housing on lands described as: Lot 7, Block 1; Lots 1 and 2, Block 2; and Lot 29, Block 3. While in the County these lots were approved for multiple family for a dwelling count of 15 per acre. On annexation to the City the nearest category (R-5) allows 17.5 DU per acre. The question has been asked as to whether or not the Section 8 proposal of 272 dwelling units on the above described land will be permitted sewer hookups based on the design capacity for the Park Meadows lagoon.

We have looked at the plat and find that 109 dwelling units are authorized on the individual platted lots of one and two family dwellings. At 3-1/2 persons per unit, this would produce 381.5 people for the 109 dwelling units.

The Section 8 project is composed of 168 one bedroom units, 96 two bedrooms and 10 three bedrooms for a total of 274 units. If we assume the person per dwelling unit to be 1-1/2, 2-1/2, 3-1/2 respectively, for one, two and three bedroom units, this will produce a population of 527 people for this development. This leaves Lot 6, Block 1, which is apparently not in the project, still available for multiple family development. There is a 2.91 acre tract which is for general purposes. I have rounded this to 3 acres times 17.5 DU/A would produce 53 dwelling units with an average of three people per DU (high estimate) would equal a total of 159 persons. This then added to the previous 381.5 and the 527 would produce an estimated 1067 persons. This then is under the design number which you gave me of 1100.

Please review these numbers and advise me, preferably in writing, as to whether or not the County will be able to issue sewer hookups for the Section 8 projects. This matter will be before the City Commission on May 6. I would appreciate your assistance and help on this.


Robert A. Lakin
Director of Planning

RAL:rme

Andy Harkness
April 25, 1980
Page 2

cc: Joe Freeman, Sedgwick County Department of Public Works
Craig Robinson, County Counselor's Office
Joe Boyd, Industrial Development
Joe Forinash, Principal Planner, Advance Plans Division
✓ Jack H. Galbraith, Chief Planner, Current Plans Division



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7901

JOE D. FREEMAN, P.E.
ACTING COUNTY ENGINEER

RECEIVED

April 17, 1980

APR 17 1980

METROPOLITAN PLANNING

ROUTE

[Signature]

Mr. Gene Denton
City Manager
City of Wichita

RE: Building Permits Within Park Meadows
Lateral Sewer District

Dear Mr. Denton:

On January 2, 1980 we requested a halt to the issuance of building permits for the area served by the Park Meadow Sewage Treatment Plant. The difficulties with that facility are being resolved and we anticipate the plant will shortly become operational. Therefore, please be advised the moratorium of sewer connections for this system is lifted and building permits may again be issued.

We sincerely appreciate the cooperation of Central Inspection Division of the City of Wichita, and express our thanks for helping to avert a potentially serious problem.

Yours very truly,

[Signature]
Joe D. Freeman, P. E.
Acting County Engineer

JDF/bd

- cc: Don E. Anderson, Director-Dept of Economic Development
- Robert Feldner, Central Inspection, City of Wichita
- Theodore H. Hill, County Counselor
- Robert Cornwell, Attorney-at-Law
- Robert Lakin, Director, MAPD
- A. J. Harkness, Environmental Officer
- Sedgwick County Public Works
- Vera Stevens, Sedgwick County Inspection

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

RECEIVED

MAY 2 1980
METROPOLITAN PLANNING
ROUTE

MEETING OF THE BOARD OF COUNTY COMMISSIONERS
SITTING AS THE GOVERNING BODY OF SEDGWICK COUNTY SEWER DISTRICTS

SPECIAL MEETING

APRIL 10, 1980

"PARK MEADOWS LATERAL SEWER DISTRICT"

The Special Meeting of the Board of County Commissioners of Sedgwick County, Kansas, was called to order at 10:00 a.m., Thursday, April 10, 1980, in the County Commission Meeting Room in the Courthouse in Wichita, Kansas by Chairman Everett Patrick, with the following present: Commissioner Donald E. Gragg and Commissioner Tom Scott; Mr. Craig Robinson, Assistant County Counselor; Mr. Joe Freeman, Acting County Engineer; Mr. A. J. Harkness, Department of Public Works; and Ms. Judy Smith, Deputy County Clerk.

ROLL CALL

ROLL CALL

The Clerk reported that all Commissioners were present.

VISITORS

VISITORS

Mr. Jim Schafer, Attorney
Mr. Bill Keltner, PEC
Mr. Mike Shoemaker, PEC
Mr. Joseph Fusco, Property Owner in Park Meadows
Mr. Wendell Parks, Architect
Mr. Keith Parker, Representing the Owners of the Park Meadows Estates
Addition
Mr. Ron Brogan, Property Owner

HEARING RE:
PARK MEADOWS
LATERAL
SEWER DIST.

HEARING IN THE MATTER OF THE APPLICATION FOR THE ENLARGEMENT, EXTENSION,
AND EXPANSION OF THE PARK MEADOWS LATERAL SEWER DISTRICT.

Mr. Craig Robinson, Assistant County Counselor, appeared before the Board and stated that about 90 days ago we had an initial hearing on the enlargement of Park Meadows Sewer District to include an area surrounding Park Meadows proper. He stated that at that time we had some problems with the facility itself, and some engineering studies were not together, we adjourned that meeting and said that in 90 days we would reconvene and discuss further the enlargement to accommodate various interests that are represented here today. He stated that Mr. Ron Smith, the principal in the expansion attempt, contacted him last evening to request that the matter be continued for six (6) weeks. He stated that this would be so that they can conduct additional engineering studies. He stated that the reason that they are going to do that, he will explain in a moment. He stated that the second part of the Agenda will deal with Park Meadows itself and the facility which is owned by Keith Parker and the problem they have had with having the facility turned over to the County. He stated that he thought that the facility was almost complete, but Mr. Andy Harkness would speak in terms of completion of that facility. He stated that the expansion petitions represents approximately 400 acres surrounding Park Meadows. He stated that he met with Bill Keltner, PEC, last week and he said that he had serious doubts about the capacity of the Park Meadows facility as it exists in accommodating anywhere near that acreage number on the expansion. He stated that the facility has a capacity of 1500 PE, and that was with the lagoon and also an irrigation

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

Special Meeting
April 10, 1980
Page 2

dispersal of the affluent. He stated that according to the engineering studies would accomodate Park Meadows Proper, and that is what exists today as part of Park Meadows. He stated that Mr. Keltner had told him they had conducted some preliminary studies and that possibly with an abandonment of the irrigation system, they could increase the PE a certain amount which might accomodate some acreage of the expansion but certainly not the total 400. He stated that it was his recommendation by memo last week that based on the engineering studies, an expansion could not take place and that the petition should be denied. He stated that Mr. Ron Smith had contacted him about a six (6) weeks continuance in light of evidence that they discovered that they could possibly use a couple of alternative methods in disposing of the affluent and thereby allowing any significant increase in the population equavilent of Park Meadows from 1500 to as much as 4,000-5,000. He stated that PEC told him that there were two possibilities; they will be able to use a deep-well disposal(which they have to get approval from the state) they will pump it down some 3,000 to 4,000 feet and that would give them some interium relief. He stated that the second alternative is that once the facility is turned over to the County maybe the County could negotiate treatment rights with the City of Wichita.

Mr. Bill Keltner, Professional Engineering Consultants, appeared before the Board and stated that there are a number of things that need to be studied, that is why they need the additional time. He stated that he would rather wait until they had completed their studies before he went into detail on the different alternatives. He stated that what they ended up with was the fact that there are other alternatives that they could take a look at so it will be better for everyone concerned. He stated that the way they initially got into it was trying to make an additional non-discharge lagoon out of the existing system and get away from the irrigation. He stated that when they got the soil reports back, it sort of blew up in their faces.

Mr. Patrick asked if he would be doing the studies for Mr. Smith.

Mr. Keltner stated that was right. He stated that they have not only the two alternatives that Craig mentioned, but there may be another possibility. He stated that the key is that under one of the alternatives, they could work with the County Counselors Office and with the County Department of Public Works in negotiating with the City under one of those things to explore all of the possibilities. He stated perhaps out of one of these particular areas they can get the most cost effective solution out of the two or three that are available to them now.

Mr. Robinson asked Mr. Keltner if it was his opinion, based on his studies, that the existing facility as we know it, that is the thirty-some plus acres that is owned in fee by Mr. Parker upon which the present lagoon exists plus the leased property to the east upon which irrigation was to take place under the original plan, would not accomodate an expansion in the amount in which the petition is requesting.

Mr. Keltner stated that it would not accomodate it under the conditions of a non-discharge lagoon.

Mr. Mike Shoemaker, PEC, appeared before the Board and stated the preliminary report had come up with a method of handling all of the drainage and the site, minimum separations between the water surface and other property owners in accordance with Kansas Department of Health & Environment Minimum Standards of Design. He stated that when they went through the project they ordered a soil test in order to determine the expeltration, because a non-discharging facility relies on two things; evaporation, and the capability of the soil to handle expeltration(the loss of water through the ground). He stated

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

Special Meeting
April 10, 1980
Page 3

that they had preceded with the knowledge in the past that a quarter of an inch per day has been the common expeltration rate that they have encountered out there. He stated that they had a lot of rain and other conditions, so they did not really have an acceptable soils test or a timing for it. He stated that they finally got the soils test in after they had done several weeks of work getting all the costs and cross sections and the drainage worked out, and ditch checks on how they would handle it to protect the area from erosion. He stated that after they were finished, they received the soil test results and it ended up being less than an eighth inch per day. He stated that an eighth inch per day over this same site, this is the maximum area that you could expand it to. He stated that an eighth inch per day gave them a little over 1600 PE capability. He stated that as he understood it, the existing facility was designed for 1500, so you would spend a lot of dollars to get 100 or 150 more PE capability. He stated that this was just not feasible. He stated that they then had a meeting with Mr. Smith and indicated that there were some problems, and they felt like if they had a little more time they could explore a couple of other alternates that may reduce the land area requirement and might be a little more feasible.

Mr. Robinson asked Mr. Shoemaker if it was PEC's opinion that the existing facility, the non-discharge lagoon plus the irrigation plan, would not accomodate an appreciable amount over 1500 PE.

Mr. Shoemaker stated that he had not really reviewed the design, but another professional engineer had gone through that design, submitted to the State and the State approved it. He stated that the State said they felt the facility was capable of handling 1500 PE. He stated that he understands that the design criteria has changed at the State, and he did not know what the effect was going to be on the land application system that they had proposed at that time.

Mr. Robinson stated that Mr. Shoemakers plan entailed two non-discharge lagoons, he asked if that was correct.

Mr. Shoemaker stated that this is a requirement of Kansas Department of Health and Environment that two ponds be provided for a non-discharge facility with a 60/40 split, and that is approximately a 60% and a 40% split.

Mr. Robinson asked Mr. Shoemaker, based on his engineering knowledge, how much a two cell non-discharge lagoon would increase the PE.

Mr. Shoemaker stated it would be between 100 to 150.

Mr. Robinson stated that if the alternatives that had been discussed over the telephone did not materialize within a six week period of time, it would be his continuing recommendation that the expansion not be allowed. He stated that he thought everything rests on the alternatives which they have discussed this morning.

Mr. Gragg asked if he did recommend the six weeks extension of time.

Mr. Robinson stated that he did recommend the six week extension because they want to try and utilize as much of the existing facility as they possibly can to accomodate the greatest number of people so that the cost is spread on a minimum basis. He stated that it was towards the ultimate development of the Four Mile Creek and they could not delay the developers forever out there because it has adverse impact on the whole Sedgwick County economy and everything else.

BOARD OF SEDGWICK COUNTY COMMISSIONERS
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Special Meeting
April 10, 1980
Page 4

Mr. Jim Schafer, Attorney, appeared before the Board and stated that he represented the petitioner in this matter initially. He stated that 90 days ago they had started out to do something, but it didn't work out, so it was back to the drawing board. He stated that he would like to request that this matter be set over six weeks or so. He stated that he thought that Mr. Robinson was being a little harsh when he said six weeks and that would be it.

Mr. Robinson stated that he did not mean to imply that, he meant a reasonable period of time to explore thoroughly all the alternatives which have been presented to him or anyone else in this room.

Mr. Schafer stated that he would like to see the Commissioners authorize the Department of Public Works in conjunction with PEC, to enter into negotiations with the City to see what could possibly be worked out. He stated that he would like for them to have the authority and the opportunity to explore all the possibilities as well as the deep well and other things. He stated that he would like to see the additional time granted so they can try to work these things out.

Mr. A.J. Harkness, Department of Public Works, appeared before the Board and stated that he would have to agree that the continuance would be in order. He stated that they were trying to come up with a solution which would allow continued development, but at the same time be cost effective to the people who would be paying the bill, and at the same time keep the County from future problems.

Mr. Robinson asked Mr. Harkness if it was his opinion that if these alternatives fall through that expansion can or cannot take place.

Mr. Harkness stated that if all the suggested alternatives do not pan out, the only remaining alternative would be Four Mile Creek and putting all of this affluent into a tube and taking it far enough down stream that it can be processed adequately and within the state's rules and regulations. He stated that the problem becomes one of timing, trying to satisfy the desires of the developers who want to build houses, and the State who wants to keep the stream quality high, and the County who has to maintain some control over who is doing what and dumping it where.

Mr. Robinson asked Mr. Harkness if he had any information concerning how much capacity the non-discharge lagoon has at this time, and whether or not that is close to being at capacity.

Mr. Harkness stated that the knowledge that he had was the engineer's design figures which indicated a 1500 PE for the total system when it is completely developed. He stated that as to present usage, not all of the houses were built yet. He stated that the ponds were functioning, the problem was not one of pollution at the moment, because you do not have all of the development of the houses yet. He stated that it was perfectly safe and perfectly in order at the moment, they are talking about down stream problems with many houses and a treatment facility that would be inadequate.

Mr. Joseph Fusco, property owner in Park Meadows, appeared before the Board and stated that they had been assessed in the Park Meadows District and they are not hooked into the laterals. He stated that before they speak of any expansion, he thought that as long as they are paying taxes on that line he would like to see them get onto that sewer. He stated that as long as they are paying for it they might as well use it. He stated that they were using a septic tank now. He stated that

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

Special Meeting
April 10, 1980
Page 5

they were assessed for the laterals that went into Park Meadows in order to be on the sewer district for Four Mile Creek. He stated that as long as they are paying for this line, they should be hooked into it.

Mr. Gragg asked Mr. Fusco how much ground he had that was involved.

Mr. Fusco stated that he had 4.7 acres.

Mr. Robinson stated that the Wee Care Nursery School which is approximately 4.7 acres petitioned two or three years ago to be included in the Park Meadows District. He stated that the reason that he petitioned to be included was because the State Regulation required that in order for his nursery school to continue as a nursery school it had to be included in the sewer district so that he could get a health department permit. He stated that Mr. Fusco agreed to be included in that district and there was a public hearing held where it was stated that Mr. Fusco would be included in the district but that he would have to negotiate treatment rights so that he could pass his affluent into the Parker lagoon. He stated that it was made clear to Mr. Fusco and to his counsel at the meeting and by correspondence that he was going to be included in the district and would have to pay assessment, but until he negotiated a treatment right with Mr. Parker he could not hook up to that lateral.

Mr. Fusco stated that the reason they were asked to get in the district was the fact that they had to be in the district in order to get on the interceptor. He stated that if the interceptor is not going to be built for twenty years or so, they will be paying for laterals that they are not using. He stated that if they are going to have an interceptor there within a reasonable length of time he could see it, but if it is going to be twenty or thirty years down the road, he would have no use for it. He stated that the Health Department dug up the laterals and inspected them and they were in perfect operating order, but they insisted that they get on a sewer as soon as feasible.

Mr. Patrick asked Mr. Fusco if his attorney had discussed this with Mr. Parker anymore.

Mr. Fusco stated that he had not.

Mr. Harkness stated that availability of treatment is there if negotiations can be completed with Mr. Parker, between Mr. Parker and the Nursery School. He stated that if those negotiations are complete he can tie onto the laterals that are there right now. He stated that with regard to an interceptor coming up there, and that interceptor being a part of Four Mile Creek, a progress report. He stated that they have applied for the Step II Grant, Step II being the design and for the Four Mile Creek System. He stated that the difficulty with Andover and Butler County has resulted in the Step II being a Sedgwick County Four Mile Creek System. He stated that being most optimistic and assuming there is no problems with the Step II, his estimate would be 1984 for a Four Mile Creek Treatment System on the Sedgwick County side. He stated that the interceptor up through the Spring Creek Sub-Basin would probably be the first one that they would lay. He stated that the Step III, which is actually the construction grant, there is some question as to the availability of funds. He stated that it is to far in the future, grant funds are becoming more and more difficult to receive.

Mr. Gragg stated that Step II is moving right along, there had been a letter from the State that it had been received and accepted by the State.

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

Special Meeting
April 10, 1980
Page 6

Mr. Gragg stated that he would like to say that if there are negotiations with the City of Wichita, he definitely wanted to be there or to be a part of those negotiations on the Four Mile Creek project.

Mr. Patrick stated that he would certainly have no objections to Mr. Gragg being present at any of the meetings.

Mr. Scott stated that he thought the time had come that we are going to have to do something out there for these people. He stated that there had been a lot of money invested in trying to develop this land out there and he thought, regardless of whether the Federal Government is going to do anything about it or not, we are going to have to do something. He stated that they had taken that responsibility on and they were going to have to move ahead with it. He stated that anything they could do to help the developer out there to develop his ground, then he thought that we should do it. He stated that if they have to pick up the bill to put the sewers in out there, then that is what they are going to have to do. He stated that it is at the point of no return now. He stated that you can not have people buying ground to build a house on it and they can't get any sewers. He stated that he was willing to do anything to help any developer out there to do what it takes to get his houses built and get his land developed. He stated that if you are going to get Butler County and those people involved in it, then you are going to have to keep the City of Wichita out of it. He stated that the people out there do not want the City of Wichita out there telling them what to do. He stated that Mr. Gragg had his full support on whatever he could do out there to solve the problems, and if he needed Mr. Scott at any of the meetings or his vote, then he had it.

Mr. Patrick asked Mr. Shoemaker if they needed longer than the six weeks extension.

Mr. Shoemaker stated that they thought in the six weeks they could take another look at all of the other alternates and have an answer ready unless they should come up with another unexpected problem.

Mr. Robinson stated that they could have them make a report at a regular meeting on Wednesday, May 21, 1980, and then we could continue the hearing for the week thereafter or the next day. He stated that way we are not committed to a hearing and the petitioner is requesting the hearing, and it will be his burden to make sure that people are guaranteed notice of the hearing. He stated that the petitioner is going to have to make sure that notice is given again to the people that might be opposed or not opposed to the enlargement.

Mr. Wendell Parks, Architect, appeared before the Board and stated that he had a home about 200 feet east of Greenwich Road in this particular area. He stated that he believed that eventually they are going to have to have a Four Mile Creek Sewer System, but for the present time the developers are going to have to be responsible for their individual areas. He stated that Park Meadows was able to go ahead and create a lagoon for their individual area. He stated that the people farther to the north and those that are south should probably be similarly instructed that they are going to have to take care of their own until they can design it and/or feed into this final sewer system that eventually put in. He stated that the only thing that he would have to suggest would be that they would have to put in their own individual lagoon system and/or they would have to put in a sewage lift station and perhaps negotiate with the City to put it back into the City. He stated that these are costs, but they are going to have to do it one way or the other. He stated that he would assume that the State is looking carefully at that installation and that they are going to make sure that it is up to standards, because everyone is going to be

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

Special Meeting
April 10, 1980
Page 7

affected. He stated that if each of these individual areas have their own lagoon and they are living right around it they are going to be sure that it is taken care of.

MOTION

Mr. Gragg so moved to grant a six weeks continuance.

Mr. Scott seconded the motion.

Mr. Scott stated that he would like to say that when PEC makes their study, that they make every study that can be made to help out there. He stated wanted them to consider every consideration.

Mr. Robinson stated that he would like to suggest that they require PEC report to the Commission at a regular business meeting on May 21, 1980, and then we can set a hearing for the next day or the next week to discuss formally what alternatives are available and what action they want to take as a Board.

Mr. Patrick stated that he would request PEC to report back to the Board on May 21, 1980 as Mr. Robinson had suggested.

VOTE

Chairman Everett Patrick	Aye
Commissioner Donald E. Gragg	Aye
Commissioner Tom Scott	Aye

Mr. Craig Robinson stated that he had one other matter that was of pressing concern involving Park Meadows which is intricate to the whole development out there and that is the lack of control or Mr. Parker's inability to turn the facility over to the County so the County can run the studies and so on so that we can expand it, etc. He stated that Mr. Parker was here and so is Mr. Harkness. He stated that he would like to have Mr. Harkness detail what is not completed of the facility so that the County can take over and then he would like to ask Mr. Parker what things he has done out there to get the facility up to par so that the County can take control of it.

Mr. A.J. Harkness, Department of Public Works, appeared before the Board and stated that in the matter of review the lateral system was put in and financed by the County through temporary notes and bonds and so forth. He stated that the treatment was put in by Mr. Parker. He stated that on September 25, 1978, he put together a letter to Mr. Parker indicating at that time a number of items they felt had not been completed and needed to be completed before there could be any consideration of turning the treatment center over to the County. He stated that the following items must be completed before the sewage treatment can be placed in operation:

1. The lift station must be completed.
2. The irrigation system must be completed or provide cash bond for the purchase and installation of same.
3. The lagoons must be completed with:
 - (a) A water well or connection to City water.
 - (b) A gage staff
 - (c) Transfer piping through North and East dikes.

BOARD OF SEDGWICK COUNTY COMMISSIONERS
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- (d) Gravel road to treatment plant for ingress and egress.
- (e) Fencing around treatment with 12' gate.
- 4. Operation and Maintenance Manual.
- 5. Submit to Sedgwick County a lease for both the "lease land" and "irrigation land", subject to the approval of Sedgwick County. Include clause that the lease will be at no cost to the County.
- 6. Provide a guarantee for spring seeding and mulching at no cost to Sedgwick County.
- 7. Deliver the treatment lagoons to Sedgwick County with three and one-half (3½) foot water level.
- 8. Deliver "as built" plans on mylar to Sedgwick County Department of Public Works.
- 9. Provide for informing all lot purchasers that their purchase price includes interim treatment plant initial costs and that there will be an operational and maintenance service charge.
- 10. Turn the sewage treatment plant, along with the "lease land" and "irrigation land" over to Sedgwick County under an agreement satisfactory to Sedgwick County.
- 11. Other items as determined by review of the "as built" plans.

Mr. Harkness stated that this letter went out on the 25th of September of 1978. He stated that there was a subsequent letter on November 1, 1979 in which they made some slight modifications. He stated that the letter states as follows:

"In addition to the information contained in the letter be advised of the following:

- Item 1. Lift station considerations include emergency power facilities and functions.
- Item 6. Effects of soil erosion to be eliminated.
- Item 8. "As built" plans for treatment facilities have not been received."

Mr. Harkness stated that in relation to where they are today, to the best of his knowledge the lift station has been completed. He stated that they do have emergency power and whereas he had not been on the site and did not feel responsibility of going onto another man's private property to make a real check, he thought that it was complete. He stated that at one time there was three and one-half feet of water in the ponds, but he had not been on the property recently so he did not know if that was true at the moment or not. He stated that the connection to the City water had been completed. He stated that there was a road put in, but he would discuss that a little bit later. He stated that fencing was put in, this spring he got the seeding in. He stated that they do not have a lease agreement. He stated that they did receive "as built" plans and they have now gone over those "as built" plans and they found some additional questions. He stated that those questions point to the road. He stated that

*April 1980 conditions of Cagoon
with regard to completion*

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the original plans indicated the road to be in a given location, and the "as built" shows that it is different. He stated that the change from one location to another of the access road created a problem, because it was on the wrong side of the drainage and therefore you go down to the end of the road and you still have to wade the water to get to the lagoon. He stated that it was commuted to Mr. Parker that a low water crossing or some sort of tubes would have to be put in and the possibility of a pedestrian bridge in order for the man to get from the end of the road to the lagoon. He stated that the road itself is graded up and sand applied and his estimation was that it was not completely adequate. He stated that in summary, he had items such as the lease agreement, the actual turnover, and an agreement under which that turnover will be made; Mr. Parker needs to respond to their comments with regard to the road; some additional fencing; the possibility of a gate so that the road does not become a lover's lane type of thing; low water crossings; and a pedestrian bridge. He stated that these items were still open as far as he was concerned.

Mr. Robinson stated that the lease agreement that Mr. Harkness referred to has been submitted to the Legal Department. He stated that through some oversight, he had failed to notify Mr. Harkness about it. He stated that presents a separate problem which he would discuss in a few moments. He stated that he would like to ask Mr. Parker some questions.

Mr. Keith Parker, representing the owners of the Park Meadows Estates Addition, appeared before the Board and stated that he had been in contact with Mr. Harkness in trying to resolve some of the questions that were raised in conjunction with this facility. He stated that they had to reroute the access road to the facility because of some of the original topographic information they had. He stated that when they improved the drainage section out there the slopes were to severe on the north side to provide an access road. He stated that they went ahead and initiated engineering drawings and designed a road on the south side of the drainage structure as well as the culverts required to handle the drainage. He stated that when he checked with Public Works to determine if the size in their engineering data would be adequate, they discussed the possibility of a low water crossing and a pedestrian bridge. He stated that these were all kind of new things since the plans were approved. He stated that they were amenable with that solution as long as they do not build the golden gate. He stated that they did not want any back water problems back there, the culverts that they had sized were four 48" pipes designed to handle a tremendous amount of water. He stated that if they would prefer a low water crossing, they would be willing to do that. He stated that the road bed is graded and the first sand course is in, and they were going to top that as soon as they get the low water crossing in. He stated that the County also asked for some kind of a restrictive gate structure at the entrance to the road, and they were moving right ahead with that. He stated that as far as the lease, their attorney's were in contact with the Legal Department and that was being worked out now. He stated that they were endeavoring to complete the road as soon as possible. He stated that he received the letter from the County on March 17, 1980 suggesting a low water crossing, there had been some rain, but he had been delayed in putting it in. He stated that the only other comment that came out of the "as built" drawing review was a possibility of fencing around the entire site. He stated that they were talking about 80 acres, it is fenced now with four-strand barbed wire. He stated that if they were talking about a high chain length situation, they would like to discuss this further. He stated that the County had a \$100,000 bond of their money right now. He stated that they would be willing to cooperate in anyway that they could.

BOARD OF SEDGWICK COUNTY COMMISSIONERS
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Mr. Robinson asked Mr. Parker how many acres of land he owned upon which the lagoon sets upon.

Mr. Parker stated that it is approximately 37 acres.

Mr. Robinson asked if he had a lease agreement with a Mr. Roy McCrae for some acreage to the east.

Mr. Parker stated that he had a lease agreement for approximately 32 acres.

Mr. Robinson asked if that acreage to the east that is under lease is where his irrigation was to be implemented.

Mr. Parker stated that was correct, north of the lagoon on their existing property to the east.

Mr. Robinson asked if they had emergency power out at that site.

Mr. Parker stated that they do have.

Mr. Robinson asked if they had three and one-half feet of water in the treatment lagoon.

Mr. Parker stated that there was, he did not know how much since the last rain. He stated that there is three and one-half feet in the starting chamber.

Mr. Robinson asked if Mr. Parker's engineer composed the "as built" plans.

Mr. Parker stated that was correct.

Mr. Robinson asked if they had planted grass out there.

Mr. Parker stated that was correct, grass and fertilizing mulching had been applied to spring as well as the erosion control.

Mr. Robinson asked if they had implemented any irrigation system.

Mr. Parker stated that they had not.

Mr. Robinson asked if that would come sometime in the future when they reached a certain PE in the existing lagoon.

Mr. Parker stated that was correct. He stated that the original plans were designed and approved on the basis that it was a phased project; when the project or the population reached 800 PE, at that time the implementation of the irrigation would allow them to improve or enlarge the size to 1500.

Mr. Robinson asked Mr. Harkness if he could place a percentage completion on the Park Meadows Lagoon and facilities.

Mr. Harkness stated that he would say about 90%.

Mr. Robinson asked Mr. Harkness if it would be his opinion that the County could negotiate for the turning over of the control of that facility and leave those items open to be taken care of on an oral basis or a gentlemen's agreement.

Mr. Harkness stated that if the Legal Department could assure him that the lease agreement was adequate, he would have no objections to it.

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Mr. Robinson asked Mr. Harkness what he thought the expense would be in bringing that lagoon up to their specifications.

Mr. Harkness stated that he would rather not.

Mr. Robinson asked if the \$100,000 bond we had would take care of it.

Mr. Harkness stated that the \$100,000 was basically to provide irrigation equipment.

Mr. Robinson asked if our studies hadn't shown that the irrigation equipment could be purchased for approximately \$30,000 to \$50,000.

Mr. Harkness stated that it was a moot question, because of the discussions they had earlier with the regard to the expansion of the plant. He stated that the irrigation would not give them a whole lot, and that was the real problem. He stated that if the engineers figures were right, it will get you up to 1500, but it will not take care of the expansion. He stated that if they are going to expand, it may be more cost effective to go with some other plan other than irrigation.

Mr. Robinson stated that was correct. He stated that if they try to expand the facility without the alternatives that they had talked about earlier today, they are talking about abandonment of the original plan which called for irrigation of the affluent.

Mr. Gragg asked if Sedgwick County was prepared to take over a sewer operation with manpower and equipment.

Mr. Harkness stated that they could take over this particular site, and with a little bit of over load of the present manpower and equipment they could essentially handle it.

Mr. Gragg stated that he thought that once you are in the sewer business, you are there to stay. He stated that when those people have problems, we are going to have to be able to service them.

Mr. Scott stated that this Board is going to have to look at the assessment then. He stated that it was recommended that certain assessments be made on each one of these properties and they were cut way down because the Commissioner that represented that area at that time didn't want that kind of an assessment against it.

Mr. Harkness stated that he thought the picture and the solution would become more clear when the Commission sees his budget request.

Mr. Scott asked Mr. Parker if there would be any problems with someone from the County coming out there and working with his people on this.

Mr. Parker stated that they have letters on file from Mr. Robinson from several months ago. He stated that Mr. Harkness met with their private contractors and reviewed all of the mechanical equipment. He stated that he would have no objections at all to try to work things out.

Mr. Patrick asked Mr. Parker if it was alright for Mr. Harkness to enter his property and inspect it at any time.

Mr. Parker stated that was correct, they have it documented and on file in some letters of months ago.

BOARD OF SEDGWICK COUNTY COMMISSIONERS
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Mr. Robinson stated that there was one last thing he would like to make the Board aware of and that is the existence of this lease agreement that Mr. Parker has with the party to the east. He stated that as that lease agreement stands, it gives Mr. Parker the right to irrigate the mans property with the affluent as long as the property does not have an offer to buy. He stated that once an offer to buy is made, there is a clause in that lease agreement that gives Mr. Parker and his associates the right of first refusal. He stated that if the County were to assume a lease agreement like that it could be that it could get the County in a bad position of either having to buy that land or condemning it. He stated that they could probably not take an agreement with a lease attached to it like that. He stated that Mr. Cornwell, who is the attorney for Mr. Parker, had told him that is not what the lease agreement says. He stated that he thought that the lease agreement, at worst, states just what he had told the Commissioners; and at best, was ambiguous. He stated that is a problem and it might be solved by some alternative form of disposal, but he thought the Commissioners needed to be aware that the County was going to face problems with that irrigation method, or any method that we use out there, in taking care of the sewage.

Mr. Scott stated that he thought that they would need to worry about that when they came to that point. He stated that if the County accepts that out there, and the laterals are already the County's, if it comes up then the County is going to have to go in there and negotiate with them.

Mr. Robinson stated that if the County is going to get into the business, then they may have to buy land and condemn land. He stated that if we intend to use that property to the east in any way shape or form, either with one of the alternatives or with irrigation and we force the petitioners to create their own district; we are still faced with the possibility that we may have to buy and/or condemn that property to the east to accomodate extra facility or whatever we use out there.

Mr. Patrick asked if there was any further discussion. He asked the Assistant County Counselor if there was any action that needed to be taken.

Mr. Robinson stated that no action needed to be taken, the second matter with Mr. Parker was solely for discussion. He stated that way they could get everything out in the open and get it cleared because the petitioners were also interested in the facility being turned over to the County. He stated that within six weeks he would hope that the County would have the facility in their control and be one step closer to the expansion of the facility to accomodate the 400 and some acres which the petitioners represent themselves as today.

Mr. Parker stated that their attorney's feel that the lease specifies that the adjacent leased land will be used as a contiguous use with the lagoon for irrigation purposes so long as the lagoon is in operation and that any purchase offer is subject to that prior lease. He stated that was their side of it, they feel that it is in use for irrigation and that it is going to be difficult to purchase.

Mr. Gragg stated that when the Commission meets again on this on May 21, 1980, he would like to request that they have a report on the status of turning over this plan at that time.

Mr. Robinson stated that would be fine. He stated that they have the \$100,000 note or letter of credit, and they also have a building permit moratorium. He stated that he thought that after today he could lift that moratorium so that development can start out there.

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Mr. Scott stated that Mr. Parker was right on that agreement. He stated that when the County entered into this agreement on the lagoon system and leased the ground over there, that eventually there would be a sewer come up through there and that lagoon system would be done away with. He stated that he thought that the County was pretty well protected on that lease.

Mr. Robinson stated that the lease agreement does not say anything about the lease being subject to or the relationship created by the lease being subject to future purchase. He stated that hopefully the Four Mile Creek will be in there before the County will have to use the irrigation surface.

Mr. Gragg stated that on the chain length fence, he thought that could run into quite a bit of money to fence the whole property.

Mr. Harkness stated that the original plans called for a non-chain length fence around the lagoon and that was what was put it and they were perfectly in agreement with it. He stated that there was a question that came up when they saw the "as built" with regard to the irrigation. He stated that the irrigation land means you are going to spray the affluent out on the piece of property. He stated that the question came up whether they were going to allow little children to go out there and run around through the spray; are we going to make no attempt to isolate that area from neighborhood kids from playing in it. He stated that it was not a requirement of Mr. Parker to put a chain length around 80 acres. He stated that it was a question, basically to the Legal Department, as to how far do you go to protect the County and in what manner do you protect the County, and if it is necessary or not. He stated that the engineering department is not requiring a fence, but he did raise the flag with regard certain priorities.

Mr. Parker stated that there was a four strand barbed wire fence around all of this land. He stated that if it takes an improvement of that or posting, he would work with the County on it. He stated that a barbed wire fence with chain length fence behind it would be a tremendous capital investment.

Mr. Patrick asked if there was anyone else to speak on this subject.

Mr. Ron Brogan, local home owner, appeared before the Board and stated that just as a matter of curiosity for the people in his neighborhood, which is the development on the corner of Greenwich Road and Harry, he would like to know what the extent and the time table of this development. He stated that no one got direct notification of this hearing, most of the people in the neighborhood just found out about it in the last week or so. He asked what type of development is planned for that 400 acre area.

Mr. Robinson stated that he should visit with Mr. Smith, who is the petitioner for that 400 acre area, as to what type of development he is going to put in that area.

Mr. Harkness stated that this was one of the particular areas in which they had proposed to put in lateral systems and eliminate the septic problems. He stated that was part of the Four Mile project.

Mr. Brogan stated that what they were interested in specifically, is the type of development that will be done in the terms of residencies, buildings, shopping centers, and so forth in this area.

Mr. Harkness stated that he could not answer his question, that maybe Mr. Smith could, he would need to talk to him.

BOARD OF SEDGWICK COUNTY COMMISSIONERS
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Mr. Patrick asked if there was any further business to come before this Board. He asked if there was anyone else to speak on this matter.

The meeting adjourned.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS, AS THE
GOVERNING BODY OF SEDGWICK COUNTY
SEWER DISTRICTS

EVERETT PATRICK, CHAIRMAN

TOM SCOTT, COMMISSIONER

DONALD E. GRAGG, COMMISSIONER

ATTEST:

DOROTHY K. WHITE, COUNTY CLERK

APPROVED:

_____, 1980



SEDGWICK COUNTY, KANSAS
LEGAL DEPARTMENT

THEODORE H. HILL
COUNTY COUNSELOR

[Handwritten signature]
Louise

COUNTY COURTHOUSE • SUITE 315 • WICHITA, KANSAS 67203 • TELEPHONE (316) 266-7111

March 7, 1980

TO: A. J. HARKNESS, DEPT. OF PUBLIC WORKS
FROM: G. CRAIG ROBINSON, ASSISTANT COUNTY COUNSELOR *[Handwritten initials]*
RE: PARK MEADOWS

Please find attached a copy of a statement and letter from Parker arranging for the seeding of the sewer lagoon. Mr. Parker is pressing for the lifting of the building permit moratorium. Can you shed any light on the amount of work left to turn the facility over to the county. As a reminder, there are 30 days left in the 90-day period which I gave Parker to comply with our requests. Are we prepared to make a recommendation about expansion?

Very truly yours,

G. Craig Robinson
Assistant County Counselor

GCR:mp

Enclosure

cc: Bob Lakin, MAPD *w/o attachment*

RECEIVED

MAR 11 1980

METROPOLITAN PLANNING

ROUTE

THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER
CITY HALL - THIRTEENTH FLOOR
425 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4351

RECEIVED

JAN 14 1980

METROPOLITAN PLANNING

ROUTE

January 14, 1980

Mr. Joe D. Freeman, P.E.
Acting Director of Public Works/County Engineer
County of Sedgwick
1015 Stillwell
Wichita, Kansas 67213

Dear Mr. Freeman:

Your letter to the City Manager of January 2, 1980, regarding the Park Meadows Lateral Sewer District is acknowledged.

The City of Wichita will honor your request to place a moratorium on the issue of building permits for the subject area for a period of not to exceed 90 days.

Please notify this office at such time as the treatment plant deficiencies are corrected. Should they not be corrected by April 11, 1980, we will review the problem with you to determine a further course of action.

Sincerely,

Robert G. Finch
Deputy City Manager

RGF/pd

cc: Don E. Anderson, Director of Housing and Economic Development
Robert Feldner, Superintendent of Central Inspection
Ted Hill, County Counselor
Robert Cornwell, Attorney at Law
Robert A. Lakin, Director of Planning
A.J. Harkness, County Public Works Environmental Officer
Vera Stevens, County Inspection
John Wynkoop, Director of Water and Water Pollution Control (w/a)
Keith Parker, Parker and Associates

*See letter from
Freeman dated
4-17-80 lifting
moratorium*



SEDGWICK COUNTY, KANSAS
LEGAL DEPARTMENT

THEODORE H. HILL
COUNTY COUNSELOR

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

January 10, 1980

Mr. Bob Cornwell
Attorney at Law
P. O. Box 997
Wichita, KS 67201

Re: Park Meadows



C. C. Anderson
J. Hill
F. Hill

Dear Mr. Cornwell:

I would like to thank you for the prompt attention you accorded me in the above matter. I know the letter of credit had little to do with it.

The Board of County Commissioners has spoken on the subject and Mr. Parker has 90 days from January 9, 1980, in which to complete those stated requirements of letters dated September 25, 1978, and November 1, 1979, from the Department of Public Works.

In this regard I am setting the following deadlines. They are not cast in stone, but most certainly the 90 day limitation is.

Within 10 days, I would like to receive a copy of the executed contract for seeding and mulching; a written authorization from Mr. Parker to allow the entrance to the facility to make engineering studies relative to expansion beyond the original district; a copy of the lease/buy agreements with the adjoining property owners for the delivery of the affluent by irrigation; and the "as built" plans.

Within 30 days of January 8, 1980, I would like to have the following completed: the completion of the gravel road for ingress and egress from the facility; the building up of the lagoon areas due to soil erosion, the above subject to the weather; also within 30 days I would like to have the lease agreement turning the facility over to the County hammered out and ready for execution.

Mr. Bob Cornwell
Page Two
January 10, 1980

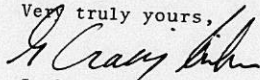
Within 60 days of January 8, 1980, I would like the irrigation system to be in a situation of completion or guarantee of future completion.

By April 9, 1980, I would like to have proof, weather permitting, of seed in the ground. On that day everything should be taken care of and the facility turned over to the County at their regular meeting. For 90 days thereafter, the County will keep the letter of credit to cure any additional defects.

From our standpoint, the County will reduce the letter of credit at 10 days to \$100,000; at 30 days we will release the building permit moratorium; at 60 days to \$50,000; and hopefully release it entirely at 180 days. I have a lease agreement which we may refer to in handling the turnover to the County.

If you have any questions or comments, please contact me.

Very truly yours,



G. Craig Robinson
Assistant County Counselor

GCR:mp

cc: A. J. Harkness
Bob Lakin
Joe Freeman
Keith Parker
Jim Schaeffer
Tom Scott

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

RECEIVED

FEB 19 1980
METROPOLITAN PLANNING
ROUTE

MEETING OF THE BOARD OF COUNTY COMMISSIONERS
SITTING AS THE GOVERNING BODY OF SEDGWICK COUNTY SEWER DISTRICTS

SPECIAL MEETING

JANUARY 9, 1980

APPLICATION FOR THE ENLARGEMENT, EXTENSION, AND EXPANSION OF THE PARK MEADOWS LATERAL SEWER DISTRICT

The Special Meeting of the Board of County Commissioners of Sedgwick County, Kansas, sitting as the Governing Body of Sedgwick County Sewer Districts, was called to order at 10:00 a.m., Wednesday, January 9, 1980, in the County Commission Meeting Room in the Courthouse in Wichita, Kansas, by Chairman Tom Scott, with the following present: Commissioner Donald E. Gragg and Commissioner Everett Patrick; Mr. Craig Robinson, Assistant County Counselor; Mr. Andy Harkness, Public Works; Mr. Ted Hill, County Counselor; Mr. Bob Lakin, Metropolitan Area Planning Department; and Ms. Dorothy Peil, Deputy County Clerk.

VISITORS

Mr. Jim Schaefer, Attorney
Mr. George McCarthy

Mr. Jim Schaefer, Attorney appearing on behalf of the applicant to expand the sewer district, appeared before the Board and stated that the County does not own the plant in this area yet, it was to be constructed and turned over to the County at such time as it was completed. He stated that unfortunately the developer has not completed that plant yet, therefore it has not been turned over to the County. He further stated that there is a Letter of Credit outstanding due to complete that project and it has been four years now and it has not been completed, however the Letter of Credit is due today. He stated that what they propose, once the County does acquire that plant site, that sufficient engineering be done to determine its capacity and whether it can be expanded to accept the additional ground that they are talking about here today. He stated that what they would further propose to be handled in the same fashion as Arbor Lakes and Timberlakes were done two years or so ago, where the developer paid certain funds into the County to expand that plant and those funds were used for the engineering, etc., so essentially was developer paid for; then at such time as a building permit is taken out for each lot, an additional sum is paid to the County to go into a fund for future expansion. He stated that the immediate problem is to get the plant completed so that additional work can be done relative to it.

Mr. Craig Robinson, Assistant County Counselor, appeared before the Board and stated that there is a Letter of Credit due on the Park Meadows Original facility out there totaling \$176,000 which comes due today. He stated that the facility is not complete but Mr. Parker, who owns the facility has been notified by Public Works and he is attempting to comply but he still has not completed all of the specifications they have required. He stated that he is negotiating with the Attorney's for Mr. Parker in devising a plan by which the County can either put this facility on a specific deadline for the completion of the things we need done, or we can take the Letter of Credit, or we can do any number of things, however, it is his opinion that they could not proceed with any enlargement in the area until the facility was complete.

Mr. Scott stated that his concern is when they were going to complete the facility and he feels this Board should know why they haven't completed it.

Mr. Andy Harkness, Department of Public Works, appeared before the Board and stated that on September 25, 1978, he wrote a letter to Keith Parker and outlined to him those things that in their opinion needed to be com-

BOARD OF SEDGWICK COUNTY COMMISSIONERS
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pleted. He stated that they asked that the irrigation system be completed or a cash bond be provided; they wanted within the lagoon area, they wanted the water well or connection to City water, they wanted transfer piping to some of the dikes, they wanted a gravel road to the treatment plants, they wanted fencing around the treatment plant, including a gate, they wanted operation and maintenance manuals, they wanted submittal to Sedgwick County of a lease for both the lease land and the irrigation land subject to the approval of Sedgwick County and this was to include a clause that there was no cost to the County. He stated that they were to provide a guarantee for spring seeding and mulching at no cost to Sedgwick County, deliver the treatment lagoons to Sedgwick County with three and one half foot of water, deliver as-built plans on mylar to the Sedgwick County Department of Public Works, provide for informing all of the lot purchasers that purchase price include interim treatment plant initial cost and that there would be an operation and maintenance service charge added, that they wanted to have them turn the treatment plant, along with the lease land and the irrigation land, over to Sedgwick County under an agreement satisfactory to Sedgwick County and that other items to be determined when they got a look at the as-built drawings. He stated that during the intervening time he was after Mr. Parker almost monthly with reminder of these items and they did accomplish some of them; they did get operation and maintenance manuals, he did put up a fence, he did at one time put water in the lagoon but due to the delay the water evaporated. He stated that subsequent to that letter on November 1, 1979 he got Mr. Cornwell, who is the attorney for Mr. Parker, and pointed out to him that the list, as far as he was concerned, was basically still in effect, still many things had to be done but he added a couple of things; he indicated to him that the lift station considerations included emergency power facilities in functioning and it was a long time before he got emergency power out there. He stated that in the intervening time they had quite a bit of soil erosion in and around the dikes which he felt was still his responsibility to take care of and made another call for the as-built drawings; in order to take it over he wanted to know what they were getting.

Mr. Ted Hill, County Counselor, appeared before the Board and stated that he would like to point out that a notice of default, through the legal Department, was served on legal counsel for Mr. Parker, and Mr. Parker, and all of the other interested parties, notifying them that they were going to pull the \$176,000 down, go ahead and complete it and put it into operation, then if there was any money left over he could have it back; that started some interest as far as the developer and his attorney were concerned. He stated that the attorney has now negotiated with Mr. Robinson that they will put up a new two-year Letter of Credit for whatever sum it would take to finish it out and put it in operation with a time frame schedule that would meet with the approval of Mr. Harkness. He stated that he has talked to Mr. Lakin since this property is now a part of the City of Wichita, relative to some assistance from him to get the attention of the developer and he says that they will do whatever they can to help the situation out and one thing that he did to help was he stopped all building permits and that got the attention of a lot of people right quick, because if they can't go out there and build a house, no building permit can be issued, then that gets the builder on to the developer. He stated that in all fairness to Mr. Parker, he had some problems with the original contractor on the building of this in defaulting as far as their contract was concerned, and had to go out and re-schedule it; he doesn't think it is entirely Mr. Parker's fault. He stated that he thinks the big question here this morning that he wants answered for the Commissioners, as far as this petition for enlargement, is somebody to explain to them that if this thing is completed according to specifications that have been approved by the state and by the County Engineering Department as to its size and capacity, as to what it is going to do because it is only a temporary facility. He stated that when the Four-Mile Creek is implemented

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

Special Meeting
January 9, 1980 Page 3

it is agreed that this plant will go out of operation and the land will revert. He stated that he wanted them to consider all of that in light of this enlargement to make sure that they are not going to go over capacity as far as the plant specification is concerned because they have the decided responsibility and the engineer can find himself in a position where the state will fine him so much per day for any affluent that gets into the stream or tributary downstream, that does not meet EPA standards and by operating a plant that is over capacity; this puts the engineer in a bad position because that is personal liability out of his personal pocket and he is going to think twice before he wants the plant to go to a situation where it could be overcapacitated. He stated that they have in the past allowed the enlargement of these facilities if the capacity is there, but they make those people that want to come in pay up front to save pro rata costs if the other people have paid so that they distribute the cost so that it is fair and equitable between everybody, those that were there in the beginning and those that come in later, because there are bonds that have been issued and these kind of things that have paid for a lot of the things that are in the ground out there that Mr. Parker hasn't paid for. He stated that it would be remiss of him not to tell them that if they allow this enlargement, irregardless if they are willing to pay their fair share of the costs that is already in there that the city, who is now in control would say that this plant couldn't operate to that capacity, therefore they are going to refuse to issue building permits and then the builder and developer of this Smithmore area that is running into this would have land out there that they would be paying interest on that they couldn't bill, and he doesn't think that would be fair. He stated that this is the decision they have to make this morning.

Mr. Robert Lakin, MAPD, appeared before the Board and stated that he was not prepared to speak on what the design capacities to that plant are, but if his memory served him correct, when Park Meadows came through and they needed a place to put the sewage, that particular lagoon system, as designed and to be built, was primarily to serve this subdivision only, plus those to the south and his understanding, at one time was that it could handle another ten acres off to the corner. He stated that he would assume, based on the type of things that have happened to it before, any basic facility like that could probably be improved by changes in design and additional improvements, if that is so, then he thought they needed an engineering examination of that issue. He stated that to determine how many people want in and to determine how much it is going to cost to put them in, you set that cost up on a buy-in basis and they split it both as to when they platted and when they took zoning permits, and put that money in trust and as the demand for the expansion is needed, then you use that trust money to make the expansion.

Mr. Harkness stated that to address some of the questions that Mr. Hill came up with, the original design for Park Meadows included a capacity which would handle Park Meadows, Huntcrest, and Red Oaks. He further stated that the expansion idea was basically in response to a request for other people owning land to have an opportunity to develop and it was understood that the plant would have to be modified in some way in order to accommodate the additional development. He stated that there are a number of possibilities with regard to expansion; they might be able to acquire additional land and build more pond, they might be able to put in aerators which would give some additional capacity, they may go to a more sophisticated plant utilizing the land a little bit different, or they may in time abandon the plant and tie it to a bigger system on down stream. He stated that they had not taken any real steps with regard to expansion because they didn't want to spend the time or the effort until they were assured that they had control of the treatment site, and they still did not have that.

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

Special Meeting
January 9, 1980 Page 4

Mr. Scott asked if it was completed enough where they could go in and make a study.

Mr. Harkness stated that it was completed enough, but he felt a little uncomfortable in proceeding with designs, etc., for a piece of property of which they are not really legally entitled to. He further stated that he would like to see Mr. Parker complete the work and prepare the necessary paperwork so it could be turned over to the County, because in his opinion, that is the key for the next steps that have to be taken.

Mr. Hill asked Mr. Harkness if he would tell the Commissioners if there was enough ground to be turned over that they could enlarge the size of this plant that would handle the capacity that is asking to be let in to the sewer district.

Mr. Harkness stated that there is not sufficient land and ponds, there are methods whereby aeration or other sophistication could be applied that would accommodate the land that is being asked to come in. He further stated that if you do not have land for more ponds then you have to go to a more sophisticated type of treatment.

Mr. George McCarthy, representing some of the home owners, appeared before the Board and stated that it seems like they are here for a public hearing and no one is prepared for any sort of a public hearing, in fact, it appears that the people do not even recall what has occurred in the past concerning this particular area. He further stated that he thought that it was incumbent upon anybody that is making these applications to be prepared, and then if they are not prepared, for this Commission to turn the request down. He stated that he could not see that the fight between developers should embroil innocent people because it costs them money to hire him, it costs them money to be away from their jobs and it just doesn't seem that this thing is operating as it should. He stated that this facility was supposed to have been completed, and apparently the Letter of Credit is due today, and there are all sorts of problems; they were not interested in seeing this Letter of Credit terminated, but his people were interested in seeing the facility completed and they have put up with this thing for a long time. He stated that Mr. Harkness had read a list of at least a dozen items that have not been completed and the only people suffering from it live right next to it, and those were his clients. He stated that they were requesting that this Board deny this application at this time and let everybody get everything lined up before a public hearing is set again, and then come up here and have a public hearing.

Mr. Schaefer stated that he did not think that Mr. McCarthy had heard what had gone on this morning and he somewhat resented his comments; they were not coming up here today asking the Commissioners to decide whether or not this district should be immediately expanded and in the normal course of developmental process things have to happen. He stated that he agrees with Mr. Hill that you have to have some engineering data and he agrees with Mr. Harkness that the engineering data must be required. He further stated that if the engineering data shows that the plant cannot be expanded either size wise or by using more sophisticated methods, then they forget the program, but the first thing that has to happen is that Sedgwick County has to own that plant. He stated that to stand up here and say that no one is prepared for a public hearing, obviously they could not give them the engineering data today because it hasn't been worked up and they have not the ability to go get it at this date. He further stated that this Board needs to determine what they are going to do about the present situation and his purpose in being here today is to get things moving and hopefully they were moving in that direction.

Mr. Hill stated that he understood what the Commissioners wanted them to do, they wanted them to make Mr. Parker complete that contract or take the

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

Special Meeting
January 9, 1980 Page 5

money and complete it themselves. He stated that they had worked out an arrangement that if the attorney gets up here with the papers and leases and signs everything to us and puts up a new Letter of Credit, whatever the cost is going to be for us to go in and complete it if he doesn't do it within a particular time. He further stated that they were as prepared as they could be for a public hearing, he didn't know what Mr. McCarthy wanted for his people, except that he does not want them to enlarge this.

Mr. McCarthy stated that Mr. Harkness gave them a list a few minutes ago of things that needed to be completed out there and Mr. Schaefer just referred to them again, he didn't know how many times they had to be mentioned. He stated that the Commission is obviously not prepared, there has not been anything presented to them at all, the thing is obvious confusion.

Mr. Lakin stated that their interest in the Planning Department was obvious, this is an area that is developing in Sedgwick County and they have a lot of activity in their office, subdivision, some of which are in this area and some of which they hear are coming into this area. He stated that it would seem as a first order of business the County is going to proceed to get that Park Meadow plant shaped up and brought into compliance and put into the County's hands. He further stated that it is not going to be done by 5:00 p.m. tonight physically, so it is obvious that they are either going to take the money or extend the credit. He stated that it seems to him perfectly reasonable to extend for 90 days the Letter of Credit to do all the things mechanical with the exception of probably the seeding. He stated that part of the Letter of Credit should probably be extended up to 120 days and if that was not done, then he was sure that Mr. Hill would acquire the money and the Public Works Director will put it under contract and they will have that problem solved. He stated that he did not see that as a major impediment to dealing with the policy issue that is before them on the petition. He stated that the issue, secondly, is to the petition and it seemed to him that the appropriate action might be to continue it for a period of time sufficient for the petitioners, not the County, to acquire such engineering information as might be needed to determine what it will take. He stated that first of all they are going to have to determine what they are going to ask for in terms of land use, how many people they are going to try to put in that area, see what it is going to take to expand that plat, what the cost is, and bring that information back to the Commission, together with proposed agreements and that would then be the subject of the continued public hearing and whether or not to go ahead then and grant the expansion based on that engineering and financial information. He stated he thought that would allow things to proceed both from their side, over where they have plats moving, and would give a sense of direction to the developers in that area and still protect the people who are in immediate adjacency to that area.

Mr. Hill stated that he would join with Mr. Lakin in that the Commission postpone any decision as far as the enlargement of this district for 90 days from today and reschedule a public hearing at that time; in the meantime, instruct the developers to come in with their figures as to how many lots, dwelling units that they are going to have per acre, and how they plan to develop it out so they will know what it is they are asking to put in there and they should stand the cost of the engineering on that.

Mr. Lakin stated that this was a good time to put this on the record because he had seen some confusion on this in some letters directed to the Commissioners after the Four-Mile Creek hearing, it was his understanding that based on the thirty year plan that they did back in 1970, and based on the time that they did the initial Four-Mile Creek, or the Eastern Sedgwick County Main Sewer District, in that area the Board of County Commissioners are the special governing body for that sewer district. He stated that the Board will do all sewer work, plant, treatment, transmission, maintenance, and building of laterals until such time as they would care, if ever, to

BOARD OF SEDGWICK COUNTY COMMISSIONERS
PROCEEDINGS

Special Meeting
January 9, 1980 Page 6

negotiate those responsibilities or turning them over to the City of Wichita if and when they ever annex into that area or the total of it. He stated that the reason that was done was because it is obvious that the City is in part of that area and not in the other and that may remain true for a long time, so in order to have some continuity between systems, it was felt that it was best that the County be the provider of service in this area; the City will not be there unless the County invites them in.

MOTION

Mr. Patrick moved to table this matter for 90 days, to April 10, 1980, at which time they will have a public hearing at 10:00 a.m., in the Commission Meeting Room and that they instruct the Legal Department to meet with the attorney for the developer this afternoon for the purpose of granting an extension on the Letter of Credit.

Mr. Gragg seconded the motion.

VOTE

Chairman Tom Scott	Aye
Commissioner Donald E. Gragg	Aye
Commissioner Everett Patrick	Aye

Mr. Scott asked if there was any further business to come before the Board.

The meeting adjourned.

GOVERNING BODY OF SEDGWICK COUNTY
SEWER DISTRICTS

TOM SCOTT, CHAIRMAN

DONALD E. GRAGG, COMMISSIONER

EVERETT PATRICK, COMMISSIONERS

ATTEST:

DOROTHY K. WHITE, COUNTY CLERK

APPROVED:

_____, 1980



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1018 STILLWELL
WICHITA KANSAS 67213

PHONE 268-7901

J.D. Freeman, P.E., Acting
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

January 4, 1980

*Louise
Forest*

Mr. A. Dale Wheeler, President
East Side Bank & Trust
7701 East Kellogg
Wichita, Kansas 67207

RE: Letter of Credit - Park Meadows
Sanitary Sewers and Treatment
Plant.

Dear Mr. Wheeler:

On September 25, 1978, Mr. Keith Parker was notified, by this Department, to complete certain requirements upon the above-mentioned system before the County would accept the system. By letter dated November 1, 1979, the Department of Public Works informed Mr. Parker's Attorney that several deficiencies still remained. Among them were non-completion of the lift station; inadequate seeding and mulching at the project site; and "as built" plans had not been delivered to the Department of Public Works.

On January 9, 1978, Mr. Parker renewed a Letter of Credit in the County's favor to insure the completion of the treatment facility at Park Meadows. On January 9, 1980, this Letter of Credit will expire. Since Mr. Parker has failed to meet the above specifications, it is the duty of the Director of the Department of Public Works, and the Board of County Commissioners to declare Mr. Parker in default on the above project. It is the intent of the County to withdraw the total sum of One Hundred Seventy-Six Thousand Dollars (\$176,000.00) by, or before January 9, 1980 to pay for the completion of the Park Meadows sewer treatment facility.

If you have any questions or comments, please contact me.

RECEIVED

JAN 07 1980

METROPOLITAN PLANNING
ROUTE 7

A

Very truly yours,

J.D. Freeman
Joe D. Freeman, P.E.
Acting Director of Public
Works/County Engineer

*See also
letter to Parker
dated 12-27-79*

Mr. A. Dale Wheeler, President
East Side Bank & Trust
January 4, 1980

Page Two

cc: Mr. Keith Parker, Parker & Associates
Mr. Robert Cornwell, Attorney at Law
Mr. Robert Lakin, Director of Planning, Metropolitan
Area Planning Department
Mr. A.J. Harkness, Environmental Protection Officer,
Department of Public Works
Mr. Forrest Nagley, Metropolitan Area Planning
Department
Mr. Theodore H. Hill, County Counselor



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

509 S. HILLWELL
WICHITA, KANSAS 67213

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

Chief of The City Manager	
<input checked="" type="checkbox"/> HP	<input type="checkbox"/> SH
<input checked="" type="checkbox"/> RT	<input type="checkbox"/> File
JAN 4 1980	
Copies To <i>McClure</i>	
Send To	
File PHONE 265-7201	

January 2, 1980

RECEIVED

JAN 07 1980

METROPOLITAN PLANNING

ROUTE *75*

Laure

Forest

(file in Park Meadows file)

SUBJECT: Park Meadows Lateral
Sewer District

Dear Mr. Denton:

Some time ago when the development of the Park Meadows Estates, Red Oaks and Huntcrest Addition were proposed, these Additions were in the unincorporated areas of Sedgwick County. Sanitary sewer service was to be provided to these areas by means of a County Benefit Lateral Sewer District. A verbal agreement was reached with Mr. Keith Parker as to the construction of a non-discharging sewage treatment facility. The essence of that verbal agreement was that the developer, Mr. Parker, would construct, to the County's satisfaction, a treatment facility and that the facility would be turned over to the County, who would then operate and maintain the same.

There have been a number of deficiencies in the construction of the treatment plant that, as yet, have not been corrected. At this time, due to these deficiencies, the County has not and will not accept the treatment facility for operation and maintenance.

In order to prevent unsanitary conditions from occurring and to prevent possible damage to the lateral system resulting from the deficiencies and apparent lack of maintenance of the treatment plant, we will not allow any connections to the above-referenced lateral sewer system.

see letter from Freeman dated 4-17-80 explaining the maintenance

January 2, 1980
Mr. Denton
Re: Park Meadows Lateral
Sewer District

Page Two

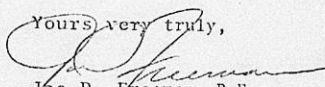
Portions of the lateral sewer district have been annexed by the City of Wichita, but continue to be a part of the Park Meadows Sewer System. We are therefor requesting that the City of Wichita halt the issuance of building permits for this area since no connections to the lateral sewage system will be permitted.

The moratorium of sewer connections for this area will be discontinued at such time as the treatment plant deficiencies are corrected and the County assumes maintenance and operational responsibilities.

We reluctantly make this request, but we feel it is necessary to insure the integrity of the lateral sewer system and protect the public health.

Should you have any questions or comments, please contact me.

Yours very truly,


Joe D. Freeman, P.E.
Acting Director of Public
Works/County Engineer

cc: Mr. Don E. Anderson, Director-Dept.
of Economic Development
Mr. Robert Feldner, Central Inspection,
City of Wichita
Mr. Theodore H. Hill, County Counselor
Mr. Robert Cornwell, Attorney-at-Law
Mr. Robert Lakin, Director, MAPD
Mr. A.J. Harkness, Environmental Officer
Sedgwick County Public Works
Ms. Vera Stevens, Sedgwick County
Inspection

*moratorium
lifted
4-17-80.
had
been
corrected?*



SEDGWICK COUNTY, KANSAS
LEGAL DEPARTMENT

THEODORE H. HILL
COUNTY COUNSELOR

COUNTY COURTHOUSE • SUITE 315 • WICHITA, KANSAS 67203 • TELEPHONE 275-1111

December 27, 1979

RECEIVED

DEC 31 1979

METROPOLITAN PLANNING
ROUTE Highway

Mr. Keith Parker
Parker & Associates
1021 East Waterman
Wichita, Kansas 67211

Re: Park Meadows; Sanitary Sewers
and Treatment Plant

MPO does not have copies of letters

Dear Mr. Parker:

On September 25, 1978, you were notified by the Department of Public Works to complete certain requirements upon the above system before the county would accept the system. By letter dated November 1, 1979, the Department of Public Works informed your attorney that several deficiencies still remained. Among them were non-completion of the lift station; inadequate seeding and mulching at the project site; and "as built" plans have not been delivered to the Department of Public Works.

On January 9, 1978, you renewed a letter of credit in the county's favor to insure the completion of the treatment facility at Park Meadows. On January 9, 1980, this letter of credit will expire. Since you have failed to meet the above specifications, it is the board's duty, acting through their legal counsel, to declare you in default on the above project. It is the intent of the county to withdraw the total sum of \$176,000 by or before January 9, 1980, to pay for the completion of the Park Meadows sewer treatment facility.

If you have any questions or comments, please contact me.

Very truly yours,

G. Craig Robinson
G. Craig Robinson
Assistant County Counselor

GCR:mp

see also letter to East Side Bank dated 1-4-80

Mr. Keith Parker
Page Two
December 27, 1979

cc: Mr. A. Dale Wheeler, President, East Side Bank & Trust
Mr. Robert Cornwell, Attorney at Law
Mr. Robert Lakin, Director of Planning, Metropolitan Area
Planning Department
Mr. Joe Freeman, Acting Director, Department of Public Works
Mr. A. J. Harkness, Environmental Protection Officer,
Department of Public Works
-Mr. Forrest Nagley, Metropolitan Area Planning Department

Forest Nagley called
Phil Dietrich of
County Engineer's
office in December
1979 to advise that
the letter of credit was
about to expire and
to ask if the treatment
plant had been
completed.

January 17, 1978

Mr. Walter C. Richardson
County Treasurer
Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: Renewed irrevocable letter of credit guaranteeing construction of the second phase of the waste treatment facility for Park Meadow Estates located at the northeast corner of Harry and Webb

Dear Mr. Richardson:

At the August 11, 1976, meeting of the Board of County Commissioners, a letter of credit guaranteeing the construction of the second phase of the Park Meadow Estates waste treatment facility was accepted and subsequently filed with the County Treasurer. This letter of credit expired January 9, 1978. A new letter of credit for an additional two years has been submitted. The new letter, attached herewith, should be filed and held until authorized for release by me or the County Director of Public Works.

The old expired letter of credit may be released upon the request of East Side Bank and Trust or an authorized agent of the purchaser, Park Meadow Associates.

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

Sincerely,

Robert A. Lakin
Director of Planning

RAL:LO:et
Attachment
cc:

Grover McLure, County Director of Public Works
Theodore Hill, County Counselor
Everett Patrick, County Commission Chairman
Tom Scott, County Commissioner
John Hale, County Commissioner

Mr. Walter C. Richardson
January 17, 1978
Page Two

Park Meadow Associates, Keith Parker, 1021 E. Waterman, Wichita,
Kansas 67211
A. Dale Wheeler, President, East Side Bank & Trust, 7701 East
Kellogg, Wichita, Kansas 67207

IRREVOCABLE LETTER OF CREDIT

EAST SIDE BANK & TRUST
(NAME OF BANK)

DATE: January 9, 1978

COUNTY OF SEDGWICK
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 176,000.00 for the account of PARK MEADOW ASSOCIATES (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before January 9, 1980 (6)
(INSERT DATE FOUR YEARS FROM MAPC APPROVAL OF PLAT)

1. A waste treatment facility for Park Meadow Estates Project No. 4. 74-10
- 2.
- 3.

in PARK MEADOW ESTATES a subdivision located in County of Sedgwick, State of Kansas.

Acting through the County Engineer/Director of Public Works, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under EAST SIDE BANK & TRUST, Credit NO. 1043A, dated January 9, 1978
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before January 9, 1980

(insert a date at least 60 days after the date on line 6)

Very truly yours,

EAST SIDE BANK & TRUST
(Name of Bank)

BY: A. Dale Wheeler
(Authorized signature)
A. Dale Wheeler, President



December 30, 1977

Park Meadow Associates
c/o Keith Parker
1021 East Waterman
Wichita, Kansas 67211

Re: Irrevocable letter of credit for waste treatment facility
in Park Meadow Estates

Dear Mr. Parker:

As you will recall, a \$176,000 letter of credit was filed with the County as a guarantee that the second phase of the Park Meadow Estates waste treatment facility would be constructed by January 9, 1978. Since this work will not be completed by January 9th, you need to submit a new guarantee. Please contact Grover McLure, County Engineer, regarding the amount of the new guarantee.

I have enclosed two copies of our letter of credit forms for your use. A completion date as late as January 9, 1980 may be used on a new letter of credit.

Please submit your new guarantee to the Planning Department before noon on January 9, 1978. If we can be of any help to you in this matter, please call.

Sincerely,

Louise Olivarez
Junior Planner

LO:et

cc:

Grover McLure, County Engineer

A. Dale Wheeler, ~~Assistant~~ President, East Side Bank & Trust,
7701 East Kellogg, Wichita, Kansas 67207

bcc: Chris Brennenstuhl, County Engineering

August 11, 1976

Mr. Bruce McCracken
County Treasurer
Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: S/D 74-69 - Park Meadow
Estates - Guarantee of
Second Phase Sewer Plan.

Dear Mr. McCracken:

The Board of County Commissioners at their August 11, 1976 meeting, received and filed an irrevocable letter of credit in the amount of \$176,000.00 to guarantee the construction of the second phase of the Waste Treatment Facility of Park Meadow Estates located at the northeast corner of Harry and Webb Road. Inasmuch as this is a negotiable instrument in the event certain conditions exist, this should be kept in a vault or other similar safe place on behalf of the County. The County Commissioners' action at their meeting was to instruct a filing of this letter of credit with the County Treasurer and that the letter of credit not be released until written notice to do so has been received by you from the County Director of Public Works and the Director of the Metropolitan Area Planning Department.

If you have any questions, please call either myself or Mr. *B*osanka.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:rme
Attachment

cc: Dan *B*osanka, Assistant County Counselor
G. C. McLure, Director, County Department of Public Works

July 28, 1976

John Hale, Chairman, Board of County Commissioners

Jack H. Galbraith, Chief Planner

S/D 74-69 - Park Meadow Estates - Irrevocable
Letter of Credit for Guarantee of Second
Phase Waste Treatment Facility

Attached herewith is an irrevocable letter of credit in the amount of \$176,000 guaranteeing the second phase construction of the waste treatment facility being constructed in connection with the Park Meadow Estates plat. This guarantee was a requirement of the approval of the plat, which has been approved by the Planning Commission and City Commission. Acceptance of the guarantee by the County Commission is required as the County will be operating and maintaining this waste treatment system as an interim part of the East County Sewer District. We would appreciate your consideration of this guarantee as an off-agenda item at your meeting of August 4, 1976, if at all possible.

The recommended action is as follows: "Accept the irrevocable letter of credit and instruct the County Treasurer's office to file same, and that the irrevocable letter of credit not be released until written notice to do so has been received from the County Director of Public Works and the Director of Planning." 8-11-76

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

Jack H. Galbraith
Chief Planner

JHG:CLN:ber
Attachment

cc: Park Meadows Association, c/o Keith Parker
1201-1 East Waterman 67211
Earl Rush, County Commissioner
Tom Scott, County Commissioner

July 28, 1976

John Hale, Chairman, Board of County Commissioners

Jack H. Galbraith, Chief Planner

S/D 74-69 - Park Meadow Estates - Irrevocable
Letter of Credit for Guarantee of Second
Phase Waste Treatment Facility

Attached herewith is an irrevocable letter of credit in the amount of \$176,000 guaranteeing the second phase construction of the waste treatment facility being constructed in connection with the Park Meadow Estates plat. This guarantee was a requirement of the approval of the plat, which has been approved by the Planning Commission and City Commission. Acceptance of the guarantee by the County Commission is required as the County will be operating and maintaining this waste treatment system as an interim part of the East County Sewer District. We would appreciate your consideration of this guarantee as an off-agenda item at your meeting of August 4, 1976, if at all possible.

The recommended action is as follows: "Accept the irrevocable letter of credit and instruct the County Treasurer's office to file same, and that the irrevocable letter of credit not be released until written notice to do so has been received from the County Director of Public Works and the Director of Planning."

8-11-76

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

Jack H. Galbraith
Chief Planner

JHG:CLN:ber
Attachment

cc: Park Meadows Association, c/o Keith Parker
1201-1 East Waterman 67211
Earl Rush, County Commissioner
Tom Scott, County Commissioner

IRREVOCABLE LETTER OF CREDIT

EAST SIDE BANK & TRUST, N.A.

(Name of bank)

Date: July 15, 1976

Board of Commissioners
Sedgwick County, Kansas

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 176,000.00 for the account of PARK MEADOW ASSOCIATES

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before January 9, 1978

(Insert date ~~two~~ three years from MAPC approval of plat)

1. A waste treatment facility for Park Meadow Estates Project No. 4. 74-10
- 2.
- 3.

in Park Meadow Estates, a subdivision of Sedgwick County, Kansas.

Acting through the County Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under EAST SIDE BANK & TRUST, N.A., Credit No. 1043, dated July 15, 1976
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before January 9, 1978.

(CORPORATE SEAL)

Very truly yours,

EAST SIDE BANK AND TRUST, N.A.

(Name of bank)

By: A. Dale Wheeler

(Authorized signature)

A. Dale Wheeler, Executive Vice President

Legal Publication

R #172-1977
(First Published In The Daily Reporter,
August 5, 1977)
BEFORE THE BOARD OF COUNTY COM-
MISSIONERS OF SEDGWICK COUNTY,
KANSAS

IN THE MATTER OF THE APPLICATION
OF PETITIONERS FOR THE IMPROVE-
MENT OF STREETS IN CERTAIN
PLATTED LANDS IN SEDGWICK COUNTY,
KANSAS OUTSIDE THE LIMITS OF ANY
INCORPORATED CITY, TO WIT: PARK
MEADOW ESTATES ADDITION,
SEDGWICK COUNTY, KANSAS, AND PARK
MEADOW ESTATES SECOND ADDITION,
SEDGWICK COUNTY, KANSAS

RESOLUTION
NOW, on this 3 day of August, 1977, come the
owners of land abutting on and fronting on all
of the streets, roads and avenues contained
within the following described real property,
to wit:

Park Meadow Estates Addition, Sedgwick
County, Kansas, and Park Meadow Estates
Second Addition, Sedgwick County, Kansas,
and present to the Board of County Com-
missioners of Sedgwick County, Kansas, a
petition signed by all of the owners of all of the
land within such described real property pray-
ing that the Board of County Commissioners,
in conformity with K.S.A. 66-728, find that the
construction of curb and gutter and the paving
or macadamizing, including drainage, of the
aforesaid streets, roads or avenues is
necessary and that the Board of County Com-
missioners, by resolution, declare such work
or improvement necessary to be done.

WHEREFORE, said petition is examined
by the Board of County Commissioners and
found to be in due legal form and the Board of
County Commissioners being advised in all
the premises finds:

1. That the signers of said petition are the
owners of all the land and front footage of the
lots abutting on or fronting on the streets,
roads or avenues sought to be improved.

2. That such streets, roads and avenues, to
wit: All of those contained in Park Meadow
Estates Addition, Sedgwick County, Kansas,
and Park Meadow Estates Second Addition,
Sedgwick County, Kansas as shown on the
recorded plats thereof, are within Sedgwick
County, Kansas and outside the limits of any
incorporated city.

3. That there is no street, road or avenue
included in those which are sought to be
improved on which less than 50 percent of the
property abutting or fronting is platted into
lots and blocks.

4. That it is necessary that curb and gutter
be constructed and paving or macadamizing,
including drainage, be constructed on all of
the streets, and avenues abutting upon and
contained in Park Meadow Estates Addition,
Sedgwick County, Kansas, and Park Meadow
Estates Second Addition, Sedgwick County,
Kansas.

THEREFORE, BE IT RESOLVED by the
Board of County Commissioners of Sedgwick
County, Kansas, in regular session duly
assembled on this 3rd day of August, 1977, that
it is necessary that all of the streets, roads or
avenues which abut upon and are contained
within Park Meadow Estates Addition,
Sedgwick County, Kansas, and Park Meadow
Estates Second Addition, Sedgwick County,
Kansas, have curb and gutter constructed
thereon and that said streets, roads or avenues
be paved or macadamized, including
drainage.

THEREFORE, BE IT FURTHER
RESOLVED that the order employing
engineer made the 10th day of November,
1976, be and hereby is ratified and approved.

BE IT RESOLVED that this resolution be
published for three consecutive weeks in the
official paper of the county; and if the owners
of more than one-half of the property liable to
taxation for said work shall not within twenty
(20) days from the date of such last publica-
tion, file with the County Clerk their protest
against such improvements, that the Board of
County Commissioners shall thereupon cause
such streets, roads and avenues to be im-
proved, constructed or built as aforesaid, and
to contract therefor, and to levy taxes as
provided by law, and now, therefore, all
owners of said property liable for taxation
therefor take notice hereof.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

BY:

/s/ Tom Scott
Chairman
/s/ Everett Patrick
Commissioner
/s/ John Hale
Commissioner

ATTEST:

/s/ Dorothy K. White
County Clerk
(seal)
(A5, 12, 19)

June 8, 1976

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

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

Dear Mr. Hale:

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

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

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rme

Mr. John Hale
June 8, 1976
Page 2

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

June 1, 1976

Mr. Keith Parker
Parker Krehbiel Associates
1021-1 E. Waterman
Wichita, Kansas 67211

Re: SCZ-0325, county zone change
request; CU-160, conditional
use permit; and S/D 74-69,
Park Meadow Estates plat.

Dear Mr. Parker:

As you will recall, the above captioned zone case and conditional use case were approved by the Board of County Commissioners on May 15, 1974. The action of the governing body was to approve the requests subject to the application area being platted within one year from the date of approval or the cases be considered denied and closed. Last May, the County Commission Chairman granted a one-year time extension for platting to May 15, 1976. Since that time has passed and the plat has still not been recorded, you will need to request an additional extension of platting time. Please address your letter to the Chairman of the Sedgwick County Commission with a copy to me. We would agree to an extension of time not to exceed six months.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:LO:rme

cc: George Hall, et. al., 5901 S. Greenwich Rd., 67210
Baughman Company, 330 Laura, 67211

Bob Lakin

JH

State of Kansas . . . ROBERT F. BENNETT, Governor

DEPARTMENT OF HEALTH AND ENVIRONMENT

DWIGHT F. METZLER, Secretary

Topeka, Kansas 66620

April 13, 1976



Van Doren-Hazard-Stallings
Post Office Box 719
Topeka, Kansas 66601

Attention: John White

Re: Waste Treatment System for
Park Meadow Estates
Wichita, Kansas

Dear Mr. White:

After having completed our final review of the above referenced plans and specifications, the Kansas Department of Health and Environment has given approval for the start of construction.

The developer must establish a sinking fund accessible by the county officials for expenditures necessary within the sewer district. Limitations should be placed to assure that the funds would only be spent within the district. The sinking fund would be utilized to provide for the orderly expansion and addition to the plant as necessary. The size of the sinking fund must be established so as to comply with the engineer's best estimate of anticipated expenses and time frame for expansion.

This treatment facility will be abandoned when public sewers become available, in this department's judgement, to transport the waste to the Mill Creek plant which will be constructed.

We are returning one set of the approved plans and specifications and retaining one set for our files.

Sincerely yours,

Division of Environment

Randy D. Bradley

Randy D. Bradley
Sanitary Engineer
Water Pollution Control

RDB:dh
cc: South Central District

JM



April 26, 1976

Ted Hill, County Counselor
Grey Dresie, Attorney
Jim Aiken, Director of Environmental Health
Jack H. Galbraith, Chief Planner

Park Meadow Estates, Wichita, Kansas

Bob Lakin has asked that I forward the attached copies
to each of you for your information.

Jack H. Galbraith
Chief Planner

JHG:el

Attachments



parker krehbiel associates

(316) 263 6251 1021-1 east waterman wichita, kansas 67211
architects planners commercial consultants

*I forwarded to
Ted Hill, Dave Drean
and Jim Fisher on 4/26/76
JKD*

to: Metropolitan Area Planning Dept.
City Hall
455 North Main
Wichita, Kansas 67202

attn: Mr. Robert A. Lakin

project: Park Meadow Estates
Wichita, Kansas

we send you herewith under separate cover
one copy of the letter of approval for the Waste Treatment System, Park Meadow
Estates.

these are:

- for your review and approval. please return _____ copies with approval or corrections noted.
- for your information. for your files
- reviewed for compliance with contract documents.
- reviewed and required corrections noted. send _____ sepia transparencies and _____ ozalid prints of corrected drawings.
- revise and resubmit per required corrections. send _____ sepia transparencies and _____ ozalid prints of corrected drawings. send _____ copies of submittal data.
- rejected. see contract documents.
- _____



remarks: Per plat requirements.

cc: _____

by: *Robert A. Lakin*

date: April 21, 1976

transmittal

State of Kansas . . . ROBERT F. BENNETT, Governor

DEPARTMENT OF HEALTH AND ENVIRONMENT

DWIGHT F. METZLER, Secretary

Topeka, Kansas 66620



April 13, 1976

Van Doren-Hazard-Stallings
Post Office Box 719
Topeka, Kansas 66601

Attention: John White

Re: Waste Treatment System for
Park Meadow Estates
Wichita, Kansas

Dear Mr. White:

After having completed our final review of the above referenced plans and specifications, the Kansas Department of Health and Environment has given approval for the start of construction.

The developer must establish a sinking fund accessible by the county officials for expenditures necessary within the sewer district. Limitations should be placed to assure that the funds would only be spent within the district. The sinking fund would be utilized to provide for the orderly expansion and addition to the plant as necessary. The size of the sinking fund must be established so as to comply with the engineer's best estimate of anticipated expenses and time frame for expansion.

This treatment facility will be abandoned when public sewers become available, in this department's judgement, to transport the waste to the Mill Creek plant which will be constructed.

We are returning one set of the approved plans and specifications and retaining one set for our files.

Sincerely yours,

Division of Environment

Randy D. Bradley

Randy D. Bradley
Sanitary Engineer
Water Pollution Control

RDB:dh

cc: South Central District

**RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS**

SUBDIVISION APPROVAL

S/D Number 74-69 Name PARK MEADOWS ESTATES
 Application & Sketch Filed: 5-30-74
 Preliminary Plat Filed: 7-22-74 Approved by S/D: 8-1-74
 Final Plat Filed: 12-23-74 Approved by S/D: 1-2-75
 Approved by Metropolitan Area Planning Commission: 1-9-75

DESCRIPTION

General Location: Northeast corner of
 Harry and Webb Road

Surveyor or Engineer: Baughman Company
 Owner: Park Meadow Associates
 Address: 7922 East Harry 67207

- | | | |
|---|-----------------------|-----------------------|
| 1. Gross Acreage of Plat <u>59.31</u> | 6. Access Control | |
| 2. Number of Lots: | St. <u>Harry</u> | No. Openings <u>5</u> |
| Residential <u>52</u> | St. <u>Webb Road</u> | No. Openings <u>3</u> |
| Commercial <u>2</u> | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other <u>2</u> | St. Paving <u>X</u> | Water <u>X</u> |
| Total Number of Lots: <u>56</u> | Sidewalk <u>X</u> | Drainage <u>X</u> |
| 3. Minimum Lot Area: <u>0.19</u> Acres | Sewer <u>X</u> | Other _____ |
| 4. Existing Zoning <u>"R-1" and "LC"</u> | | |
| 5. Special Problems Discussed <u>None</u> | | |

Valid petitions have been accepted by the County for serving the area with sanitary sewer, valid petitions have been submitted to the City guaranteeing construction of sidewalks, paving of streets, storm water sewer to serve the area and City water to serve the addition. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation: That this plat be approved subject to:

- A. The applicant shall submit an acceptable guarantee to the County for the interim temporary sewage treatment facility which has been approved for utilization by the area until the County sanitary sewer system becomes available.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- Hill moved, Hopper seconded and it carried unanimously.

NOTE: Two of the City water petitions submitted were less than 100%. One was 65.40%, the other 83.50%. Appropriate notices have been sent to affected property owners.

NOTE: The associated County cases SCZ-0325, "R-1" and "LC" to "AA" and "LC", and CU-169, permit to allow multi-family development; and DR 75-24, special permit for a temporary sewage plant, have been approved by the County Commission subject to platting.

ACTION: Approve the sidewalk, paving, storm sewer and water petitions, instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission, authorize the Mayor to sign and instruct the Planning Department to withhold release of the plat tracing for recording until condition "A" of the plat approval has been complied with.

March 8, 1976

Mr. Keith E. Parker, A.I.A.
Parker Krehbiel Associates
1021-1 East Waterman
Wichita, Kansas 67211

Re: S/D 74-69 - Park Meadow
Estates

Dear Mr. Parker:

Your letter is satisfactory, with the understanding that the guarantees for the second phase of the sewage facility will be provided before the plat is released for recording. As we have discussed earlier, as those guarantees come to maturity, we would expect that they would be renewed by the principals involved. If this is your understanding, we are in complete accord.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:ber



parker krehbiel associates

architects planners commercial consultants

March 1, 1976

Mr. Robert A. Lakin
Director of Planning
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202

Re: S/D 74-69 Park Meadow Estates

Dear Mr. Lakin:

As discussed in our preliminary meetings with the Planning Commission and the County Commission in regard to the above referenced project, we intend to build the sewage lagoon in a phase manner. The first phase of the project will accommodate approximately 650 P.E. The construction of the interim lagoon facility, as discussed, will be an out-of-pocket expense for the developers of the adjacent lands. The cost of said construction will be guaranteed by a letter of credit from the various land owners that will participate in this sewage facility. When the need occurs for the irrigation feature of the lagoon to be installed (demand over 650 P.E.), that phase of the project will be installed and again the cost of same will be guaranteed by a letter of credit from the various developers. We have discussed the means of guaranteeing this construction and how it will be set up with the developers, and they are in agreement with this method. We will construct the lagoon in accordance with the approved plans from the State Health Department, Sedgwick County Health Department, and the County Engineering Staff.

If you should have any further questions, please do not hesitate to contact this office.

Sincerely,

PARKER KREHBIEL ASSOCIATES



Keith E. Parker, A.I.A.

cc: Mr. Frank Barton
Mr. George Hall
Mr. Craig Lawrence



(316) 263 6251 1021-1 east waterman wichita, kansas 67211

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, Keith E. Parker, owner and plat-
tor of Park Meadow Estates Addition, do hereby

certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas:

1. Petition for Sanitary Sewer Lateral
2. Petition for Storm Water Drain
3. Sidewalk Petition
4. Asphalt Pavement Petition
- 5.
- 6.
- 7.

*see legal publication of
County resolution
8-5-77
(did they petition to the
City and then decide to
have County construct
streets?)*

As a result of the above-mentioned petitions for im-
provements, lots within Park Meadow Estates Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 2nd day of October, 1975.

Keith E. Parker

City of Wichita)
Sedgwick County) ss
State of Kansas)

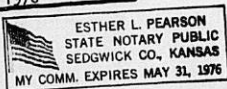
Be it remembered that on this 2nd day of October,
1975, before me, a notary public in and for said County and State,
came Keith E. Parker to me personally
known to be the same person who executed the fore-going instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

Esther L. Pearson
Notary Public

My Commission Expires:
May 31, 1976

T9-128



February 20, 1976

Mr. Keith Parker
Parker-Krehbiel Associates
1021-1 East Waterman
Wichita, Kansas 67211

Re: S/D 74-69 - PARK MEADOW
ESTATES.

Dear Keith:

This is to advise you that once again I have encountered a delay in having the plat considered by the City Commission.

First of all, the Water Department has advised me that they cannot get the water petitions you submitted to the City Commission before March 9 and secondly, Bob Lakin has requested that you furnish in writing a statement as to the timing of and how you will guarantee each phase of interim sewage facility construction.

I attempted to contact you Wednesday when I learned of the delay, however your office said you were out of town. I have now moved your plat up for the March 9, City Commission meeting and you should contact Bob Lakin as soon as possible regarding the above-mentioned written statement.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

FLEESON, GOOING, COULSON & KITCH
LAWYERS

SIXTEENTH FLOOR - 125 NORTH MARKET
POST OFFICE BOX 997
WICHITA, KANSAS 67201
(316) 267-7381

Handley

HOWARD T. FLEESON
(1895-1957)

HOMER V. GOOING
RETIRED

WAYNE COULSON
PAUL R. KITCH
DALE H. STUCKY
DONALD R. NEWKIRK
DERRIT H. WORMHOUDT
ROBERT T. CORNWELL
WILLARD B. THOMPSON
GEORGE J. LEIBOWITZ
RICHARD I. STEPHENSON
JOHN T. CONLEE
JOHN E. MATSON
THOMAS G. KITCH
J. ERIC ENOSTROM
MICHAEL JENNINGS
LARRY W. WALL
JOHN R. MORSE
REX O. BEASLEY

December 24, 1975

Clay Cox, Esq.
Assistant County Counselor
Sedgwick County Courthouse - 4th Floor
Wichita, Kansas 67203

Re: Park Meadow Estates

Dear Clay:

Enclosed for your review and approval in connection with the above referenced matter are copies of an Order Creating Park Meadow Estates Lateral Sewer District, an Acknowledgment by Keith Parker, Notice to Purchasers and Consent. Thank you very much.

Very truly yours,

FLEESON, GOOING, COULSON & KITCH

By

Mike Jennings

MJ:mmh
encl.

cc: ✓ Mr. Bob Lakin
Mr. Keith Parker



BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF PARK MEADOW ESTATES)
LATERAL SEWER DISTRICT, SEDGWICK)
COUNTY, KANSAS.)

ORDER CREATING PARK MEADOW ESTATES
LATERAL SEWER DISTRICT

NOW, on this _____ day of _____, 197__, the same being the regularly scheduled date for the meeting of the Sedgwick County Commission, the Petition to form Park Meadow Estates Lateral Sewer District comes on for hearing. Commissioners Earl E. Rush, Tom Scott and John Hale are present.

Thereupon, the Clerk calls the Petition for hearing.

Thereupon, the Commission, after hearing the statements of all interested persons and being fully advised in the premises, finds, as follows:

1. That the Petition is properly before the Commission, that all the real property subject to assessment in said district is described as follows, to-wit:

Park Meadows Estates

Beginning at the Southwest corner of the Southwest Quarter of Section 28, Township 27 South, Range 2 East, Sedgwick County, Kansas, thence North 885 feet, thence East 2,000 feet, thence North 870 feet, thence East 640 feet, thence South 1,755 feet, to the Southeast corner of the Southwest Quarter, thence West 1,740 feet, thence North 400 feet, thence West 500 feet, thence South 400 feet, thence West 400 feet to beginning; ^{1/2} the South Half of the Southeast Quarter of Section 28, Township 27 South, Range 2 East, except two tracts described as follows:

- (i) Beginning at the Southwest corner of the Southeast Quarter, thence East 424.3 feet, thence North 341.33 feet, thence West 424.3 feet, thence South 341.33 feet to place of beginning; and
- (ii) Beginning at the Southeast corner of the Southeast Quarter, thence North 600 feet, thence West 600 feet, thence South 600 feet, thence East 600 feet to place of beginning; and,

AND also including the following:



Red Oaks
a tract in the West Half of the East Half of the Northwest Quarter of Section 33, Township 27 South, Range 2 East, Sedgwick County, Kansas, commencing at the Northeast corner of aforesaid West Half, thence along the North line of said West Half, bearing South 89° 40' 55" West a distance of 662.47 feet to the Northwest corner of said West Half, thence along the West line of said West Half, bearing South 0° 2' 21" East a distance of 1,132.32 feet, thence bearing North 90° 00' East a distance of 661.69 feet to East line of said West Half, thence along said East line bearing North 0° 00' East a distance of 1,136.00 feet to point of beginning; and.

Huntercrest
Lots 2 through 6, and 9 through 16, Huntercrest Addition, Sedgwick County, Kansas, but excluding the remainder of said Huntercrest Addition.

2. The owners of 100% of the area of land above described have signed the Petition and that, therefore, it is not necessary to publish notice of the Commission's intent to create the instant lateral sewer district.

3. That each of the owners of the above described property within said lateral sewer district have been notified of this hearing by notice mailed at least 10 days prior to the date fixed for said hearing.

4. That the boundaries of the District should be modified to include only the real property described above; that all the owners of the real property to be included in said District, as well as all the owners of the real property described in the Petition but excluded from said District have consented to said modification of the boundaries of the District.

5. That the creation of said District is necessary to provide sewer service to said area, and to provide for the construction of sewers therein, that its creation will promote health and welfare of Sedgwick County and that said District should be established.

IT IS, THEREFORE, ORDERED as follows:

1. That a lateral sewer district covering the above described real property be and the same hereby is created pursuant to K.S.A.

19-2704a et seq., as amended, which District shall be a body corporate and shall have perpetual succession.

2. Said District shall have the name Park Meadow Estates Lateral Sewer District.

IT IS SO ORDERED.

EARL E. RUSH

TOM SCOTT

JOHN HALE

ACKNOWLEDGMENT

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This acknowledgment made this _____ day of _____,
197___, by KEITH PARKER.

WHEREAS, on the 19th of April, 1972, the Board of County
Commissioners of Sedgwick County, Kansas, in regular meeting, did
create and establish the East Sedgwick County Main Sewer District
of Sedgwick County, Kansas;

WHEREAS, the following described real property is included
within said main sewer district, to-wit:

Beginning at the Southwest corner of the
Southwest Quarter of Section 28, Township
27 South, Range 2 East, Sedgwick County,
Kansas, thence North 885 feet, thence East
2,000 feet, thence North 870 feet, thence
East 640 feet, thence South 1,755 feet, to
the Southeast corner of the Southwest Quarter,
thence West 1,740 feet, thence North 400 feet,
thence West 500 feet, thence South 400 feet,
thence West 400 feet to beginning; the South
Half of the Southeast Quarter of Section 28,
Township 27 South, Range 2 East, except two
tracts described as follows:

*Park
Road
District*

- (i) Beginning at the Southwest corner
of the Southeast Quarter, thence
East 424.3 feet, thence North
341.33 feet, thence West 424.3 feet,
thence South 341.33 feet to place
of beginning; and,
- (ii) Beginning at the Southeast corner
of the Southeast Quarter, thence
North 600 feet, thence West 600
feet, thence South 600 feet, thence
East 600 feet to place of beginning;
and,

a tract in the West Half of the East Half of
the Northwest Quarter of Section 33, Township
27 South, Range 2 East, Sedgwick County, Kansas,
commencing at the Northeast corner of aforesaid
West Half, thence along the North line of said
West Half, bearing South 89° 40' 55" West a
distance of 662.47 feet to the Northwest corner
of said West Half, thence along the West line
of said West Half, bearing South 0° 2' 21" East
a distance of 1,132.32 feet, thence bearing North
90° 00' East a distance of 661.69 feet to East
line of said West Half, thence along said East
line bearing North 0° 00' East a distance of
1,136.00 feet to point of beginning; and,

Road Oak

WHEREAS, the undersigned has been duly authorized to make the following acknowledgment by the owners of the above described real property;

NOW, THEREFORE, I, KEITH PARKER hereby acknowledge that the above described real property may be assessed for the costs incurred in connection with the extension by said main sewer district of a main sanitary sewer line to serve said real property.

KEITH L. PARKER

SUBSCRIBED and sworn to before me on the _____ day of _____, 197__.

Notary Public

NOTICE TO PURCHASERS

You, and each of you, take notice that the following described real property is subject to special assessment for the cost of construction, maintenance and repair of the lateral sewer lines thereon;

Take further notice that said real property is subject to special assessment for the cost of maintenance, operation and repair of the sanitary sewer lagoon system serving said lateral sewer lines.

The real property covered by this notice is described as follows:

Beginning at the Southwest corner of the Southwest Quarter of Section 28, Township 27 South, Range 2 East, Sedgwick County, Kansas, thence North 885 feet, thence East 2,000 feet, thence North 870 feet, thence East 640 feet, thence South 1,755 feet, to the Southeast corner of the Southwest Quarter, thence West 1,740 feet, thence North 400 feet, thence West 500 feet, thence South 400 feet, thence West 400 feet to beginning; the South Half of the Southeast Quarter of Section 28, Township 27 South, Range 2 East, except two tracts described as follows:

Park Meadows Estates

(i) Beginning at the Southwest corner of the Southeast Quarter, thence East 424.3 feet, thence North 341.33 feet, thence West 424.3 feet, thence South 341.33 feet to place of beginning; and

(ii) Beginning at the Southeast corner of the Southeast Quarter, thence North 600 feet, thence West 600 feet, thence South 600 feet, thence East 600 feet to place of beginning; and

a tract in the West Half of the East Half of the Northwest Quarter of Section 33, Township 27 South, Range 2 East, Sedgwick County, Kansas, commencing at the Northeast corner of aforesaid West Half, thence along the North line of said West Half, bearing South 89° 40' 55" West a distance of 662.47 feet to the Northwest corner of said West Half, thence along the West line of said West Half, bearing South 0° 2' 21" East a distance of 1,132.32 feet, thence bearing North 90° 00' East a distance of 661.69 feet to East line of said West Half, thence along said East line bearing North 0° 00' East a distance of 1,136.00 feet to point of beginning; and,

Red Oaks

Hunterest 2nd

Lots 2 through 6, and 9 through 16, Hunterest Addition, Sedgwick County, Kansas, but excluding the remainder of said Hunterest Addition.

KEITH PARKER

JACQUELINE K. PARKER, his wife

BERNARD R. LICKTEIG

JACK PEARCE

GEORGE HALL

ROY W. MC CREA

AUDRA MC CREA, his wife

FRANK W. BARTON

STEPHEN F. BARTON

GILDA BARTON, his wife

DR. SAM KOURI

DR. HARRY KOURI

JAMES COHLMIA

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF PARK MEADOW ESTATES)
LATERAL SEWER DISTRICT, SEDGWICK)
COUNTY, KANSAS)
_____)

C O N S E N T

WHEREAS, the undersigned are the owners of the real property described in the Petition herein and have signed said Petition;

WHEREAS, the undersigned are also the owners of the real property included in District formed by Order of the Sedgwick County Commissioners dated December 17, 1975;

NOW, THEREFORE, the undersigned do hereby freely and knowingly consent to the modification of the boundaries of said District so that only the area covered by said ORDER shall be included in said District.

KEITH PARKER

JACQUELINE K. PARKER, his wife

BERNARD R. LICKTEIG

JACK PEARCE

GEORGE HALL

ROY W. MC CREA

AUDRA MC CREA, his wife

FRANK W. BARTON

STEPHEN F. BARTON

GILDA BARTON, his wife

DR. SAM KOURI

DR. HARRY KOURI

JAMES COHLMIA

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF PARK MEADOW ESTATES)
LATERAL SEWER DISTRICT, SEDGWICK)
COUNTY, KANSAS.)

ORDER CREATING PARK MEADOW ESTATES
LATERAL SEWER DISTRICT

NOW, on this 17 day of December, 1975, the same being the regularly scheduled date for the meeting of the Sedgwick County Commission, the Petition to form Park Meadow Estates Lateral Sewer District comes on for hearing. Commissioners Earl E. Rush, Tom Scott and John Hale are present.

Thereupon, the Clerk calls the Petition for hearing.

Thereupon, the Commission, after hearing the statements of all interested persons and being fully advised in the premises, finds, as follows:

1. That the Petition is properly before the Commission, that all the real property subject to assessment in said district is described as follows, to-wit:

Beginning at the Southwest corner of the Southwest Quarter of Section 28, Township 27 South, Range 2 East, Sedgwick County, Kansas, thence North 885 feet, thence East 2,000 feet, thence North 870 feet, thence East 640 feet, thence South 1,755 feet, to the Southeast corner of the Southwest Quarter, thence West 1,740 feet, thence North 400 feet, thence West 500 feet, thence South 400 feet, thence West 400 feet to beginning; the South Half of the Southeast Quarter of Section 28, Township 27 South, Range 2 East, except two tracts described as follows:

- (1) Beginning at the Southwest corner of the Southeast Quarter, thence East 424.3 feet, thence North 341.33 feet, thence West 424.3 feet, thence South 341.33 feet to place of beginning; and
- (11) Beginning at the Southeast corner of the Southeast Quarter, thence North 600 feet, thence West 600 feet, thence South 600 feet, thence East 600 feet to place of beginning; and,



a tract in the West Half of the East Half of the Northwest Quarter of Section 33, Township 27 South, Range 2 East, Sedgwick County, Kansas, commencing at the Northeast corner of aforesaid West Half, thence along the North line of said West Half, bearing South 89° 40' 55" West a distance of 662.47 feet to the Northwest corner of said West Half, thence along the West line of said West Half, bearing South 0° 2' 21" East a distance of 1,132.32 feet, thence bearing North 90° 00' East a distance of 661.69 feet to East line of said West Half, thence along said East line bearing North 0° 00' East a distance of 1,136.00 feet to point of beginning; and,

The East half of the East half of the Northwest Quarter of Section 33, Township 27 South, Range 2 East, including Lots 2 through 6, and 9 through 16, Huntcrest Addition, Sedgwick County, Kansas, but excluding the remainder of said Huntcrest Addition.

2. The owners of 100% of the area of land above described have signed the Petition and that, therefore, it is not necessary to publish notice of the Commission's intent to create the instant lateral sewer district.

3. That each of the owners of the above described property within said lateral sewer district have been notified of this hearing by notice mailed at least 10 days prior to the date fixed for said hearing.

4. That the boundaries of the District should be modified to include only the real property described above; that all the owners of the real property to be included in said District, as well as all the owners of the real property described in the Petition but excluded from said District have consented to said modification of the boundaries of the District.

5. That the creation of said District is necessary to provide sewer service to said area, and to provide for the construction of sewers therein, that its creation will promote health and welfare of Sedgwick County and that said District should be established.

IT IS, THEREFORE, ORDERED as follows:

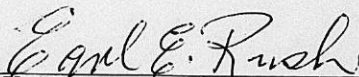
1. That a lateral sewer district covering the above described real property be and the same hereby is created pursuant to K.S.A.

19-2704a et seq., as amended, which District shall be a body corporate and shall have perpetual succession.

2. Said District shall have the name Park Meadow Estates Lateral Sewer District.

3. The Commissioners of Sedgwick County shall serve as the Board of Directors of said District.

IT IS SO ORDERED.


EARL E. RUSH


TOM SCOTT


JOHN HALE

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF PARK MEADOW ESTATES)
LATERAL SEWER DISTRICT, SEDGWICK)
COUNTY, KANSAS)

ORDER

NOW, on this _____ day of _____, 1975,

IT IS ORDERED that the Petition to create Park Meadow Estates
Lateral Sewer District be set for hearing before the Board of
County Commissioners on the 17th day of December, 1975,
and that notice thereof be given according to law.

Earl E. Rush
Chairman, Board of County Commissioners
for Sedgwick County, Kansas

November 13, 1975

Mr. Clay Cox
Assistant County Counselor
County Courthouse, Room 320.
Wichita, Kansas 67203

In Re: Park Meadows Estates Lateral Sewer District

Dear Clay:

Enclosed find the executed copy of a Petition for the formation of the Park Meadows Estates lateral sewer district which we received in your communication of November 7, 1975.

Mr. Cornwell called me concerning the same and I elicited the information from him that they were proceeding under K.S.A. 19-2704 et sec.

Your attention is particularly called to 19-2704(a) which outlines the procedure which should be followed in regard to the petition which has been filed.

It is our belief that the petition which has been filed is in proper form and is sufficient for the purpose of creating a lateral sewer district.

We would suggest that the petition should be accompanied by an ownership list certified by a bonded abstractor covering the real property described in the petition. This list should be used for two purposes: first, to determine that the allegations in the petition are correct and that the owners of all of the real property involved have signed the petition and; second, to be used as a list for giving notices for hearings to be held as provided in K.S.A. 19-2704(a) and any other notices that may be necessary to give under the statutes. For this reason the abstractor's list should contain the addresses as well as the zip codes accompanying the addresses of the owners of the property involved in the proposed lateral sewer district.

Mr. Clay Cox
November 13, 1975
Page 2

If we can be of any further assistance, please feel
free to call upon us.

Very truly yours,

DRESIE, JORGENSEN & WOOD


Grey Dresie

GD/je

enclosure

cc: Mr. Robert T. Cornwell
Attorney at Law
P. O. Box 997
Wichita, Kansas 67201

PETITION - SANITARY SEWER LATERAL
OUTSIDE CORPORATE LIMITS

To the Board of Commissioners
Sedgwick County, Kansas

Dear Commissioners:

1. We, the undersigned owners of record as below designated, of lots, parcels, and tracts of real property lying within the area described generally as follows:

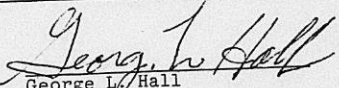
All Lots and Blocks in Park Meadow Estates,

do hereby petition, pursuant to the provisions of K.S.A 1975 Supp. 19-2705 et seq. as follows:

- (a) That there be constructed a lateral sanitary sewer to serve the area described above, according to plans and specifications to be furnished by the Sedgwick County Department of Public Works.
- (b) That the estimated and probable cost of the foregoing improvements being One Hundred Forty-five Thousand Dollars (\$145,000.00) payable by the improvement district. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1% per month from and after the date of approval of this petition.
- (c) That the land or area above described is constituted as PARK MEADOW ESTATES LATERAL SEWER DISTRICT and 100% of the total actual cost of the improvement shall be assessed against said land.
- (d) That the method of assessment of all costs of said sewers shall be pursuant to K.S.A. 1975 Supp. 2705.

2. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

<u>LEGAL DESCRIPTION</u>	<u>SIGNATURE</u>	<u>DATE</u>
The West Half of the East Half of the NW/4 of Section 33-27-2E	 George L. Hall	

LEGAL DESCRIPTION

SIGNATURE

DATE

Beginning at the Southwest
corner of the SW/4 of Section
28-27-2E, thence North 885
feet, thence East 2000 feet,
thence North 370 feet,
thence East 640 feet,
thence South 1,755 feet,
to the Southeast corner of
the Southwest Quarter,
thence West 1,740 feet,
thence North 400 feet,
thence West 500 feet,
thence South 400 feet,
thence West 400 feet to
beginning

Bernard R. Lickteig
Bernard R. Lickteig

Jack J. Pearce
Jack J. Pearce

Keith E. Parker
Keith E. Parker

George L. Hall
George L. Hall

December 26, 1975

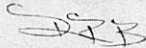
Mr. Keith Parker
1021-1 East Waterman
Wichita, Kansas 67211

RE: Pavement Petition
Park Meadows Estates

Dear Mr. Parker:

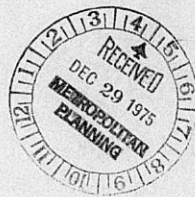
Enclosed please find subject petition. Please attach an ownership list that covers all property described in the improvement district.

Very truly yours,



Darrell R. Brewer
Right-of-Way and Estimating Engineer

DRB:tn
Enclosure
cc: Curtis Newby - Planning





parker krehbiel associates

(316) 263 6251 1021-1 east waterman wichita, kansas 67211
architects planners commercial consultants



to: Metropolitan Area Planning Commission
455 North Main
Wichita, Kansas 67202
attn: Mr. Curtis L. Newby
Platt of
project: Park Meadow Estates
Wichita, Kansas

we send you herewith under separate cover
a copy of the 1974 and 1975 tax receipts (paid in full) for the Park Meadow Estates
property.

these are:

- for your review and approval. please return _____ copies with approval or corrections noted.
- for your information. for your files
- reviewed for compliance with contract documents.
- reviewed and required corrections noted. send _____ sepia transparencies and _____ ozalid prints of corrected drawings.
- revise and resubmit per required corrections. send _____ sepia transparencies and _____ ozalid prints of corrected drawings. send _____ copies of submittal data.
- rejected. see contract documents.

remarks: _____

cc: _____
by: Keith E. Parker/jpa
date: December 22, 1975

transmittal

Full SEDGWICK COUNTY, KANSAS *882*
12/20, 197*5*

Received of *Licking, Bernard R* \$ *347.44*
For *M1-00184-001 B*

OFFICIAL RECEIPT REQUIRED
FOR ALL EXPENDITURES

By *Alvin M. Shields*



TWO

PLEASE DO NOT FOLD OR MUTILATE

4002

IF CHECKS PAYABLE TO

Ronald G. Miller
COUNTY TREASURER

Marie Hansen
COUNTY CLERK

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

LEGAL DESCRIPTION

SE 1/4 COR SW 1/4 N 405 FT E 3000 FT W 171 FT
E 1/2ND FT S 1768 FT TO SE COR N 1740 FT W 400 FT
W 400 FT S 400 FT W 400 FT TO BEG SEC 25-27-22.

DUPL - 7-22-74

RETURN ALL OF THIS STATEMENT DUE 1, 1973 FIRST DELINQUENT 1, 1973 SECOND DELINQUENT 21, 1974 WITH INTEREST AT 10% PER ANNUM

RE-02-0044-04-B
HI-00134-0018 14-02
BERNARD R. LICKTEIG ET AL

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

RONALD G. MILLER
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST

CA

CK

RECEIPT NO.

PLEASE INDICATE ANY CHANGE OF ADDRESS

TOTAL FIRST SECOND

DATE

INTEREST

PAID

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1974 REAL ESTATE TAX
4000	716.100	338.04		1054.14	527.07	527.07	

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1974 REAL ESTATE TAX
36955	716.100	338.04		1054.14	527.07	527.07	

TWO

PLEASE DO NOT FOLD OR MUTILATE

4011

IF CHECKS PAYABLE TO

Ronald G. Miller
COUNTY TREASURER

Marie Hansen
COUNTY CLERK

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

LEGAL DESCRIPTION

SE 1/4 COR SW 1/4 N 405 FT E 3000 FT W 171 FT
E 1/2ND FT S 1768 FT TO SE COR N 1740 FT W 400 FT
W 400 FT S 400 FT W 400 FT TO BEG SEC 25-27-22.

RETURN ALL OF THIS STATEMENT DUE 1, 1973 FIRST DELINQUENT DEC. 21, 1973 SECOND DELINQUENT JUNE 21, 1974 WITH INTEREST AT 10% PER ANNUM

RE-02-0044-04-B
HI-00134-0018 14-02
BERNARD R. LICKTEIG ET AL

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

RONALD G. MILLER
COUNTY TREASURER, SEDGWICK COUNTY
WICHITA, KANSAS 67203

INTEREST

CA

CK

RECEIPT NO.

PLEASE INDICATE ANY CHANGE OF ADDRESS

TOTAL FIRST SECOND

DATE

INTEREST

PAID

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1974 REAL ESTATE TAX 2ND
4000	716.100	338.04		1054.14	527.07	527.07	

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1974 REAL ESTATE TAX
36955	716.100	338.04		1054.14	527.07	527.07	

Notify Otter when
ready to send plat
to City some of the
water petitions are not
100%

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE December 2, 1975

TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT

The plattors of Park Meadow Estates have submitted valid petitions for water benefit districts to serve this plat. Therefore, our requirements for water service to this area have been fulfilled.



Bill H. Otten
Chief Engineer-Water Engineering

BHO:ar

cc: John D. Wynkoop, Director of Water

11-20-75

- Certificate of ownership - ok
- Letter from Cot re sewer petition could hear any Wed. Need resolution of or what must be worked out.
- Petition for water - now here
- guarantee for temporary system sewer system. how to handle?
 - Can guarantee 1st phase with no problems by usual guarantee methods - so can use petition's
 - 2nd phase. By bond on 2 yr. basis with renewal at new cost at end of each 2 yr. period or build system if not renewed.
- Maintenance of temp sewer system to be included in lateral sewer petition.
- Need certification of petitions which will go on property
- Need drainage improvement guarantee by letter of credit - see Mitchell

November 14, 1975

Mr. Keith Parker, Architect
1021 East Waterman
Wichita, Kansas 67211

Re: S/D 74-69 - PARK MEADOWS
ESTATES.

Dear Keith:

OK 11/17/75
As per our recent phone conversation of the past two weeks, I am herewith setting forth the items that I have listed which are yet unresolved with regards to the above-named plat. These are items which need to be taken care of prior to the plat being forwarded to the City Commission for final disposition. Relative to the petitions that you submitted, I will need an ownership list certified by an abstract company to attach to the street paving petitions in order for them to be processed by the City Engineer's office. As we discussed, the sanitary sewer petition which you submitted, which is a petition to the City of Wichita, is not satisfactory and a similar type of petition needs to be drawn to the County, and once we either have a valid petition to the County in our hands, or confirmation from the County Counselor that a satisfactory petition and guarantee for the extension of sanitary sewer to serve this plat has been submitted, this item will be taken care of. There is a requirement to guarantee the extension or installation of City of Wichita water service to serve the area and this item also needs to be completed prior to forwarding the plat to the City Commission. It will be necessary that you contact the Wichita Water Department and submit to them a satisfactory guarantee to cover the installation of the water lines to serve each lot.

Relative to the interim sewage lagoon treatment system, it will be also necessary that you guarantee the installation of this facility in a satisfactory manner again to the County. In addition to that there are several other conditions which need to be complied with on the approval of the special permit for the lagoon system. These items should also be taken care of prior to forwarding plats to the City Commission. These items are listed as follows:

Mr. Keith Parker
November 14, 1975
Page 2

- A. That the applicant is to provide an agreement signed by the lagoon site property owner and to be binding upon the heirs and assigns which will grant the County the right to repair, install, improve and maintain said sewer lagoon system in the event the applicant should fail to cause such installation maintenance not to be carried out in an acceptable manner, and in accordance with the approved design and plans for said system. Further, the land proposed to be irrigated shall be kept vegetated while the lagoon system is utilized.
- B. That the applicant shall arrange financing and pay the cost of the interim sewage treatment facility, such as financing and guaranteeing of payment subject to the approval of the Director of Planning. This refers back to the requirement to guarantee the installation of the interim sewage facility. We mention this item both in the plat requirements and on the special permit requirements so it will be necessary that you contact Bob Lakin, Director of Planning, relative to a satisfactory arrangement for guarantee to insure that the treatment facilities will be installed. legal documents, the future liabilities for cost of connecting sewer mains and treatment plant facilities at such time as the proposed interim sewerage treatment facilities are to be eliminated and replaced and that all purchases of real property in the benefit area being forwarded with a contingent future liability as a real property to pay special taxes to return as future liability. This again refers to the guarantee for the extension or connection to the future County sewer benefit district when it is established in an operation and sewer mains have been extended by the County and that the applicant needs to also attach a document to the deed restrictions on the property to make the prospective purchasers of lots in the addition aware of the future liability with special taxes. I would imagine that this could be handled in the form of a certificate similar to what is normally submitted with petitions which is recorded and attached to the abstracts on the property.
- C. That the applicants shall acknowledge thru the appropriate legal documents, the future liabilities for cost of connecting sewer mains and treatment plant facilities at such time as the proposed interim sewerage treatment facilities are to be eliminated and replaced and that all purchases of real property in the benefit area being forwarded with a contingent future liability as a real property to pay special taxes to return as future liability. This again

Mr. Keith Parker
November 14, 1975
Page 3

refers to the guarantee for the extension or connection to the future County sewer benefit district when it is established in an operation and sewer mains have been extended by the County and that the applicant needs to also attach a document to the deed restrictions on the property to make the prospective purchasers of lots in the Addition aware of the future liability with special taxes. I would imagine that this could be handled in the form of a certificate similar to what is normally submitted with petitions which is recorded and attached to the abstracts on the property.

These are the main items which need to be completed with regards to the special permit and as you are aware, there are several others, such as approval of the design for the sewage lagoon by the State Health Department, also construction of a chain link fence of a certain height around the facility before it goes into operation, etc. These items are all outlined in the resolution which was approved by the County Commission on the special use permit.

It would be my recommendation that you call our office and arrange to have a meeting with Bob Lakin to go over the final details with regards to the approval items on the special use permit and as well in particular, the guarantee for the ultimate sewer system to serve the property. This must be done prior to forwarding of the plat to the City Commission.

If you have any questions concerning this matter or wish to discuss any of these items with me, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme



parker krehbiel associates

architects planners commercial consultants

Handwritten initials and signature

November 4, 1975

Mr. James F. Alken, Jr.
Director of Environmental Health
The Wichita-Sedgwick County Department
of Community Health
1900 East 9th
Wichita, Kansas 67214

Re: Proposed Park Meadow Estates Subdivision
Northeast Corner of Harry and Webb Road
Wichita, Kansas



Dear Mr. Alken:

This letter is to confirm our discussion of October 30, 1975, at which time we reviewed your approval memo for the above referenced project dated May 12, 1975. It is your feeling and to paraphrase the original memo that the above referenced project "is approved for final platting in relation to the sewage facilities based on the following conditions being fulfilled prior to construction". Your memo is specifically clear that conditions of the memo when met will allow construction to be started in the Park Meadow Estates Subdivision and that in no way should be misconstrued to say that the plat of the subdivision should be held up because of requirements for the sewage lagoon that is being constructed on the 40 acres immediately east of this addition.

As we discussed, the developers are in agreement with your requirements of May 12 and will fulfill them as outlined. The developers' attorney currently has documentation at the County level requesting a sewer district to be formed, as well as the work they are preparing at this time for maintenance and operation of the lagoon and other paper work required to complete the conditional use permit for the lagoon. The developers are quite anxious to plat this addition and start required improvements such as streets, water lines, and sewer laterals so that the development will be ready for construction when the paper work has been completed on the sewage lagoon. With the building permit requirement that is now in effect in the County, there should be no

(316) 263 6251 1021-1 east waterman wichita, kansas 67211

November 4, 1975
Mr. James F. Alken, Jr.
Page 2

chance whatsoever of construction starting in this area until all requirements are met per the State as well as your Local Department of Environmental Health. We have worked with your department in the past and will continue to do so in the future to provide this area with the best sewage treatment facilities possible.

Thank you for your cooperation.

Sincerely yours,

PARKER KREHBIEL ASSOCIATES



Keith E. Parker, A.I.A.

KEP:ep

cc: Mr. Robert A. Lakin - Director of Planning ✓
Mr. Curtis L. Newby - Planning Department
Mr. Robert T. Cornwell - Attorney
Mr. George Hall - Land Development Co.

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public
Works Maint.

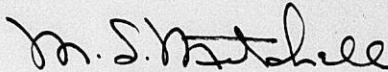
DATE June 5, 1975

TO Jack Galbraith, Chief Planner, MAPD
FROM M. S. Mitchell

SUBJECT - Park Meadow Estates Addn.
SD 74-69

Reference is made to my request before the Subdivision Committee that the applicant submit a plan for handling drainage across subject plat. Please be advised that Van Doren and Associates has prepared a plan dated 4-30-75 which is approved. I assume that appropriate guarantees for construction of the drainage facilities shown on the plat will be obtained.

If further information or discussion is desired, please advise.



M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Park Meadow Estates Addn. Plat File

*Note: drainage
included in petitions*



June 3, 1975

Mr. Keith Parker, Architect
1021 East Waterman
Wichita, Kansas 67211

Re: S/D 74-69 - PARK MEADOWS
ESTATES.

Dear Keith:

For your files and information, the following is a brief outline of items discussed with Bob Lakin in our office on June 2, 1975.

Items relating to the Special Use Permit for the sanitary sewer lagoon system:

- A. The applicant will submit an application and with an ownership list which lists the names of all property owners within 1000 feet of the proposed fenced area around the lagoon.
- B. Said Special Use Permit application will be scheduled for the June 26th Planning Commission meeting provided the application is received on or before June 4, 1975. Or if said application is received prior to June 18, the application will be scheduled for the July 10th Planning Commission meeting.
- C. As a condition of approval of the special use permit, the applicant shall provide an agreement signed by the lagoon site property owner and to binding upon his heirs and assigns which shall grant the County the right to repair, install, improve and maintain said sewer lagoon system in the event the applicant should fail to cause such installation and maintenance thereof to be carried out in an acceptable manor and in accordance with the approved design and plans for said system.

Items relating to scheduling the plat for City Commission consideration:

Mr. Keith Parker
June 3, 1975
Page 2

- A. The applicant shall submit a valid petition for installation of City of Wichita water service to serve each lot.
- B. The applicant shall submit valid paving petitions which we have been advised will cover both street paving and drainage improvements, to the City of Wichita.
- C. The applicant shall guarantee the construction of sidewalks adjacent to both sides of the streets on the plat.
- D. The applicant shall submit valid petition to the County for sanitary sewer laterals to serve the addition as a part of the recently created County Sewer District #1.
- E. The applicant shall submit a construction performance bond in an amount satisfactory to cover the cost of the sanitary sewer lateral installation and as well the lagoon treatment system. Said bond shall be approved as to form by Clay Cox, Assistant County Counselor, and the amount thereof shall be approved by the County Engineer.
- F. Compliance with all of the other plat approval requirements outlined in our letters dated January 3, 1975 and January 10, 1975.

In addition to the above requirements and agreements, the applicant's engineer shall provide data and a cost estimate for the lagoon system to the County Engineer and Robert A. Lakin, Director of Planning, for review and approval. The County Counselor shall also be contacted regarding sending notices when the petition for the sewer laterals to serve subject property is considered by the County Commission.

Also as discussed, our office will withhold release of the plat tracing from recording after consideration by the Board of City Commissioners until such time as all petition, bonds, the special permit, etc., have been approved and accepted by the Board of County Commissioners.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

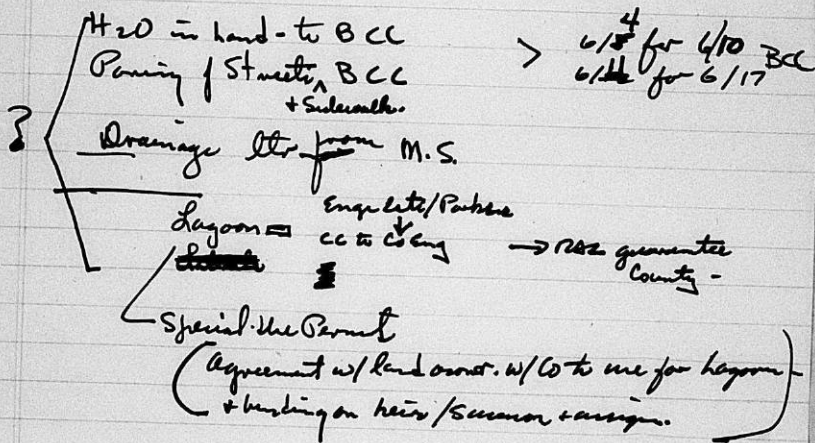
Park Meadows -
Keith Parker

6/2/75

En 1: 1000 off of fence line to lagoon.
2 ltr from Parker I
w/ attach arts to lagoon.

- June 26

Parker



Lateral -

Petition to County under Co Sewer Dist #1 for
Lateral Sewer District Petition.

Co → Agri

+ SA performs judgment bonds
B/C agenda 6/11/75

? notice Re Notice on Lateral District
(Turner requirement)

6-2-75

Meeting with Park Meadows

- special use permit
- Parker submitted ownership list for 1000 ft radius for hearing by P.C. of sewer department. Schedule for June 26) P.C. meeting.
- Las water petitions city
- " paving "
- Laguna ^{\$15,000} - guarantee - ^{applicants} engineers estimate to go to Co. Eng. & approval agreed into by Lakin.

lateral

> agreement between ~~usa~~ Parker & County re default on Laguna system - County wants to be protected - agreement should be part of special use permit.

laterals a petition to County under Co Sewer Dist. No 1, creating lateral sewer dist. - bonds ???

approval of plat subject to Bd. Co. Comm approval of petition, bonds, special use permit. Release of plat tracing after Bd. Co. Comm approval of items.

notice to adjoining property owners re lateral dist. - reqd. by County Eng. Lakin will call Co. Eng. re this.

- drainage ? guarantee ?

#1750 drainage map / - guarantee

down sewer

lateral

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE May 12, 1975

TO Bob Lakin, Director of Planning

FROM James F. Aiken, Jr., Environmental Health Director

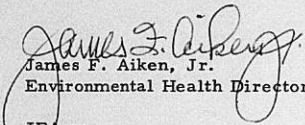
SUBJECT Proposed Park Meadows Estate
Subdivision - Located generally
at the Northeast Corner of Harry
and Webb Road

The subject subdivision is approved for final platting in relation to the sewage facilities based on the following conditions being fulfilled prior to construction:

1. That the owner/developer arrange for a consulting engineer to design a sewerage system including sanitary sewers and interim sewage treatment facilities that are acceptable to the State Department of Health and Environment and this Division for which an Environmental Protection Agency National Pollution Discharge Elimination System Permit can be issued. A preliminary engineering report has been received indicating the feasibility of such action.
2. That the owner/developer:
 - a. Arrange financing and pay for the cost of the interim sewage treatment facilities, such financing and guarantee of payment subject to the approval of the Director of Planning.
 - b. Arrange the financing of the sanitary sewer system through a lateral sewer district of the East Sedgwick County Main Sewer District subject to the approval of the Director of Planning and the County Counselor.
 - c. Or in lieu of a. or b. arrange such other financing as may be acceptable to the Director of Planning, County Counselor and the Board of County Commissioners.

Bob Lakin
May 12, 1975
Page Two

- d. Make appropriate arrangements for the operation and maintenance of the interim sewage treatment facilities and the sanitary sewer system by the East Sedgwick County Main Sewer District (Sedgwick County Department of Public Works)
3. The owner/developer agree through an appropriate legal document to support and assist in financing as provided by law, the design and construction of interceptor sewers and sewage treatment facilities such that a larger area would be served and such that the Park Meadows Estate interim sewage treatment facilities would be eliminated.


James F. Aiken, Jr.
Environmental Health Director

JFA:pp

cc Jack Turner
Clay Cox
Grover McLure
Keith Parker



parker krehbiel associates

architects planners commercial consultants

May 7, 1975

Mr. Jack H. Galbraith
Chief Planner
Metropolitan Area Planning Department
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Re: Park Meadow Estates
Wichita, Kansas

Dear Mr. Galbraith:

This letter is our formal request for extension of the platting deadline for the above referenced project. As outlined in our earlier correspondence, your department is aware of the serious technical problems involved with the sewage treatment in this area. It would appear as though these problems should be resolved in 60 days; but in the event other problems occur at the County level or area residents request further study, our timetable would obviously be affected. We therefore are requesting a one year extension of the platting deadline for the subject property.

Thank you for your consideration.

Sincerely,

PARKER KREHBIEL ASSOCIATES

A handwritten signature in black ink, appearing to read 'Keith E. Parker'.

Keith E. Parker, A.I.A.

KEP:ep



(316) 263 6251 1021-1 east waterman wichita, kansas 67211



parker krehbiel associates

architects planners commercial consultants

April 21, 1975

Mr. Jack H. Galbraith
Chief Planner
Metropolitan Area Planning Department
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Re: Park Meadow Estates
Plat S/D 74-69

Dear Mr. Galbraith:

In reference to your letter of April 15, 1975, we are forwarding a copy of our letter of approval from the State Health Department for the interim sewage treatment plant for the above referenced project. In addition, we are sending a copy of our letter of commitment from a financing institution for the utilities and other improvements associated with the Park Meadow Estates project.

As you are aware, we have been trying since the first of the year to get the county counselor's opinion on the interim sewage facility and his approval letter that is a requirement of the plat. We anticipate receiving this approval very shortly but cannot determine an exact date at this time. We would like to assure you that we are proceeding with all items required for the final plat of this project as rapidly as possible and would anticipate filing requirements of the plat very shortly.

Sincerely yours,

PARKER KREHBIEL ASSOCIATES

Keith E. Parker, A.I.A.

KEP:ep

Enclosures



(316) 263 6251 1021-1 east waterman wichita, kansas 67211

State of Kansas . . . ROBERT F. BENNETT, Governor

DEPARTMENT OF HEALTH AND ENVIRONMENT

DWIGHT F. METZLER, Secretary

Topeka, Kansas 66620



March 14, 1975

Mr. Jay Stallings
Van Doren, Hazard, Stallings
2910 Topeka Avenue
P. O. Box 719
Topeka, Kansas 66601

Re: Park Meadow Estates
Wichita, Kansas

Dear Jay:

We have completed our review of the preliminary engineering report and are in general concurrence with your conclusions and results. We believe that the system will be satisfactory if adequate management is employed to insure its continual operation. The system as proposed does contain some potential hazards in that the treated wastewater must not leave the property limits and as a consequence management of the system becomes very important. When feasible the system will be abandoned in connection with the public sewers. The key to adequate disposal is an effective adequate irrigation system with simplicity as the base. In order to provide maximum management we should probably consider a fixed irrigation system which will allow uniform application to the entire area with adequate valving to allow cropping practices to proceed. The area should be graded so as to provide uniform slopes and care should be taken so as not to allow waters from outside the area to detrimentally affect the irrigation plot. In the final design of this treatment facility, please try to keep the system as simple as possible so as to maximize the management feasibility.

The subdivision shown in the engineering report will not allow 260 units to be built and upon submission of final plans the entire area to be developed should be delineated. As many as possible of the surrounding houses should be allowed to connect to the system. Legal documentation showing that this is indeed a county sewer district and that the county will be responsible for its ultimate operation and management will be necessary. Furthermore, 180 days prior to placing this system in operation, the county must make application for a National Pollutant Discharge Elimination System permit. The system as designed is somewhat

Mr. Jay Stallings
March 14, 1975
Page 2

and we will look forward to it being placed into operation so as to allow
an evaluation of its capabilities.

Sincerely yours,

Division of Environment

John H. Bailey
John H. Bailey, Chief
Municipal & Industrial Section
Water Pollution Control

JHB:laj
cc: Wichita-Sedgwick Co. Health Dept.
South Central District

R.B. JONES
INSURANCE inc.



Suite 230 The R.H. Garvey Building
300 West Douglas
Wichita, Kansas 67202
316-263-0291 or 316-265-1621

April 14, 1975

George L. Hall
Bernard L. Lickteig
Jack Pearce
Keith E. Parker

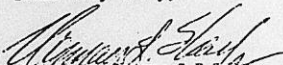
Re: Special Assessment Bond
Park Meadows Estates

Gentlemen:

This letter is confirmation that we have received approval from the Commercial Union Insurance Company to write a bond for the special assessments for streets, drainage and sewers for the above development for approximately \$500,000.00.

Please let us know when you want us to execute this bond.

Yours very truly,


Norman L. Sharp C.P. & U.

NLS/db

A DIVISION OF R. B. JONES CORPORATION

April 7, 1975

Mr. Keith Parker
Parker Krehbiel & Associates
1021-1 East Waterman
Wichita, Kansas 67211

Re: Park Meadows Estates

Dear Keith:

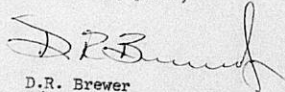
As per your request on subject plat, we have reviewed the information furnished by Van Doren - Hazard - Stallings.

The following estimates of cost are to be used in connection with guarantees on said plat.

Street Pavement	\$302,500.00
Drainage	140,235.00
Sanitary Sewer	132,500.00
Sidewalk	35,800.00

If additional information is needed, please contact this office.

Very truly yours,



D.R. Brewer
R/W & Estimating Engineer

DRB:gd
CC: Curtis Newby - M.A.P.C. ✓



April 15, 1975

Mr. Keith Parker
1021 East Waterman
Wichita, Kansas 67211

Re: SC2-0325 - zone change from
"R-1" and "LC" to "LC", "BB"
and "AA", the associated
conditional use CU-160 request
to permit multiple family
density in "AA" zoning and
the associated plat S/D 74-69 -
Park Meadow Estates - generally
located at the NE corner of
Harry & Webb Road.

Dear Mr. Parker:

As you will recall, the above captioned zone case and conditional use case was approved by the Metropolitan Area Planning Commission on April 25, 1974, and by the Board of County Commissioners on May 15, 1974. The action of the governing body was to approve the requests subject to the application area being platted within one year from the date of approval by the Board of County Commissioners, and that in the event the plat is not recorded with the Register of Deeds within one year from the date of approval by the governing body, this case is considered denied and closed. The associated plat, Park Meadow Estates, was approved by the M.A.P.C. in January of 1975 subject to several conditions - most of which have not yet been complied with.

This is to advise you that the one year time limit will expire on May 15, 1975, and in the event the plat has not been recorded by the expiration date, based on the action of the governing body, all associated case files will be marked "denied and closed".

Mr. Keith Parker
April 15, 1975
Page 2

We would appreciate your contacting our office at your earliest convenience and advising us as to your intent to comply with the condition of platting.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:JR:rme

cc: George Hall, et. al., 5901 S. Greenwich Rd., 67210
Baughman Company, 330 Laura, 67211

S D 74/69

3/28/75

Nac, Aiken, J Turner, Gov
in June

Generally agree only to hold
OK to:

1. Allow intercom. facility
2. no petition -
3. Total financing by applicant
4. Approval of design, plans
+ specs by Co, Aiken, State
& City Eng.
5. Special permit zoning
for lagoons.
a. Transfer key of Supt to
County
7. Operate?
8. Notice in Talk chain re #

* future SA for owned system

~~OK~~

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

March 24, 1975

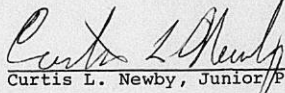
TO The Files
FROM Curtis L. Newby, Junior Planner *Newby*
SUBJECT S/D 74-69 - Park Meadow Estates - Meeting to discuss methods for guaranteeing plat improvements.

On March 20, 1975, a meeting was held in Jack Galbraith's office. In attendance besides myself were the following: ~~Bill~~ Parker, representing the applicants; Jack Galbraith, Robert A. Lakin. This meeting was held to discuss with Parker methods whereby he might comply with the various platting guarantees for improvements associated with the Park Meadow Estates plat. The primary area of concern was how to guarantee through the County the installation of paved streets and sidewalks, and the installation of a sanitary sewer system to serve this plat. Parker commented that he had been trying for several months to obtain an answer from the County Attorney relative to what type of guarantee would be acceptable to the County for the sewer and street improvements. He pointed out that to date he has gotten no firm answer one way or the other from the County as to what type of guarantee they would accept. Parker asked if it would be possible to have the subject property annexed into the City and thereby being able to comply with the improvement guarantees using the City method of petitions, bonds, letters of credit, etc. Galbraith pointed out to Parker that if the plat is annexed to the City prior to recording, that the zoning which was approved in the County for subject property would be lost in that the plan would all come into the City as "AA" single family zoning. He pointed out that the plat must be recorded prior to annexation of any of the property if the approved County zoning is to become effective. Parker indicated that he felt that he could arrange to have a bond submitted to guarantee the street improvements which should satisfy the requirements of the County Engineer. He pointed out on the aerial photograph the proposed plan that he had devised for a sewage treatment holding lagoon type system to serve not only the Park Meadows Estates plat but also portions of the other plats in the immediate vicinity which are also in the mill and indicated that the State authorities had given tentative approval to the proposed sewage treatment system and were anxious to see it implemented as this was a new type of facility in Kansas and they were interested in seeing how it would actually work out.

Considerable discussion followed concerning who would maintain the system in the facility for the sewage treatment at such time as it was installed and in operation and whether or not this interim system would be able to function or be worked into a

The Files
March 24, 1975
Page 2

future sewer system design for this area as part of the Four Mile Creek sewer plan. Lakin pointed out that he was concerned by the proposal for the use of an interim sewage treatment system because the County Engineer has been strongly in favor of installing the sewer main along Harry Street that's been proposed by the Four Mile Creek sewer plan. He indicated that the County Engineer was not in favor of a series of interim sewage systems being developed and then later on having to be either abandoned or tied into the Four Mile Creek system. Lakin also pointed out that even if this land were annexed to the City, the County would still have maintenance responsibilities for the sewage treatment facility serving this plat because in the Four Mile Creek sewer plan a policy had been established and an agreement reached between the City and County that the County would maintain and install and develop the Four Mile Creek sewer system and that any sewer systems developing east of Webb Road in the Four Mile Creek area would be the County's responsibility and not the City's. Lakin felt therefore that this project would have to be considered as a County project and again advised Parker that he should talk to the County Counselor about what method the County would accept as an acceptable guarantee for the sewer improvements. Parker further indicated that his clients were getting anxious to move but that he would continue to work with the County and see if they could not resolve the matter of how to get sewer system.


Curtis L. Newby, Junior, Planner

CLN:rme

LAW OFFICES OF
MARTIN, PRINGLE, SCHELL & FAIR

320 PAGE COURT

WICHITA, KANSAS 67202

AREA CODE 316

265-9311

WILLIAM PORTER
OF COUNSEL

ROBERT MARTIN
K.W. PRINGLE, JR.
WILLIAM F. SCHELL
DALE FAIR
WILLIAM L. OLIVER, JR.
THOMAS C. TRIPLETT
WAYNE W. WALLACE
JOHN R. WOLF
DOUGLAS K. DUSENBURY
PAUL B. SWARTZ
DWIGHT D. WALLACE
THOMAS P. GARRETSON
J. TAYLOR NEUSCHWANDER
LARRY B. SPIKES

March 25, 1975

Wichita-Sedgwick County
Metropolitan Area Planning Commission
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Re: S/D 74-69 - Final Plat of
PARK MEADOW ESTATES

Gentlemen:

With respect to the captioned matter, I have examined the records of the Register of Deeds of Sedgwick County, Kansas, and such other documents and information as I deemed necessary and, as of September 17, 1974, fee simple title to the captioned property was, in my opinion, as follows:

Lot 1: DALE FAIR
Lot 2: PAULINE E. BAYSINGER, with
mortgage to National Bank of
Wichita
Lot 3: WALTER K. JABARA and
VIRGIL L. NIMROD,

subject to easements and restrictions of record.

Very truly yours,

MARTIN, PRINGLE, SCHELL & FAIR

Dale Fair

By: Dale Fair

DF:re



REDMOND & REDMOND
ATTORNEYS AT LAW
619 WEST DOUGLAS
WICHITA, KANSAS 67213

TELEPHONE
287-0233
AREA CODE 316

OWEN J. REDMOND, JR.
CHRISTOPHER J. REDMOND
CHRISTOPHER W. O'BRIEN

March 6, 1975

Wichita-Sedgwick County
Metropolitan Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202



Re: S/D 74-69 - Final Plat of
Park Meadow Estates

Attention: Jack H. Galbraith, Chief Planner

Dear Sir:

Reference is made to your letter of January 10, 1975, concerning the above entitled matter, in particular to paragraph 3 and 4 of that letter which calls for certification by an attorney that fee title is vested in the plattor, and certification that all taxes due and payable for 1974 and prior years have been paid.

This is to certify that the following is the land being platted, which is in Sedgwick County, Kansas, to-wit:

Beginning at the S.W. corner of the Southwest Quarter (SW/4) of Section 28, Township 27 S, Range 2 E of the 6th P.M., Sedgwick County, Kansas; thence North along the West line of said SW/4, 885 feet; thence East parallel with the South line of said SW/4, 2000 feet; thence North parallel with the West line of said SW/4, 870 feet; thence East parallel with the South line of said SW/4, 650.99 feet to the East line of said SW/4;

Wichita - Sedgewick County
Metropolitan Area Planning Commission
March 6, 1975
Page-2-

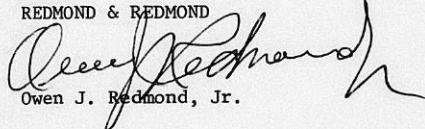
thence South along the East line of said SW/4, 1755 feet to the S.E. corner thereof; thence West along the South line of said SW/4, 1749.84 feet more or less to a point 900 feet East of beginning; thence North parallel with the West line of said SW/4, 400 feet; thence West parallel with the South line of said SW/4, 500 feet; thence South parallel with the West line of said SW/4, 400 feet to the South line of said SW/4; thence West 400 feet to beginning, to be platted as Park Meadows Estates.

I certify that the title to the above entitled property is in fee simple in Bernard R. Lickteig, Jack J. Pearce, Keith L. Parker and George L. Hall, and that the ad valorem taxes for the year 1974 and prior years have been paid under Key No. MI-184-1B.

I am enclosing a copy of the Lawyers Title Insurance Corporation Commitment for Title Insurance herewith for your information in this matter.

Respectfully submitted,

REDMOND & REDMOND



Owen J. Redmond, Jr.

OJR:wh

Enc.

Lawyers Title Insurance Corporation

A STOCK COMPANY
Home Office—Richmond, Virginia

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

1. Effective date

March 3, 1975

Case No. W 12684-2

2. Policy or policies to be issued:

(a) ALTA Owner's Policy—Form B-1970 (Rev. 10-17-70)

Amount \$ to be determined

Proposed insured:

WICHITA METROPOLITAN AREA PLANNING COMMISSION

(b) ALTA Loan Policy, 1970 (Rev. 10-17-70)

Amount \$ _____

Proposed insured:

(c)

Proposed insured:

Amount \$ _____

3. Title to the

fee simple

estate or interest in the land described or referred to in this Commitment is of the effective date hereof vested in:

BERNARD R. LICKWIG, JACK J. PEARCE, KEITH L. PARKER and GEORGE L. HALL

4. The land referred to in this Commitment is described as follows:

Beginning at the S.W. corner of the Southwest Quarter (SW/4) of Section 28, Township 27S, Range 2 E of the 6th P.M., Sedgwick County, Kansas; thence North along the West line of said SW/4, 885 feet; thence East parallel with the South line of said SW/4, 2000 feet; thence North parallel with the West line of said SW/4, 870 feet; thence East parallel with the South line of said SW/4, 650.99 feet to the East line of said SW/4; thence South along the East line of said SW/4, 1755 feet to the S.E. corner thereof; thence West along the South line of said SW/4, 1749.84 feet more or less to a point 900 feet East of beginning; thence North parallel with the West line of said SW/4, 400 feet; thence West parallel with the South line of said SW/4, 500 feet; thence South parallel with the West line of said SW/4, 400 feet to the South line of said SW/4; thence West 400 feet to beginning, to be platted as PARK MEADOWS ESTATES.

Countersigned at Wichita, Kansas 3/3/75


Authorized Officer or Agent

it Schedule A—Page 1—No.

Lawyers Title Insurance Corporation

A STOCK COMPANY
Home Office—Richmond, Virginia

SCHEDULE B—Section 2

Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. General taxes for the year 1975 and subsequent years together with special assessments due and payable therewith.
3. 60 foot road easement for Harry Street; the West 50 feet for Webb Road and other road easements as shown on proposed plat of Park Meadows Estates.
4. Easement for utility purposes as set out in proposed plat of Park Meadow Estates.
5. Limited access control as shown on plat of Park Meadows Estates on Webb Road and Harry Street.
6. No liability is assumed for possible unfiled mechanic's and materialmen's liens.
7. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
8. Pipeline right-of-way in favor of Beech Aircraft Corporation recorded in Miscellaneous Book 195, Page 237, over SW/4 of 28-278-2E. This policy insures that the lines as presently laid are within the West 50 feet of the South 1320 feet, and are within the West 55 feet of the North 1320 feet of said SW/4 of 28-278-2E.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

Lawyers Title Insurance Corporation

A STOCK COMPANY

Home Office—Richmond, Virginia

SCHEDULE B—Section 1 Requirements

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

W. J. P.
Item (c) **Lien Affidavit and Statement executed by Sellers and contractors, if any, stating that all bills are paid for labor and/or material which might form the basis for a materialman's or mechanic's lien.**

NOTE: 1974 and prior years taxes paid. (Key No. MI-184-1B)

COPY

January 10, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-69 - Final Plat of
PARK MEADOW ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 9, 1975, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of January 3, 1975.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
- de* 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- J.* 3. Certification by an attorney that fee title is vested in the platlor.
- de* 4. Certification that all taxes due and payable for ¹⁹⁷⁵~~1974~~ and prior years have been paid.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber
cc: Park Meadow Associates, 7922 East Harry 67207
Parker Krehbiel Associates, 1021 East Waterman 67211
Dean Sellers, Assistant City Engineer

January 3, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-69 - Final Plat of
PARK MEADOW ESTATES.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 2, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Subject property is within the designated Urban Growth Area and therefore the applicant shall guarantee the serving of subject property with municipal sanitary sewer and water to serve subject property. The Environmental Health Division and the Planning Department should be contacted regarding this matter.
- B. *need financing worked out's development agreement - see memo from [unclear] 12/15*
The applicant shall make satisfactory arrangements with the Environmental Health Division relative to temporarily serving subject property with a proper sewage disposal system until such time as sanitary sewer is available. A letter approving said sewage system by said agency shall be submitted to the Planning Department.
- C. *petitioned but some of petitioners not 100%*
The applicant shall guarantee the extension of City of Wichita water to serve subject property.
- D. The applicant shall guarantee the paving of all interior streets and cul-de-sacs shown on the plat.
- E. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of all interior streets and around all cul-de-sacs.

PARK MEADOWS ESTATES
January 3, 1975
Page 2

plan of - street improvements

The applicant shall work with M. S. Mitchell of the Maintenance-Flood Control Office relative to handling drainage associated with subject plat.

- B. The applicant shall contact Max Christman of the County Zoning Office and Tim Cain of the Department of Public Works relative to indicating the appropriate street name for the cul-de-sac in Block 4.
- C. Ten foot utility easements shall be indicated on the common lot lines of Lots 3 and 4; Lots 9 and 10; Lots 16 and 17 and Lots 23 and 24, all in Block 3, and Lots 4 and 5, Block 4.
- D. A 30-foot building setback shall be indicated from all interior streets on those lots in the "AA" zoning classification.
- E. The applicant's engineer shall submit a lot grading plan for Lots 1, 2 and 3, Block 1, to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- F. The geometrics for the intersection of Boston Street with Park Meadow Drive shall be adjusted so that the two streets intersect at an angle closer to 90°.
- G. Any lowering, raising or relocation of the existing gas line in the east side of Webb Road due to improvements on subject property shall be at the sole expense of the applicant.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

*zoning ordinance
 amended permitting
 25' setbacks*

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 9, 1975, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

PARK MEADOWS ESTATES
January 3, 1975
Page 3

cc: Park Meadow Associates
7922 East Harry
Wichita, Kansas 67207

Parker Krehbiel Associates
1021 East Waterman
Wichita, Kansas 67211

Dean Sellers, Assistant City Engineer

S/D NO. 74-69 Name PARK MEADOW ESTATES
Date Application Rec'd. 5-30-74 Preliminary Approval 8-1-74
Scheduled S/D Meeting 1-2-75

DESCRIPTION

General Location Northeast corner of Webb Road and Harry Street

Owner Park Meadow Associates
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | |
|---|------------------------------------|
| 1. Gross Acreage of Plat <u>59.31</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>3150</u> ft. |
| Residential <u>52</u> | b. <u>64</u> R/W <u>1650</u> ft. |
| Commercial <u>2</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u>2</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>56</u> | TOTAL <u>4800</u> ft. |
| 3. Minimum Lot Frontage <u>63</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8,625 sq.</u> ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>LC, BB, AA</u> | |
| 6. Proposed Zoning <u>LC, BB, AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u>Private Sewage Treatment Plant</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The associated zone case SCZ-0325 from "R-1" and "LC" to "LC", "BB" and "AA" and the associated conditional use case CU-160 to permit multiple family density in "AA" zoning have been approved subject to platting.
- B. Subject property is within the designated Urban Growth Area and therefore the applicant shall guarantee the serving of subject property with municipal sanitary sewer and water to serve subject property. The Environmental Health Division and the Planning Department should be contacted regarding this matter.
- C. The applicant shall make satisfactory arrangements with the Environmental Health Division relative to temporarily serving subject property with a proper sewage disposal and water system until such time as sanitary sewer and municipal water are available. A letter approving said sewage and water system by said agency shall be submitted to the Planning Department.
- D. The applicant shall guarantee the paving of all interior streets and cul-de-sacs shown on the plat.
- E. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of all interior streets and around all cul-de-sacs.
- F. The applicant shall work with M. S. Mitchell of the Maintenance-Flood Control Office relative to handling drainage associated with subject plat.
- G. The applicant shall contact Max Christman of the County Zoning Office and Tim Cain of the Department of Public Works relative to indicating the appropriate street name for the cul-de-sac in Block 4.
- H. The applicant should be prepared to discuss why the cul-de-sacs in Lots 5 and 6, Block 1, and Lot 30, Block 3 in the preliminary plat

(OVER)

August 8, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-69 - PARK MEADOW
ESTATES.

Gentlemen:

The easements as shown on the enclosed plat were requested at the Subdivision meeting on August 1, 1974 by Robert Blevins of KG&E. Please see that these easements are included on the final plat for Park Meadow Estates.

Sincerely,

John Richter
Planning Analyst

JR:rme
Enclosure

August 5, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 74-69 - Preliminary
Plat of Park Meadow Estates

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 1, 1974, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- ok* A. The applicant's engineer shall contact the County Engineer relative to the dedication of an additional 10 feet of right-of way for the north half of Harry Street on the plat as said street is a F.A.S. road which requires 60 feet of half street right-of-way.
- Lot 2* B. A 30 foot building setback shall be indicated from all interior streets on those lots in the "AA" zoning classification. A 30 foot building setback from Harry shall be indicated on Lot 3, Block 1; Lot 1, Block 2 and Lot 30, Block 3.
- ok* C. A 30 foot building setback shall be indicated from Park Hollow Drive on Lot 3, Block 1.
- Lot 2* D. A 35 foot building setback shall be indicated on Lot 1, Block 1 from Webb Road and Harry Street for a distance of 150 feet from the intersection, then tapering back to 100 foot building setback as shown on this preliminary.
- ok* E. A 35 foot building setback shall be indicated from the north line of Lot 2, Block 1.

Baughman Company
August 5, 1974
Page Two

- ? F. The applicant shall contact City Engineering relative to discussing appropriate access controls for Lot 1 to Harry Street and Webb Road.
- d G. Utility easements as shown in the engineers' "marked" copy of the preliminary plat shall be indicated on the final plat.
- of H. The ten foot utility easement indicated adjacent to the south side of the park property shall be expanded to 20 feet in width.
- I. The applicant shall guarantee the extension of City water to serve subject property.
- J. Subject property is within the designated Urban Growth Area and shall therefore guarantee the serving of subject property with municipal sanitary sewer. The applicant shall work with the Environmental Health Department to establish a County operated sewer benefit district to serve subject property. The applicant shall make satisfactory arrangements with the Environmental Health Department relative to temporarily serving subject property with a proper sewage disposal system until such time as sanitary sewer is available. A letter approving said sewage system by said agency shall be submitted to the Planning Department.
- K. The applicant shall guarantee the paving of all interior streets and cul-de-sacs shown on the plat.
- L. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of all interior streets and around all cul-de-sacs.
- M. The applicant's engineer shall submit a lot grading plan for Lots 1 and 2, Block 1, to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- of N. The applicant's surveyor shall check the lot frontage on Lots 7, 8, 21 and 22 to assure that a minimum 60 foot frontage exists.

Baughman Company
August 5, 1974
Page Three

- O. The applicant shall work with M. S. Mitchell of the Maintenance-Flood Control Office relative to handling drainage associated with subject plat.
- P. The applicant shall contact Max Christman of the County Zoning Office and Tim Cain of the Department of Public Works relative to indicating appropriate street names on the face of the plat.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked copy of the preliminary plat for your information and files.

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

Very truly yours,

Curtis L. Newby
Junior Planner

CLN:js
Attachment

cc: Park Meadow Associates
7922 East Harry
Wichita, Kansas 67207

Parker Krehbiel Associates
1021 E. Waterman
Wichita, Kansas 67211

MAPP

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Park Meadow Estate

MAILED TO:

Location 28-27-2E SW corner

Name - _____

Date 7-30-74

Firm _____

Prepared by Larry L. Henry, District Conservationist,
USDA-Soil Conservation Service,
4100 Maple, Wichita, Kansas 67209
Phone: 943 9471

Phone -- Date
111 _____
119 _____
102 _____
104 _____

Requested by: Wichita-Sedgwick County Metropolitan
Area Planning Commission

A. SOIL TYPE: _____

B. SITUATION: _____

Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As
Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above
named property will be indicated by a checkmark.)

- 1. Disturb only the area needed for construction.
- 2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
- 3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
- 4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
- 5. Install erosion and sediment control practices according to the Sedgwick County Conservation District standards and specifications.
- 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

* CONTINUED *

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet
Tall fescue, 3 pounds per 1,000 square feet
Bromegrass, 3 pounds per 1,000 square feet

SPECIAL RATES: _____

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet
Bromegrass, 2 pounds per 1,000 square feet

SPECIAL RATES: _____

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

- 7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- 8. Stabilize each lot within 60 days after work starts on home or other building construction.
- 9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
- 10. Discharge water from outlet structures at nonerosive velocities.
- 11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316 943 9471.
- 12. Divert foreign runoff water around area during construction.
- 13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
- 14. _____

Distribution: Original to Developer and/or Owner
Copy to Metropolitan Area Planning Department Staff
File Copy: Sedgewick County Conservation District

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-69 Name PARK MEADOW ESTATES
Date Application Rec'd. 5-30-74 Preliminary Approval
Scheduled S/D Meeting 8-1-74

DESCRIPTION

General Location Northeast corner of Webb Road and Harry Street

Owner Park Meadow Associates
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | | | |
|---|--------------------------------|--------------------------------------|----------|
| 1. Gross Acreage of Plat | 59.31 | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. 70 R/W | 3140 ft. |
| Residential | 34 | b. 64 R/W | 1300 ft. |
| Commercial | 1 | c. R/W | ft. |
| Industrial | | d. R/W | ft. |
| Other | 2 | e. R/W | ft. |
| Total Number of Lots | 37 | TOTAL | 4440 ft. |
| 3. Minimum Lot Frontage | 80 ft. | 8. Sidewalk adjacent to all streets? | yes X no |
| 4. Minimum Lot Area | 9600 sq. ft. | | |
| 5. Existing Zoning | LC, BB, AA | | |
| 6. Proposed Zoning | LC, BB, AA | | |
| 9. Public Water Supply Yes (Yes-No), Name | | | |
| 10. Public Sanitary Sewers No (Yes-No), Name | Private Sewage Treatment Plant | | |
| 11. Health Department Approval (where applicable) | | | (Yes-No) |
| 12. City of Wichita | Three-Mile Area | X | |

STAFF COMMENTS:

- A. The associated zone case SCZ-0325 from "R-1" and "LC" to "LC", "BB" and "AA" and the associated conditional use case CU-160 to permit multiple family density in "AA" zoning have been approved subject to platting.
- B. An additional 10 feet of right-of-way for the north half of Harry Street shall be indicated on the plat as said street is an F.A.S. road which requires 60 foot half street rights-of-way.
- C. A 30 foot building setback shall be indicated from all interior streets on those lots in the "AA" zoning classification. A 30 foot building setback from Harry shall be indicated on Lot 3, Block 1; Lot 1, Block 2 and Lot 30, Block 3.
- D. A major building setback on Lot 2, Block 1, from the dedicated park to the north shall be discussed at the Subdivision Committee Meeting at such time as the preliminary plat is submitted.
- E. Subject property is within the designated Urban Growth Area and shall therefore guarantee the serving of subject property with municipal sanitary sewer and water to serve subject property.
- F. The applicant shall make satisfactory arrangements with the Environmental Health Department relative to temporarily serving subject property with a proper sewage disposal and water system until such time as sanitary sewer and municipal water are available. A letter approving said sewage and water system by said agency shall be submitted to the Planning Department.
- G. The applicant shall guarantee the paving of all interior streets and cul-de-sacs shown on the plat.
- H. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of all interior streets and around all cul-de-sacs.

(OVER)

FORM 273-C

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		\$155

DESCRIPTION	AMOUNT
-------------	--------

Park Bench for F. T. L.	
-------------------------	--

Name Robert K. Hurlburt

Address 1021-1 F. Waterman

Type AA 417104 Due Date

Comments:

Date 7/22/74 By DR



parker krehbiel associates

architects planners commercial consultants

June 25, 1974

Mr. John Richter
Planning Analyst
Metropolitan Area Planning Department
City Annex Building
Wichita, Kansas 67202

Re: Sketch Plat of Park Meadow Estates

Dear Mr. Richter:


This is to acknowledge your memo of June 17, 1974 in regard to the above referenced project.

This office is in agreement with items A thru F set forth in that memo and we are proceeding with the preliminary plat based on those suggestions.

Item G in your report states that "the applicant shall request annexation of subject property to the City of Wichita". In our meeting I do not recall any discussion of annexation and we are questioning the reason for this statement in your memo. Prior to the zoning application annexation was discussed with Mr. Galbraith and we do not feel at this time that there is any particular advantage in annexation to the City of Wichita. If there are other reasons for annexation, we would appreciate your thoughts on this subject. The preliminary plat will be prepared without a request for annexation at this time.

Sincerely yours,

PARKER KREHBIEL ASSOCIATES


Keith E. Parker, A. I. A.

KEP:ep

cc: Land Development Company



(316) 263 6251 1021-1 east waterman wichita, kansas 67211

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

June 17, 1974

TO The Files
FROM John Richter, Planning Analyst *JR.*
SUBJECT S/D 74-69 - Sketch plat of Park Meadow Estates.

On Monday, June 13, 1974, a meeting was held with Keith Parker and Curtis Newby to discuss the above-mentioned sketch plat. The following points were brought forth:

- A. 75 feet of half street right-of-way shall be indicated for Webb Road and Harry Street for a distance of 250 feet from the intersection of the centerlines tapering to 50 feet of half street right-of-way at a distance of 350 feet from the intersection of the centerlines.
- B. 50 feet of half street right-of-way shall be indicated for Harry Street.
- C. The applicant shall be advised that there is an existing major drainage problem for subject property.
- D. A 100 foot building setback shall be indicated from Webb Road on Lots 1 and 2, Block 1, and also from Harry Street on Lot 1, Block 1.
- E. A 20 foot building setback shall be indicated from all streets on Lot 3, Block 1.
- F. A major building setback on Lot 2, Block 1, from the dedicated park to the north shall be discussed at the Subdivision Committee Meeting at such time as the preliminary plat is submitted.
- G. The applicant shall request annexation of subject property to the City of Wichita.

JR:rme

cc: Keith Parker, 1021 East Waterman, 67211

Map No.: 6146
Section No.: SW $\frac{1}{4}$ 28
Twp. No.: 27 South
Range: 2 East

S/D No. 74-69

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Park Meadow Estates
General Location: Northeast corner of Webb Road and Harry Street
Name of Property Owner: Park Meadow Associates
Address: 7922 East Harry, Wichita, Kansas 67207 Phone: 686-7216
Name of Subdivider: _____ Phone: _____
Address: _____ Phone: _____
Name of Agent/~~Subdivider~~: Parker Krehbiel Associates
Address: 1021-1 East Waterman, Wichita, Kans. 67211 Phone: 263-6251
Date of Application: May 29, 1974

SUBDIVISION INFORMATION:

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>59.31</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>3140</u> ft. |
| Residential <u>34</u> | b. <u>64</u> R/W <u>1300</u> ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial <u>- -</u> | d. _____ R/W _____ ft. |
| Other <u>2-(BB) Office</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>37</u> | TOTAL <u>4440</u> ft. |
| 3. Minimum Lot Frontage <u>80</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>9600</u> ft. | |
| 5. Existing Zoning <u>LC, BB, AA</u> | |
| 6. Proposed Zoning <u>Same</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u>Private Sewage Treatment Plant</u> | |
| 11. Health Department Approval (where applicable) <u>Preliminary</u> (Yes-No) | |
| 12. City of Wichita <u>Three-Mile Area</u> Review | |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: *Jack P.*

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by *Earl Hardy*
Date *5/30/74*
Fee Submitted *none*

Sketch plat

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-69 Name PARK MEADOW ESTATES
Date Application Rec'd. 5-30-74 Preliminary Approval
Scheduled S/D Meeting 8-1-74

DESCRIPTION

General Location Northeast corner of Webb Road and Harry Street

Owner Park Meadow Associates
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | |
|---|---|
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| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u>2</u> | e. <u> </u> R/W <u> </u> ft. |
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| 3. Minimum Lot Frontage <u>80</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>9600</u> sq. ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>LC, BB, AA</u> | |
| 6. Proposed Zoning <u>LC, BB, AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>NO</u> (Yes-No), Name <u>Private Sewage Treatment Plant</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The associated zone case SCZ-0325 from "R-1" and "LC" to "LC", "BB" and "AA" and the associated conditional use case CU-160 to permit multiple family density in "AA" zoning have been approved subject to platting.
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- G. The applicant shall guarantee the paving of all interior streets and cul-de-sacs shown on the plat.
- H. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of all interior streets and around all cul-de-sacs.

- I. The applicant's surveyor shall check the lot frontage on Lots 7, 8, 21 and 22 to assure that a minimum 60 foot frontage exists.
- J. The applicant shall work with M. S. Mitchell of the Maintenance-Flood Control Office relative to handling drainage associated with subject plat.
- K. The applicant shall contact Max Christman of the County Zoning Office and Tim Cain of the Department of Public Works relative to indicating appropriate street names on the face of the plat.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-69 Name PARK MEADOW ESTATES
Date Application Rec'd. 5-30-74 Preliminary Approval 8-1-74
Scheduled S/D Meeting 1-2-75

DESCRIPTION

General Location Northeast corner of Webb Road and Harry Street

Owner Park Meadow Associates
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>59.31</u> | 7. Lineal Feet of New Streets: |
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| Commercial <u>2</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u>2</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>56</u> | TOTAL <u>4800</u> ft. |
| 3. Minimum Lot Frontage <u>63</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8,625 sq.</u> ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>LC, BB, AA</u> | |
| 6. Proposed Zoning <u>LC, BB, AA</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u>Private Sewage Treatment Plant</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u> </u> ; Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The associated zone case SCZ-0325 from "R-1" and "LC" to "LC", "BB" and "AA" and the associated conditional use case CU-160 to permit multiple family density in "AA" zoning have been approved subject to platting.
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- E. The applicant shall install or guarantee the installation of sidewalks adjacent to both sides of all interior streets and around all cul-de-sacs.
- F. The applicant shall work with M. S. Mitchell of the Maintenance-Flood Control Office relative to handling drainage associated with subject plat.
- G. The applicant shall contact Max Christman of the County Zoning Office and Tim Cain of the Department of Public Works relative to indicating the appropriate street name for the cul-de-sac in Block 4.
- H. The applicant should be prepared to discuss why the cul-de-sacs in Lots 5 and 6, Block 1, and Lot 30, Block 3 in the preliminary plat

(OVER)

(Lots 6 and 7, Block 1 and Lot 29, Block 3, on the final plat) were eliminated; the design of these lots as shown on the final plat does not appear to be compatible with the "AA" zoning and conditional use approval for multi-family development.

- I. A 30 foot building setback shall be indicated from all interior streets on those lots in the "AA" zoning classification.
- J. The applicant's engineer shall submit a lot grading plan for Lots 1, 2 and 3, Block 1, to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- K. The geometrics for the intersection of Boston Street with Park Meadow Drive shall be adjusted so that the two streets intersect at an angle closer to 90°.
- L. The applicant shall be advised that the construction of the sidewalk will be required at the time of final building inspection when said sidewalk is required as a condition of plat approval.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: Because of the holiday season, further comments may be offered at the meeting.