

PLAT NO. S/D 75-5 MAP NO. 5557

NAME COLISEUM PARK

LOCATION South side of 85th St. North between
I-35W and Hydraulic

ENGINEER Delamater, Freund & Scherer

OWNER Sedgwick County Board of County Commissioners

APPLICATION FILED 1-16-75

SKETCH PLAT FILED _____

PRELIMINARY FILED 1-16-75

S/D ACTION 2-6-75 *Approved*

FINAL FILED _____

S/D ACTION 12-18-76 *approved*

MAPC ACTION 1-8-76 *Approved*

By COC ACTION 5-19-76 *Approved*

RECORDED May 25, 1976

REMARKS _____

S/D 75-5 - COLISEUM PARK -
So. side of 85th St. No. between
I-35W and Hydraulic. Delamater

POSTED
1-28-76

ACTION

S/D COMMITTEE	DATE
S/D (final)	2-6-75
M.A.P.C.	12-18-75
	1-8-76
RE / B. CO. C.	5-19-76

Approved
Approved
Approved
Approved

Map No. 5557
Sec. No. 33
Twp. No. 25S
Range 1E

Subdivision Report and Progress
S/D No.: 75-5

Name: COLISEUM PARK

General Location: South side of 85th St. North between I-35W and Hydraulic

Owner: Sedgwick County Board of County Commissioners

Address: Sedgwick County Courthouse Phone: 268-7411

Subdivider: same

Address: Phone:

Engineer/Surveyor: Delamater, Freund & Scherer

Address: 512 Century Plaza Bldg. Phone: 262-4293-263-6121

Application Received 1-16-75
Conf. with Applicant
Sketch Plat Received
Present Zoning R-1
* Proposed Zoning
Letter of Intent

FINAL PLAT RECEIVED 12-8-75
S/D Comm. Action 12-18-75 approved
Dept. Report on Final 12-14-75
M.A.P.C. ACTION 1-8-76 Approved
Dept. Report on Final 1-9-76
Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 2-20-76
Final Review 5-13-76
Referral to B.C.C. 5-14-76

PREL. PLAT RECEIVED 1-16-75
S/D Comm. Action 2-6-75 Approved
subject to conditions
Dept. Report on Prel.

B.C.C. ACTION 5-19-76 Approved
Recorded 5-25-76

TRACING PROGRESS:
Received 12-23-75
Released 12-23-75
Received 4-26-76
Released

Comments:

COLISEUM PARK
Grant Township
USD #262

* associated special use permit case DR-14-34 - established multi use



REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

COLISEUM PARK ADDITION was

filed for record on May 25, 1976

Barbara J. McCallister
Register Of Deeds

S/D 75-5 a
no gme case
6-3-76

Byron Stout, *Chairman*
Fran Jabara
Marvin Bastian
Robert Dry



Sam E. Fulco, *Manager*
Dist. 1 - John Hale, *Chairman*
Dist. 2 - Tom Scott
Dist. 3 - Earl E. Rush

ROOM 100 • COUNTY COURTHOUSE • WICHITA, KANSAS 67203
TELEPHONE 268-7528

TO ALL OF YOU WHO HAVE DREAMED
OF A KANSAS COLISEUM
DEDICATED TO SERVE KANSAS' NUMBER 1 INDUSTRY, AGRICULTURE;
YOUR SEDGWICK COUNTY COMMISSIONERS,
AND YOUR KANSAS COLISEUM COMMITTEE AND WORKERS
ALONG WITH
YOUR SENATORS, CONGRESSMEN, GOVERNOR
GOVERNMENT AGENCIES AND STATE LEGISLATORS
INVITE YOU TO THE
OFFICIAL GROUND BREAKING
SATURDAY, JUNE 5, 1976,
10:15 A.M. AT THE SITE
INTERSTATE 35 AND 85TH STREET NORTH
WICHITA, KANSAS



Kansas Coliseum Corporation

Samuel H. Marcus, *President*
Byron G. Stout, Jr., *Vice-President*
Emmet A. Biaes, *Secretary*

H. Marvin Bastian, *Treasurer*
Olive Ann Beech
Clarence Coleman

Martin K. Eby, Sr.
Olive W. Garvey
Fran Jabara

Frank M. Kessler
Duane L. Wallace

WICHITA-SEDGWICK COUNTY

DATE

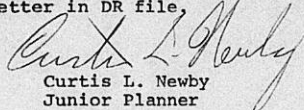
METROPOLITAN AREA PLANNING DEPARTMENT

May 21, 1976

TO The File
FROM Curtis L. Newby, Junior Planner
SUBJECT Completion of platting requirements and special permit approval requirements.

The approval of DR 74-34 - special permit for multi-use facilities involved completion of certain requirements. Following are a listing of those requirements and when completed:

- COPY**
- A. Platting of subject property - associated plat S/D 75-5 - Coliseum Park approved by County Commission on May 19, 1976.
 - B. Plans for municipal water and sanitary sewer system to serve the project to be approved by the Health Department - Health Department approved plans to connect to Park City Improvement District on December 18, 1975, see associated plat file for memo.
 - C. Submission of site development plan to MAPD for review - plan submitted in December 1975, reviewed and approved, see plat file for plan.
 - D. Submission of a landscape plan for approval prior to occupancy of the building - submitted in February 1976, approved February 6, 1976. See letter in DR file.


Curtis L. Newby
Junior Planner

CLN:rme

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 75-5 Name COLISEUM PARK
Application & Sketch Filed: 1-16-75
Preliminary Plat Filed: 1-16-75 Approved by S/D: 2-6-75
Final Plat Filed: 12-8-75 Approved by S/D: 12-18-75
Approved by Metropolitan Area Planning Commission: 1-8-76

DESCRIPTION

General Location: Southwest corner of 85th
Street North and Hydraulic

Surveyor or Engineer: Delamater, Freund and Scherer
Owner: Sedgwick County Board of County Commissioners
Address: Sedgwick County Courthouse 67203

- | | | |
|---|-----------------------|-----------------------|
| 1. Gross Acreage of Plat <u>240</u> | 6. Access Control | |
| 2. Number of Lots: | St. 85th St.No. | No. Openings <u>3</u> |
| Residential _____ | St. Hydraulic | No. Openings <u>6</u> |
| Commercial _____ | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other <u>3</u> | St. Paving _____ | Water <u>X</u> |
| Total Number of Lots: <u>3</u> | Sidewalk _____ | Drainage _____ |
| 3. Minimum Lot Area: <u>59.6</u> Acres | Sewer <u>X</u> | Other _____ |
| 4. Existing Zoning <u>"R-1"</u> | | |
| 5. Special Problems Discussed <u>None</u> | | |

Satisfactory arrangements have been made with the Park City Improvement District to serve subject property with sanitary sewer and a public water supply.

Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of County Commissioners. Gragg moved, Goebel seconded and it carried unanimously. Porter was absent.

NOTE: Associated CASE DR 74-34 - Special permit to establish multi-purpose indoor-outdoor agriculture coliseum facility has been approved by the Board of County Commissioners subject to platting.

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission.

R. S. DELAMATER, CONSULTING ENGINEER
 TRAVERSE COMPUTATION SHEET (COMPUTER)
 TRAVERSE: NE 1/4 & N 1/2 SE 1/4 Sec 33, T25S, R1E

CLIENT: SEDGWICK COUNTY
 PROJECT: KANSAS COLISEUM
 PLATTING

Proj. No. 276A
 Sheet 1 of 1
 Date 5/1/74 by SR
 Ck'd 2-3-76 by JS

STA.	DEFLECTION INTERIOR ANGLE	UNADJUSTED BEARING	MEASURED DISTANCE	POSITION		ADJUSTED BEARING	ADJUSTED DISTANCE
				LATITUDE NORTH	LONGITUDE EAST		
1	A			10,000.00	50,763.60		
2	NE COR. 90°30'52"	N90°00'E	1881.24'	10,000.00	52644.84		
3	SE COR. NE 1/4 NE 1/4 180°06'22"	S0°30'32"E	1291.52'	8708.93	52656.81		
4	E 1/4 COR. 179°49'29"	S0°36'54"E	1294.12'	7414.48	52670.19		
5	NE COR. SE 1/4 SE 1/4 89°09'37"	S0°26'23"E	1291.56'	6122.96	52680.10		
6	B 93°53'06"	N89°36'00"W	2590.28'	6141.05	50089.89		
7	C 176°54'06"	N3°29'06"W	1048.95'	7187.96	50026.14		
8	CH Sec. 180°09'35"	N0°23'12"W	240.60'	7428.55	50024.51		
9	D 152°41'19"	N0°32'47"W	1900.76'	9329.24	50008.21		
10	E 206°45'54"	N26°45'54"E	460.14'	9740.06	50213.62		
11	F 93°38'06"	N0°00"E	135.00'	9875.06	50213.62		
12	G 266°22'00"	N86°22"E	551.10'	9909.99	50763.61		
13	A 90°00'00"	N0°00"E	90.00'	9999.99	50763.61		
		N90°00'E					

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of P.W. Mtce.

DATE April 23, 1976



TO Jack Galbraith, Chief Planner - Community Development

FROM M. S. Mitchell

SUBJECT Colesium Park

I am transmitting our file copy of the final plat of the Colesium Park which has been revised to conform to the recommendations of my last memorandum. I trust this information will permit final processing of the plat. However if further discussions is desired, please advise.

M. S. Mitchell
Assistant Superintendent
Public Works Maintenance

MSM:wmk

CC: G. H. Wilton
Colesium Park Plat File

THE CITY OF WICHITA

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

DATE April 13, 1976



TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT Coliseum Park Adn.

Following my memo of April 1st, Steve Ramsey of Delamater, Freund and Scherer submitted a "Revised 4-9-76" version of the Final Plat on which he outlined a portion of the area we designated as "FLOODWAY". In the center of that area, he sketched the limits of an 80 foot wide "WATERWAY". In conversation, I understood Mr. Freund to say that the "WATERWAY" would be shaped to contain the design (100 year) flood, thereby doing away with the wider, difficult to describe FLOODWAY. When questioned for details of the shape of the 80 foot WATERWAY, Ramsey states that it was not their intent to change the grading shown on the Architect's plan.

In response to our observation that the WATERWAY should be referred to in the Plat text, Ramsey states that Freund does not want to clutter the text and that the WATERWAY should be treated like a setback line.

I have discussed the above with the Assistant County Engineer and cannot agree with the proposed Revision. I renew my request that the FLOODWAY be outlined as we furnished you April 1 and that the standard language for FLOODWAY be included in the text.

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

MSM/glm

cc: G. H. Wilton
Delamater, Freund and Scherer
G. C. McLure
Coliseum Park Adn. Plat File

April 8, 1976

Wilmer Freund, Engineer
Delamater, Freund and Scherer
412 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 75-5 - COLISEUM PARK

Dear Wilmer:

I have received a copy of a memo from M. S. Mitchell to Jack Galbraith of our office indicating that a "Floodway" needs to be designated on Lot 2 based on the results of the study of the drainage information you furnished to the Maintenance-Flood Control office. It would appear that this "Floodway" should be indicated on the face of the plat with the appropriate floodway wording being added to the plat's text. If this is not agreeable, or if you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

THE CITY OF WICHITA

OFFICE OF

Ass't. Supt. of Public
Works Maint.

DATE

April 1, 1976



TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT Coliseum Park Addn.

Reference is made to my January 13th letter to Wilmer Freund regarding review of site grading plans for subject plat. My concern at that time was that we did not have sufficient information to evaluate the effect subject project will have on adjacent drainage systems and, the safety of camping sites adjacent to the West Fork of Main Branch Chisholm Creek in the portion designated "Camper Park".

On March 15, R. S. Delamater and Steve Ramsey met with Max Greene and I to review information they had furnished on prints of Plans for Volumes I and III. Mr. Ramsey followed that meeting with a letter on March 17. We have completed our review of the additional information furnished and have drawn the area along the West Fork which will be subject to inundation with structures in place. The resulting "Floodway" has been outlined on a print of the Final Plat.

Even though the Coliseum site is owned by Sedgwick County, its operation may be similar to that at the Zoo so that formalization of the Floodway is appropriate to preserve the waterway of West Fork and to prevent accidental changes which might endanger campers using the Park.

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

MSM/glm

cc: G. H. Wilton
Delamater, Freund and Scherer
G. C. McLure
Coliseum Park Addn. Plat File



DELAMATER, FREUND & SCHERER, P.A.
ENGINEERS & ARCHITECTS (316) 262-8293 42 CENTURY PLAZA

WICHITA, KANSAS 67202

R. B. DELAMATER, P. E.
WILHEM FREUND, P. E.
RICHARD D. SCHERER, P. E.

CLARENCE P. SCHAAR, P. E.
NORMAN L. ROELFS, P. E.
RONALD L. MADLEY, ARCHITECT

March 17, 1976

Mr. M. S. Mitchell
Assistant Superintendant
Public Works Maintenance
7th Floor
455 North Main
Wichita, Kansas 67202

RE: Coliseum Park

Dear Mr. Mitchell:

As a result of our meeting Monday, March 15, 1976, we understand that you will review our calculations and responses to your comments for the Drainage Plan for the above referenced plat. Further, we have furnished additional prints including Volumes I and III that will enable you to review the Drainage Plan more completely. We understand that furnishing the above information has satisfied your requirements, and trust that approval of the Drainage Plan will be forthcoming.

Thank you for your attention to the above, and please advise us if we may be of further assistance.

Sincerely,

DELAMATER, FREUND & SCHERER, P.A.

Stephen Ramsey E.I.T.

SR/db

276B

cc: Sam Fulco, Director Kansas Coliseum
G. C. McLure, Jr., P.E., Director Public Works
Charles Ash, A.I.A., Thomas, Harris, Ash & Mason
Curtis Newby, Junior Planner, MAPD ✓



Byron Stout, *Chairman*
Fran Jabara
Marvin Bastin
Robert Dry



Sam E. Fulco, *Manager*
Dist. 1 — John Hale
Dist. 2 — Tom Scott
Dist. 3 — Earl E. Rush, *Chairman*

ROOM 320 • COUNTY COURTHOUSE • WICHITA, KANSAS 67203
TELEPHONE 268-7411 7529

February 19, 1976

Mr. Jack H. Galbraith
Chief Planner
Metropolitan Area Planning Commission
City Hall, 10th Floor
455 North Main
Wichita, Kansas 67202

RE: S/D 75-5 Final Plat Coliseum Park

Dear Mr. Galbraith:

I am pleased to have attached to this letter a letter from Theodore H. Hill, Assistant County Counselor, certifying item 4 of your letter dated January 12, 1976, to Delamater, Freund and Scherer.

Also, attached you will find a Certificate of Project Right-of-Way and Easements along with the Title Opinion as requested in the above mentioned letter.

In your letter of December 22, 1975, there was a condition on removal of buildings from the tract of land. We are in the process of removing the last building. The only materials that are left on the site are to be picked up by a bulldozer and removed.

If there is any way I can help you with this plat, or if you need any further information, please feel free to call.

Sincerely,

Sam E. Fulco
Sam E. Fulco
Coliseum Planning Director

SEF:ja

Attachments

cc - Delamater, Freund & Scherer



**COUNTY OF SEDGWICK
COMMISSIONERS OFFICE**

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

ROOM 320

COUNTY COURTHOUSE, WICHITA, KANSAS 67203

TELEPHONE 268-7411

February 18, 1976

Metropolitan Area Planning Commission
City Hall, 10th Floor
455 North Main
Wichita, Kansas 67202

Attn: Jack H. Galbraith
Chief Planner

Re: S/D 75-5 Final Plat Coliseum Park

Dear Mr. Galbraith:

This is to certify that I am familiar with the tax records of Sedgwick County, Kansas, and that the taxes for the years 1975, and prior years, have all been paid regarding the following described property:

Lot 1, Block A, in Coliseum Park, which subdivision comprises the NE $\frac{1}{4}$ and the N $\frac{1}{2}$, SE $\frac{1}{4}$ of Section 33, T25S, R1E, Sedgwick County, Kansas; said lot containing 72 acres more or less, exclusive of highway easements and rights of way.

Very truly yours,

THEODORE H. HILL
Assistant County Counselor
Tax Consultant

THH/s1

cc: Board of County Commissioners
Jack N. Turner, County Counselor

CERTIFICATE AS TO PROJECT SITE, RIGHTS-OF-WAY, AND EASEMENTS

Part One
Certificate of Engineer

I, the undersigned Engineer, certify that I am familiar with the design of the

Kansas Coliseum being constructed by the
Board of County Commissioners, Sedgwick County, KS, a part of EDA
State of Kansas
State of owner

Project Number 05-1-01384 and that all of said facilities will be constructed wholly within the land and rights-of-way hereinafter described and crossing public streets and roads. I further certify that the land and rights-of-way being purchased as hereinafter described is sufficient but not in excess of actual needs for this project as planned and approved by the Owner.

1. Fee title will be required for the following property (Describe land including area of acres presently owned and to be acquired).

Lot 1, Block A, in Coliseum Park, which subdivision comprises the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of Section 33, T25S, R1E, Sedgwick County, Kansas; said lot containing 72 acres more or less, exclusive of highway easements and rights of way.

2. The following easements and rights-of-way (Describe by courses and distances or by name of Owner, including area in acres, however, omit existing public streets and roads).

None

3. The following railroad, highway or other permits (Describe location and name of permitter) will be required:

None

WITNESS MY HAND, this the thirteenth day of October, 19 75.

[Signature]
Registered Professional Engineer
512 Century Plaza
Address
Wichita, Kansas 67202
City State



TO BE COMPLETED BY ARCHITECT, ENGINEER AND FORWARDED TO OWNER'S ATTORNEY:

UNIVERSITY OF KANSAS
ECONOMIC DEVELOPMENT ADMINISTRATION
Bldg. 1022 C



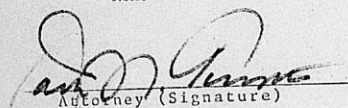
CERTIFICATE AS TO PROJECT SITE
PART TWO: TITLE OPINION OF ATTORNEY

I, the undersigned, Attorney-at-Law, representing The Board of County Commissioners of Sedgwick County, Kansas (hereinafter the "Applicant/Grantee") do hereby certify that I have examined the title to the site or sites described in each of the four categories listed in Part One, and find that the interest of the Applicant/Grantee is as follows:

- A. As to the following sites, as listed by categories in Part One, the Applicant/Grantee has a sufficient interest, as stated, to construct the project facilities thereon (where Engineer has inserted "None" in Part One, insert "N/A"):
1. (Indicate sites; type of holding; whether free and clear):
 2. ~~(Indicate right-of-way/easements, and rights of way only to use):~~
In fee simple, subject to easements and rights of way only to use):
 3. ~~(Indicate street/highways, and authority to use):~~
N/A
 4. ~~(List permits obtained):~~
N/A
- B. The Applicant/Grantee has not yet acquired a sufficient interest in the following sites, as listed by categories in Part One (if not applicable, insert "N/A"):
1. (Indicate sites to be acquired and from whom; whether Applicant/Grantee has option or contract to purchase):
 2. ~~(Indicate right-of-way/easements, or permit to use same, to be acquired and from whom):~~
N/A
 3. ~~(List permits to be obtained and from whom):~~
N/A
 4. ~~(List permits to be obtained and from whom):~~
N/A
- C. Sites listed under B can be obtained by condemnation. Yes N/A; No N/A

D. Remarks and explanations:

None


Attorney (Signature)

JACK N. TURNER, Counselor
Printed Name

10/21/95

SEDGWICK COUNTY COURTHOUSE
Address

WICHITA
City

KANSAS, 67211

268-7411
Phone

Note:

1. When appropriate, attach legal descriptions, plat or site plan, or other documentation. Identify political jurisdiction in which project is located, such as the municipality, county, state. If in more than one, identify all. E.g., if city is applicant and project is a water line extending within the city and beyond into the county, so indicate. If an Indian Reservation project, state whether within the boundaries of the reservation, and identify the county and state.
2. In some projects, such as development of an industrial park, there may be instances where site acquisition will be by other than the Applicant/Grantee. Thus, a local development corporation could be the Applicant/Grantee, but the municipal corporation, which will supply the water and sewer services, will furnish the project sites. The opinion should include status of any such sites.
3. All sites listed under B must be acquired, prior to commencement of construction. A supplemental title opinion is then required, showing acquisition. If it is subsequently determined that there are additional sites, or sites are changed, a supplemental certificate is required.
4. There should be no inconsistencies between Parts One and Two. Any inconsistencies that may develop in the completion of the certification should be resolved by the Engineer, Attorney, and the Applicant/Grantee.
5. There should be no inconsistencies between this Form and Form ED-163 (in projects where ED-163 is required) which is also required to be executed by the Engineer and Attorney.

*Note drainage plans
not complete further
info needed*

268-4591
City Hall-7th Floor
455 No. Main

Jan. 13, 1976

Mr. Wilmer Freund
Delamater, Freund & Scherer
512 Century Plaza Bldg.
Wichita, Kansas 67202

Subject: Coliseum Park Addn.

Dear Mr. Freund:

Reference is made to my request before the Subdivision Committee for a site grading plan for subject plat. I have reviewed your sheets numbered 276-A-1 thru 276-A-7 and they are returned with comments as follows:

Sheet 1-

General Note assigns responsibility for storm sewer construction to County Engineer. While the sizes and locations may be shown on Sheet 10 which we were not furnished, there is not enough information on sheets 2 thru 7 to evaluate the system.

Sheet 2-

Drainage divides for the finish contours should be shown.

The location, size and elevation of the existing cross-road culvert under Hydraulic south of 85th should be shown. Drainage area, design discharge and headwater elevation for the existing (or new if the crossing is to be changed) culvert should be shown.

Sheet 3-

Drainage divides for the finish contours should be shown.



Jan. 13, 1976

Sheet 4-

Drainage divides for the finish contours should be shown.

At the culverts crossing the roadways in the camper park Drainage Area, design discharge, size and headwater elevation should be shown.

The lake (Pool level 1385) spillway is drawn as a box culvert. Is it intended to provide access across the spillway? If so size and headwater elevation should be shown. - if not, spillway length, elevation and crest elevation should be shown.

Sheet 5-

Drainage divides for the finish contours should be shown.

At the culverts crossing the roadways in the camper park Drainage Area, design discharge, size and headwater elevation should be shown.

Sheet 6-

A profile of the Mobil Oil Pipeline at its crossing of the drainageway should be checked for elevation conflict. Good design would provide 4 feet of cover over the line at channel bottom and slopes.

Sheet 7-

Roof drain outlet or outlets should be shown. If the dashed line north of the building is an outlet, Drainage Area, discharge, size and headwater elevation should be shown.

With the information described above, plus profiles of thalweg and design water surface for the channels connecting the culverts we could recommend compatible building and parking pad elevations and appropriate roadways or drainage dedications for protection of the public.

Yours truly,

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

MSM/glm

cc: G. H. Wilton
G. C. McLure
E.C.

Jack Galbraith ✓
Coliseum Park Addn. Plat File

January 12, 1976

Delamater, Freund and Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 75-5 - Final Plat of
COLISEUM PARK

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 8, 1976, 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 December 22, 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.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the platator.
4. Certification that all taxes due and payable for 1975 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber
cc: Board of County Commissioners (3)
Dean Sellers, Assistant City Engineer

Mobil Pipe Line Company

Newby

310 East 2nd Street
Broadway Building - Room #305
Wichita, Kansas 67202

January 2, 1975

Mr. Curtis L. Newby
Wichita-Sedgwick County
Metropolitan Area Planning Dept.
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202

Re: S/D 75-5 COLISEUM PARK
PIPE LINE EASEMENT

Dear Mr. Newby:

In response to your letter of December 29, 1975, the fifty foot easement is adequate. The blanket easement has been formally released (See copy attached for your information). It appears that the 50 foot easement is shown in the right place on the Coliseum Park plot.

We trust this is what is needed from Mobil. If we can be of any further assistance, please advise.

Yours very truly,

Ivan Arick
Ivan Arick
Division Claims Agent

IA:vg
Attachment



A G R E E M E N T

THIS AGREEMENT, made this 5th day of December, 1975, between
BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

hereinafter referred to as "Owners" (whether one or more), and the MOBIL PIPE LINE COMPANY, a corporation organized and existing under the laws of the State of Delaware, hereinafter referred to as "Mobil,"

W I T N E S S E T H:

WHEREAS, on the 19th day of June, 1953, LEWIN H. GUTHRIE and ALICE P. GUTHRIE executed in favor of Socony-Vacuum Oil Company, Inc., Mobil's predecessor, a right of way agreement for pipelines and other purposes across certain lands situated in Sedgwick County, Kansas, said right of way agreement being recorded in Book 311 of Misc., Page 359 of the Register of Deeds' Office of Sedgwick County, Kansas, reference to which is made for all purposes as if the same were copied herein, and

WHEREAS, the rights granted under said right of way deed are now owned by MOBIL PIPE LINE COMPANY (formerly known under the name of Magnolia Pipe Line Company) and

WHEREAS, the Owner named above has requested Mobil to release the rights, privileges and easements granted to it by the above-mentioned right of way agreement, except for a tract of land hereinafter described upon which pipelines and/or other equipment are now located or are to be located.

NOW, THEREFORE, in consideration of the mutual benefits and obligations of the parties resulting from the covenants herein, the parties do hereby agree as follows:

(1) Mobil hereby releases all rights, privileges and easements held by it under the above-mentioned right of way agreement insofar as they affect any of the land described in said right of way agreement, except for the following described strip of land, with reference to which strip of land Mobil retains all of its rights, privileges and easements, to-wit:

The North Half of Southeast Quarter (N/2 of SE/4 Section 33, Township 25 South, Range 1 East, Sedgwick County, Kansas, excepting therefrom a perpetual easement for a fifty foot (50') wide strip of land, the centerline of which is described as follows:

Beginning at a point in a line being the West line of the SE/4 of Section 33, T25S, R1E, said point being Northerly along said line a distance of 1305 feet from the South line of said Section 33,
Thence North 82° 10' East a distance of 1366 feet to a point,
Thence North 85° 24' East a distance of 1258 feet to a point,
Thence North 75° 17' East a distance of 41 feet to a point in a line being the East line of said Section 33, said point being located Southerly along said line a distance of 980 ft. from the North line of said SE/4 of Section 33.

(2) Owners hereby grant and convey unto Mobil Pipe Line Company, its successors and assigns, the rights of way, easements and privileges to lay, repair, maintain, operate and remove pipelines and replace existing lines with other lines, for the transportation of oil and gas, and the products thereof, water, or any other fluid or substance, together with such drips, valves, fittings, meters, and similar appurtenances as may be necessary or convenient to the operation of said lines, and to erect, repair and maintain, graphite and steel anodes and other devices for the control of pipeline corrosion, over, across and through the above described tract, with ingress and egress to and from the same, said rights of way, easements and privileges herein granted each being divisible and assignable or transferable in whole or in part, to have and to hold the same unto said Mobil Pipe Line Company, its successors and assigns, for so long as used for the purposes aforesaid.

(3) It is expressly understood that except for existing easement rights, now owned by other parties, Mobil Pipe Line Company, its successors and assigns, shall have an exclusive easement across and over said right of way strip except as provided in Paragraph Number 4 following. It is agreed that Owners, their successors or assigns, will permit no building, body of water, or other structure or obstruction to be placed upon said right of way strip, and that the dirt covering said pipelines shall not be added to or removed without Mobil's written consent.

(4) Notwithstanding any of the foregoing provisions, Owners, their heirs and assigns, may permit the construction, operation, repair and maintenance of utility lines, streets, roadways, or railroad tracts across (as distinguished from running lengthwise along) said right of way strip, and if said crossings are made, it is agreed that Owners, their heirs and assigns, shall reimburse Mobil, or cause Mobil to be reimbursed, for all the reasonable and necessary costs for labor and materials incurred by Mobil in casing, lowering, or otherwise protecting said line for said crossings.

(5) Said right of way agreement dated June 19, 1953, and referred to above, shall remain in full force and effect except as amended hereby.

IN WITNESS WHEREOF, the parties hereto fix their signatures the day and date first above mentioned.

BOARD OF COUNTY COMMISSIONERS

Edgar G. Rush
[Signature]
[Signature]
OWNERS

MOBIL PIPE LINE COMPANY

E. P. Hardin
President



[Signature]
Secretary

218
wps
lt

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED, that on this 22nd day of December, 1975, before me, the subscriber, a Notary Public in and for said County and State, personally came the within named Earl E. Rush, Tom Scott and John Hale

known to be the person(s) named in, and who executed the within instrument; and to me they each acknowledged the execution of the same.

IN TESTIMONY WHEREBY, I have hereunto set my hand and seal the day and year above written.



My Commission Expires: 5/30/79

Nancy A. Linehan
Notary Public

STATE OF TEXAS)
COUNTY OF DALLAS) SS

BE IT REMEMBERED, that on this 19th day of NOVEMBER, 1975, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared E.P. HARDIN, of Mobil Pipe Line Company, a Delaware corporation, who is personally known to me and to be the ~~the~~ President of said corporation and the same person who executed the foregoing instrument, and he duly acknowledged the execution of the same for and on behalf of and as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

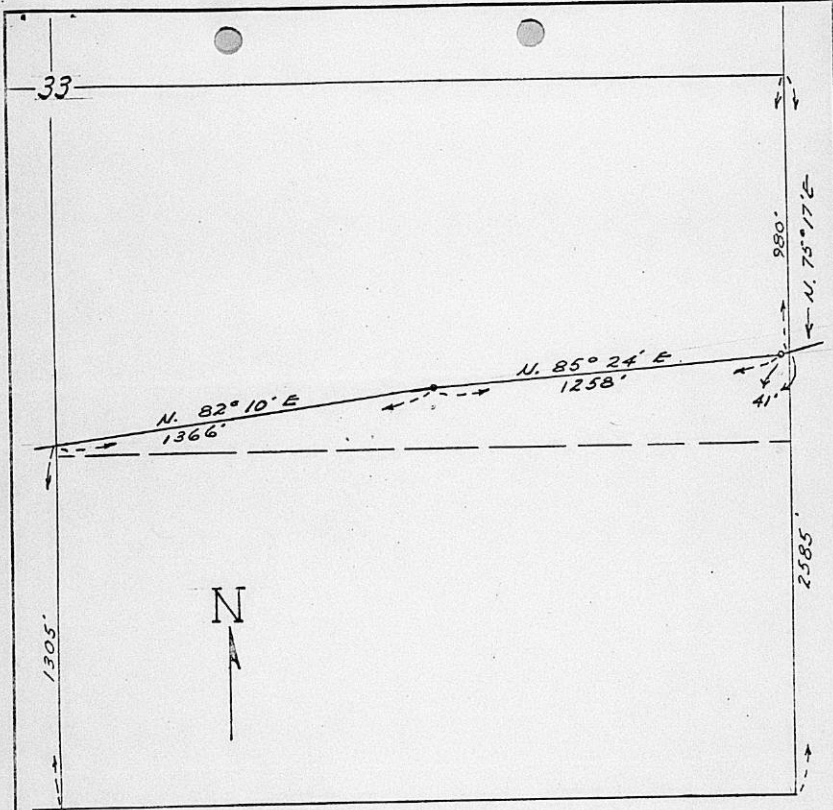


My Commission Expires: my commission expires June 1, 1977.

Doris Hickey
Notary Public in and for the
County of Dallas, State of Texas.
DORIS HICKEY, Notary Public
in and for Dallas County, Texas

ATTEST
George Pierce
GEORGE PIERCE, County Clerk

APPROVED AS TO FORM ONLY:
Jack N. Turner by Dwight W. ...
JACK N. TURNER, County Counselor



N/2 of SE/4 Sec. 33 - Twp. 25S - Rge. 1 E
Sedgwick Co., Kansas

					ENGINEER: ZE 11-27	Mobil Pipe Line Company ENGINEERING DEPT. DALLAS, TEXAS			
					DRAFTSMAN: J. S. 11-27	C. S. A.			
					ENG. CHECK:	Location of 10" Crude Trunk Line			
					DR. CHECK:				
NO.	REVISION	DATE	CH.	APPR.	APPROVED	DATE	SCALE	DRAWING NO.	REV.
							1" = 400'	A-2139-11	

THIS DRAWING AND ALL INFORMATION THEREON IS THE PROPERTY OF MOBIL PIPE LINE CO. AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED. THE DRAWING AND ANY COPIES THEREOF (PARTIAL OR COMPLETE) SHALL BE RETURNED TO THE OWNER ON DEMAND.

December 29, 1975

Mr. Ivan Arick
Division Claims Agent
Mobil Pipe Line Company
310 East 2nd Street
Broadway Building - Room #305
Wichita, Kansas 67202

Re: S/D 75-5 - Coliseum Park -
pipeline easement.

Dear Mr. Arick:

We are in receipt of your letter of December 22, 1975 concerning your company's easement rights on the property being platted as Coliseum Park. Enclosed herewith is a copy of the final plat furnished to our office. This plat shows a 50 foot wide easement running across the southern portion of the plat for your company's pipeline. Is this 50 foot easement adequate for your company's needs? Does your company have a blanket easement covering the area being platted? If so, has the blanket easement been formally released? Also, is the 50 foot easement shown on the plat in the right location?

We would appreciate your answers concerning these matters so that we can proceed with helping the developers finalize their plat. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Wilmer Freund, Engineer, Delamater, Freund & Scherer
512 Century Plaza Building, 67202
Sam Fulco, Coliseum Director, Kansas Coliseum
Room 100, Sedgwick County Courthouse, 67203

Mobil Pipe Line Company

310 East 2nd Street
Broadway Building - Room #305
Wichita, Kansas 67202

newby

December 22, 1975

Wichita Sedgwick County
Metropolitan Area
Planning Department
Sedgwick County Courthouse
Wichita, Kansas 67203

Re: Coliseum Park
Mobil Pipe Line Company
Right-of-Way Easement
N $\frac{1}{2}$ SE $\frac{1}{4}$ SEC 33, T25S, R1E

Gentlemen:

As requested, Mobil has no objections to the Coliseum Park provided their easement rights are protected during construction and operation of the said park.

If anything further is needed from Mobil, please advise.

Very truly yours,

Ivan Arick
Ivan Arick
Division Claims Agent

IA:vg





DELAMATER, FREUND & SCHERER, P.A.

ENGINEERS & ARCHITECTS

(316) 262-8293

512 CENTURY PLAZA

WICHITA, KANSAS 67202

R. B. DELAMATER, P. E.
WILMER FREUND, P. E.
RICHARD D. SCHERER, P. E.

CLARENCE P. BOHAAR, P. E.
NORMAN L. ROELF, P. E.
RONALD L. HADLEY, ARCHITECT

December 8, 1975

Mr. Robert A. Lakin
Metropolitan Area Planning Dept.
City Hall - 10th Floor
455 N. Main
Wichita, Kansas 67202

Attn: Mr. Curtis Newby
Junior Planner

Re: S/D Coliseum Park

Gentlemen:


We are submitting herewith twenty nine (29) prints of the final plat for proposed Coliseum Park. We believe the plat reflects all the requirements in association with your recommendations and requirements on the part of the Subdivision Committee and EDA.

We would appreciate this matter being placed on the Subdivision Committee Agenda for December 18, 1975.

Should you or any of the Subdivision Committee members have any question relative to the plat, please contact us prior to the Subdivision Committee meeting.

Sincerely,

DELAMATER, FREUND & SCHERER, P.A.


Wilmer Freund, P.E.

WF/bjm
Enclosures

cc: Mr. Earl Rush
Mr. Sam Fulco
Mr. Jack Turner
Mr. Grover McLure

276-B

Byron Stout, Chairman
Fran Jabara
Marvin Bastin
Robert Dry



Sam E. Fulco, Manager
Dist. 1 — John Hale
Dist. 2 — Tom Scott
Dist. 3 — Earl E. Rush, Chairman

ROOM 320 • COUNTY COURTHOUSE • WICHITA, KANSAS 67203
TELEPHONE 268-7411

September 30, 1975

Mr. Jerome H. Svore
Regional Administrator
Region VII
U.S. Environmental Protection Agency
1735 Baltimore Ave.
Kansas City, Missouri, 64108

Re: Kansas Coliseum, Sedgwick County, Kansas
Economic Development Administration
Project Number 05-1-01384

Dear Mr. Svore:

As required under Section 106 of the Public Works and Economic Development Act of 1965, we submit the following statement regarding the intended use of the storm water sewer system:

"This proposed storm water sewer system, as designed by Delamater, Freund & Scherer, P.A., will be constructed and operated so as to exclude the introduction of domestic sewage and industrial or agricultural waste."

Please include this letter with the other materials submitted for the Section 106 Certification.

Sincerely,

Board of County Commissioners
Sedgwick County, Kansas

By: Sam E. Fulco
Manager

COPY

KANSAS COLISEUM
SEDGWICK COUNTY, KANSAS

U.S. Department of Commerce
ECONOMIC DEVELOPMENT ADMINISTRATION
PROJECT NO. 05-1-01384

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Agreement Between Park City Improvement District
and Board of County Commissioners, Sedgwick County,
Kansas

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Kansas State Department of Health and Environment
Letter of Approval

Attachments - Not Included in this Document

1. Drawing of the Proposed Sewer Systems
2. "As-Built" Drawings of the Park City
Improvement District Treatment Plant

ENGINEERING REPORT - Storm and Sanitary Sewer Systems and Sewage Disposal.

The proposed sewer systems are to be constructed as part of the Kansas Coliseum located at Interstate Highway I-35W and 85th Street North (Valley Center Road) Interchange, north of the City of Wichita, Kansas.

This report is a summary of information requested by the Economic Development Administration (EDA) for use by the Environmental Protection Agency (EPA) to certify the proposed sewer systems, storm and sanitary, as set forth in Section 106 of the Public Works and Economic Development Act of 1965 (P.L.89-136).

Population Forecasts:

Table 1 shows the estimated daily and annual water usage. The type, number and attendance for the events were furnished by Mr. Sam Fulco, Coliseum Director/Manager. It is recognized that these estimates are approximate and actual conditions could vary by some degree.

The water usage computations were made using the following assumptions:

Attendance Sanitary Use, gross average = 2.5
gallons per attender per event

Camper Sanitary Use, gross average = 150 gallons
per unit per day

Horses = 100 gallons per day
Cattle = 100 gallons per day
Sheep = 20 gallons per day
Swine = 40 gallons per day

TABLE 1
ESTIMATED WATER USE

<u>Event</u>	<u>Number of Days</u>	<u>Number of Events</u>	<u>Attendance per Event</u>	<u>Attendance per Day</u>	<u>Water Use Gal/Day (max)</u>	<u>Total Water Use, Gal</u>
<u>SANITARY USES</u>						
Boat Shows	4	4	5,000	5,000	12,500	50,000
Auto Shows	4	4	2,500	2,500	6,250	25,000
Custom Auto Shows	5	5	4,000	4,000	10,000	50,000
Rock Shows	8	8	9,000	9,000	22,500	202,500
Circus	7	10	8,000	16,000	40,000	200,000
Country Music Shows	6	6	8,500	8,500	21,500	127,500
Rodeo	5	6	6,000	12,000	30,000	90,000
Trade Shows	9	9	1,000	1,000	2,500	22,500
Ice Shows	6	7	5,500	11,000	27,500	96,250
Exhibitions	9	9	20,000	20,000	50,000	450,000
Hockey	42	42	5,000	5,000	12,500	525,000
<u>LIVESTOCK SHOWS</u>						
Horse	9	9	1,200	1,200	3,000	27,000
Cattle	4	4	1,500	1,500	3,750	15,000
Sheep	2	2	1,500	1,500	3,750	7,500
Swine	2	2	1,500	1,500	3,750	7,500
CAMPER PARK - 150 days, 50 units average					7,500	1,125,000
				Subtotal		3,027,750
<u>LIVESTOCK USES</u>						
Livestock Shows			750	750	75,000	675,000
Horse	9	9	400	400	40,000	160,000
Cattle	4	4	400	400	8,000	16,000
Sheep	2	2	400	400	16,000	32,000
Swine	2	2				
				Subtotal		883,000
						1,825,000
MAINTENANCE USES - 5,000 gallons per day						5,735,750
				ANNUAL TOTAL, ALL USES		5,735,750

Sewage Characteristics:

1. Average Conditions. The estimated average sewerage characteristics are indicated in Table 2. The volumes are estimated percentages of the water consumption that will be discharged to the sewers.

TABLE 2
SEWAGE CHARACTERISTICS, ANNUAL AVERAGE

<u>Source</u>	<u>Volume M.G.</u>	<u>BOD₅ Strength mg/l</u>	<u>Total BOD₅ lb/year</u>
Sanitary, Coliseum	1.8	300	4,500
Sanitary, R.V. Area	0.9	400	3,000
Livestock	0.3	100	250
Maintenance	0.9	50	375
TOTALS	3.9		8,125

Population Equivalent - 107 persons 111 persons

The average per event day are approximately as follows, assuming 122 event days.

Average volume	= 32,000 gallons
	= 320 population equivalent
Average BOD ₅	= 66.6 pounds
	= 333 population equivalent
Average Flow Rate	= 90 gpm (assuming 6-hour event)
	= 1,330 population equivalent

2. Peak Conditions. The estimated peak day sewage characteristics are indicated in Table 3 for a livestock event and Table 4 for an exhibition event.

TABLE 3
SEWAGE CHARACTERISTICS, PEAK DAY
LIVESTOCK EVENT

<u>Source</u>	<u>Volume gallons</u>	<u>BOD₅ Strength mg/l</u>	<u>Total BOD₅ lb</u>
Sanitary, Coliseum	3,750	300	9.4
Sanitary, R.V. Area	10,000	400	33.4
Livestock	40,000	100	33.4
Maintenance	5,000	50	2.1
TOTALS	58,750		69.3
Population Equivalent	600 persons		350 persons

TABLE 4
SEWAGE CHARACTERISTICS, PEAK DAY
EXHIBITION EVENT

<u>Source</u>	<u>Volume gallons</u>	<u>BOD₅ Strength mg/l</u>	<u>Total BOD₅ lb</u>
Sanitary, Coliseum	40,000	300	100.0
Sanitary, R.V. Area	7,500	400	25.0
Maintenance	5,000	50	2.1
TOTALS	52,500		127.1
Population Equivalent	525 persons		635 persons

Assuming a peak daily sewage flow of 60,000 gallons with 75 percent of the flow occurring in a 4-hour period, the peak sewage flow rate would be approximately 190 gallons per minute (a population equivalent of approximately 2,700 persons).

Future livestock washdown areas to be located in the livestock barns should be equipped with a settling and skimming basin to remove manure, dirt, straw, hair and other such materials from the waste flow.

Existing Treatment:

Park City Improvement District

The Park City waste treatment plant is located approximately 10,000 feet south of the Coliseum property. A transmission line must be utilized to discharge the waste from the Coliseum to the treatment plant. A twelve inch pipeline will be built to convey the wastes to Park City. Some special problems with the installation of the pipeline are the acquisition of easements, crop damages and crossing the flood protection channel just north of the treatment plant. The Improvement District Board of Directors, through their engineers will develop construction drawings for the installation of the pipeline.

A flow equalization basin will be constructed on the treatment plant site to help control the large fluctuations in waste flow from the Coliseum.

The Park City waste treatment facility presently consists of Primary and Secondary Clarification, Trickling Filter, Holding Lagoons, Chlorination of effluent, Primary and Secondary Digestion of sludge, Digested Sludge Drying Beds and equipment to haul liquid sludge for land disposal.

Future designs for plant expansion and upgrading will be sized for a population equivalent (P.E.) of 10,000 persons. Presently plant capacity is limited by the size of the primary and secondary clarifiers (4600 P.E.).

October 3, 1975

Mr. Sam Fulco
Director
Sedgwick County Coliseum
Wichita, Kansas

RE: Water and sewer service from Park City Improvement District to the Sedgwick County Coliseum

Dear Mr. Fulco:

This is to advise you that the Board of Directors of Park City Improvement District will consent to the proper annexation of the Sedgwick County Coliseum property to the Park City Improvement District, Sedgwick County, Kansas, assuming that proper legal steps can be taken to effect such annexation, including the proper order of the Board of Sedgwick County Commissioners. Subsequent to the annexation, the District will proceed to have the District engineers, Reiss & Goodness Engineers, prepare detailed surveys, plans and estimates as outlined by K.S.A. 19-2767 for the furnishing of water and sewer service to the Coliseum. Thereafter, assuming the County's agreement to proceed, our Board will determine that the improvements, consisting of sewer and water lines and related appurtenances to serve the Coliseum, including a primary treatment facility, ought to be constructed, and that the cost thereof ought to be paid by levying special assessments against the property to be benefited by the improvements; and the Board will thereupon proceed with the assessment procedures set out in K.S.A. 19-2769. The actual charge and assessment to the Coliseum property will be the actual cost of sewer and water facilities, including with reference to the sewer project a primary treatment facility on the present Park City Improvement District sewage disposal property. The total cost to be charged and assessed will include the actual amount of all of the following:

1. An engineering fee for Reiss & Goodness Engineers on the same basis that Park City Improvement District has operated with such engineers in the past. A copy of their fee schedule has been furnished to you.
2. A fee for Donald A. Bell of Curfman, Brainerd, Harris, Bell, Weigand & Depew, bond counsel for the District, in the amount of 1-1/2% of the total amount of the bonds issued to fund the special assessments, out of which fee Mr. Bell will pay for printing of the bonds.
3. Any other actual miscellaneous expenses required to complete the project and the financing necessary therefor.

Mr. Sam Fulco
Page Two

4. Temporary note interest occasioned by temporary financing of the project.

5. A fee to First Securities Company of Kansas, Incorporated, in the amount of 1/2% of the bond issue for fiscal advice and assistance and preparation of documents and related expenses in sale of the bonds.

It is our understanding that the County would want to pay the assessments in installments; and, consequently, as indicated above general obligation bonds of Park City Improvement District would be issued to fund the total cost. Such bonds to be paid by the assessments against the County property. The assessments will include interest at the same rate as interest on the bonds.

All of the above costs would be subject to audit by the County. In addition, the District would consult with the County on the method of selling the bonds.

The water and sewer lines and appurtenances would, under the laws of the State of Kansas, remain the property of the District and such lines and appurtenances would be maintained by the District in the same manner that it maintains all of its utility facilities. There would be no hook-on charge as such to the County property. The County would be required to pay, as are all Park City residents, a monthly water and sewer service charge. In the case of water service this will be the same charge as to Park City residents. In the case of sewer service the charge will be based on volume and strength in accordance with engineering determinations showing a reasonable basis for sewer charges. Such engineering determinations and rates will be subject to scrutiny of the County, and the District would be prepared to justify such rates based on Federal guidelines and engineering tables and guidelines.

It is further agreed that the detailed plans and specifications with respect to the water and sewer projects will be subject to the approval of the County, including the size of the water and sewer lines. However, since the District will be responsible for furnishing adequate water and sewer service to the Coliseum, the Board of Directors of the District reserves the right to make the final determination with respect to the adequacy and sufficiency of the final plans and specifications; but in this respect, the District agrees that it will not act in an arbitrary manner and will at all times consult with the County's designated representative in an attempt to obtain complete and total agreement on the entire project and the detailed plans and specifications.

Mr. Sam Fulco
Page Three

If this letter is acceptable to the County, we would appreciate the proper official so indicating by executing the acceptance of a copy of this letter and returning it to the District for its file. Thereupon, you should proceed to institute the proper procedures for attachment to the District. Our counsel named above will be glad to cooperate with you in every way in this regard, including the preparation of necessary forms if you desire.

Very truly yours,

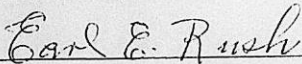
PARK CITY IMPROVEMENT DISTRICT
SEDGWICK COUNTY, KANSAS

BY 
JAMES UPCHURCH, President

cc: Jack Turner

APPROVED AND ACCEPTED THIS
6 day of October, 1975.

SEDGWICK COUNTY, KANSAS

By 
(authorized representative)

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

DEPARTMENT OF HEALTH AND ENVIRONMENT

DWIGHT F. METZLER, Secretary

Topeka, Kansas 66620



October 7, 1975

Mr. Jerome H. Svore
Regional Administrator
Region VII
U. S. Environmental Protection Agency
1735 Baltimore Avenue
Kansas City, Missouri 64108

Re: Kansas Coliseum
Sedgwick County, Kansas
E.D.A. Project 05-1-01334

Dear Mr. Svore:

It is our judgement that the wastewater treatment concept, as proposed by the Coliseum administration and their consultant, will provide adequate wastewater treatment for the Coliseum project.

Detailed plans, specifications, and construction documents will be submitted to this office at a later date and will be reviewed and approved based on applicable Kansas Statutes.

If you have any questions, please contact our office at your earliest convenience.

Very truly yours,

DIVISION OF ENVIRONMENT

James L. Martin
James L. Martin
Sanitary Engineer
Water Pollution Control

JLM:laj
cc: Herman Janzen
Sam E. Fulco
Stephen H. Ramsey

C
O
P
Y

REISS & GOODNESS ENGINEERS

2160 E. DOUGLAS AVE.
WICHITA, KANSAS 67214

November 3, 1975

Herman Jantzen
Kansas State Dept. of Health & Environment
Forbes Air Force Base -- Bldg. 740
Topeka, Kansas 66620

RE: Park City Improvement District

Dear Mr. Jantzen:

This letter is to confirm the comments made in our recent telephone conversation and will hopefully alleviate questions and hesitation with respect to the ability of Park City Improvement District to treat the sanitary sewage load from the proposed Sedgwick County Agricultural Coliseum.

As discussed with you, Park City adopted a long range plan following a study which we made for them several years ago which will upgrade the Sewage Treatment Plant in stages, as required, to an ultimate population of 10,000. The feeling has been (and still is) that the Park City Area will probably approach that figure before facilities are available to transport sewage to an area wide treatment plant, presumably Wichita's.

In the meantime, Park City must solve their own problem and update the Sewage Plant, as required, which they have every intention of doing.

At the time of adoption of the long-range plan, the various units at the plant, designed according to State Department of Health Criteria were sized for the following population equivalents:

<u>Treatment Unit</u>	<u>Design Population</u>
Primary Settling Tanks w/out recirculation	4,500
Trickling Filters (rock)	10,000
Trickling Filters (distributors)	6,100.
Final Sedimentation Basins	4,500
Sludge Digestion	6,500

Subsequent to the adoption of the long range master plan a new Sewage Pumping Station has been constructed sized for 10,000 population, the sludge digesters have been converted to aerated digesters which will handle the sludge for 10,000 population, a sludge loading dock with sludge hauling trailer has been provided, and effluent chlorination facilities have been installed. Recirculation from the final tank has been provided.

C O P Y

11/3/75 Letter to Herman Jantzen, Ks.St.Dept. of Health & Environment
Re: Park City Improvement District, Coliseum Page 2.

With respect to design loading, the present population of Park City is approximately 3,500. The District has no industrial load.

Relative to the proposed truck center, this, in Park City's opinion, is still speculative. We agree, and do not think an assured project with a need for water and sewage treatment should be held up because of an uncertain project. The Park City Board of Directors has stated that all additions to the system must carry their own load and this includes the truck center for which facilities will be provided, if and when it is necessary.

With respect to effluent sampling, the excess suspended solids is probably due to algae in the oxidation ponds. The location for the chlorination facilities as recommended by the Kansas State Department of Health & Environment is at the discharge from the final cell of the ponds. If this proves to be a bad choice because of algae discharge, the problem will have to be solved regardless of whether or not the Coliseum sewage is treated. This also should not be a reason for delay of the Coliseum.

For some weeks, one of the primary tanks was out of service while the drag-chains were being replaced. This may have accounted for some bad sampling results, however, the chains have now been replaced and the unit is back in service.

With respect to the chlorine fish kill which was reported, I have no knowledge concerning the reasons for this but considering the type of chlorination facilities in service, it is a very unusual occurrence and I cannot feature it happening again. In any case, this was not an overload situation.

Without pointing a finger at anyone, let me say that there are a number of figures being circulated relative to the capacity of the Park City Sewage Plant with which we do not agree. We are uncertain where the figures were obtained because our records were never consulted nor were Park City's or those of the State Board of Health.

I trust this will resolve some of the questions in your mind relative to the Coliseum matter. We, and the Park City Board of Directors, do not think that the future interceptor from Wichita enters into this matter at this time.

Very truly yours,
REISS & GOODNESS ENGINEERS

Charles M. Goodness
Charles M. Goodness, P.E.

CMG:bs

cc: Sam Fulco, 3914 Amidon, Wichita, Ks. 67204
Park City Improvement District, 6125 N. Hydraulic, Wichita, Ks. 67219
Steve Ramsey, Delameter Freund & Scherer, P.E., Century Plaza Bldg.,
Wichita, Ks. 67202

Water carried by the above discharge facilities will be adequately treated before being discharged in to the public waterway so as to meet applicable water quality standards, condition on compliance with NPDES Permit #^M~~N~~ - AR 69-0001 (KS 0117269), and condition on the basis that the Park City Improvement District provide a written commitment to the State of Kansas containing a schedule ^{for the project} for maintaining, planning, and completing a project to assure secondary treatment by July 1, 1977.

November 5, 1975

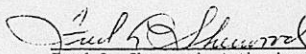
Mr. Richard Duty, Chief
Water Pollution Control
Division of Environment
Kansas State Dept. of Health & Environment
Forbes Air Force Base -- Bldg. 740
Topeka, Kansas 66620

Dear Mr. Duty:

The following schedule is proposed for modifying the existing Wastewater Treatment Facilities for Park City Improvement District, Sedgwick County, Kansas to meet secondary treatment requirements in compliance with conditions listed in NPDES Permit No. M-AR69-0001 (KS-0117269).

<u>Item</u>	<u>Date to be Accomplished</u>
Engineering Report	December 31, 1975
Plans and Specifications	June 30, 1976
Award Contracts to upgrade facilities	September 30, 1976
Complete construction of upgraded facilities	June 30, 1977
Achieve Compliance with Final Effluent Limits	July 1, 1977

Very truly yours,
PARK CITY IMPROVEMENT DISTRICT


Fred L. Sherwood, Authorized Rep.

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

BE IT REMEMBERED, that on this 5th day of NOVEMBER, 1975, before me the undersigned, a Notary Public in and for the County and State aforesaid, came FRED L. SHERWOOD who (is)(are) the same (person)(persons) who executed the foregoing instrument and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal the day and year last above written.


Notary Public



My Commission Expires: JAN. 21, 1978.

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

DEPARTMENT OF HEALTH AND ENVIRONMENT

DWIGHT F. METZLER, Secretary

Topeka, Kansas 66620



November 7, 1975

C
O
P
Y

Support Services Branch
U. S. Environmental Protection Agency
1735 Baltimore Avenue
Kansas City, Missouri 64108

Attn: E. Stephenson

Re: Kansas Coliseum
Wichita, Kansas

Gentlemen:

The attached commitment on the part of the Park City Improvement District satisfies this agency that the conditions which the Environmental Protection Agency had imposed upon the application for an EDA Grant for the above noted coliseum are no longer needed. We see no reason why their application cannot be approved unconditionally.

Sincerely,

DIVISION OF ENVIRONMENT

Richard Duty, P.E.
Chief
Water Pollution Control

RD:laj
cc: Sam Fulco
Charles M. Goodness, P.E.
Larry Sheridan

December 22, 1975

Delamater, Freund & Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 75-5 - Final plat of
COLISEUM PARK.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 18, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- ~~A.~~ The plattors text of the plat shall indicate what use Reserve A on the plat is being reserved for.
- ~~B.~~ The engineers certificate shall be amended to include a statement certifying that the irons indicated on the plat have been set.
- ~~C.~~ The existing buildings on subject property shall be removed prior to release of the plat tracing for recording.
- ~~D.~~ A letter from the Magnolia Pipeline Company shall be submitted to the Planning Department stating that they are agreeable with the easement as shown on the plat.
- ~~E.~~ A copy of the site grading plan being submitted to the County Engineer shall be submitted to the Maintenance-Flood Control Office for review.
- ~~F.~~ Prior to the issuance of any building permits on subject property, the applicant's engineer shall submit a site development plan to the Sedgwick County Fire Department.
- ~~G.~~ Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D 75-5
December 22, 1975
Page 2

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 8, 1976, 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

cc: Board of County Commissioners (3)
Dean Sellers, Assistant City Engineer

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE December 18, 1975

TO Curtis Newby, MAPD

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

SUBJECT Coliseum Park - Final Plat

The subdivision requirements for the Coliseum Park final plat require that:

"Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval. A letter from said Department approving such systems shall be submitted to the Planning Department."

Arrangements have been made to provide municipal type water and sanitary sewerage services to the Coliseum by the Park City Improvement District. These arrangements have been formalized between the Board of County Commissioners of Sedgwick County and the Board of Directors of Park City Improvement District. The developmental process to provide such service has included the involvement of the Kansas Department of Health and Environment and the regional office of the U.S. Environmental Protection Agency. The Park City Improvement District in a communication to Richard Duty of the Kansas Department of Health and Environment dated November 5, 1975, has provided the following commitment and schedule in relation to the enlargement and modification of the Park City sewerage treatment facility:

<u>"Item</u>	<u>Date to be Accomplished</u>
Engineering Report	December 31, 1975
Plans and Specifications	June 30, 1976
Award Contracts to upgrade facilities	September 30, 1976
Complete construction of upgraded facilities	June 30, 1977
Achieve Compliance with Final Effluent Limits	July 1, 1977"

It is my understanding that EPA has approved the concept for Park City to provide sewerage service to the Kansas Coliseum and has indicated such approval to the regional office of EDA in Denver.

While the plans for the water and sanitary sewerage service systems to the Kansas Coliseum cannot be approved by this Department at this time because they are not as yet available, the above indicated commitments are sufficient for our approval of the final plat of the Coliseum Park to be finalized and approved. This approval of the final plat of the Coliseum Park is conditioned on the basis that the engineering report and plans and specifications for the sewerage system be submitted to us for our review and approval and also that the plans and specifications for the water system be submitted to us for review and approval.

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

JFA/jk

cc: Sam Fulco, Bob Lakin, Al Reiss, Steve Innes, Jack Turner, Herman Jantzen,
Steve Ramsey, Grover McLure



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION VII
1735 BALTIMORE - ROOM 249
KANSAS CITY, MISSOURI 64108

December 9, 1975

Adequacy of Treatment - Kansas Coliseum
Wichita, Kansas: Project No. 05-1-01384

Mr. William J. Roberts, Chief
Technical Support Division
Economic Development Administration
Suite 505 - Title Building
909 17th Street
Denver, Colorado 80202

Dear Mr. Roberts:

This is in regard to the Certificate as to Adequacy of Treatment issued for the subject project on November 3, 1975.

This office has received a copy of a commitment letter from the Park City Improvement District to the Kansas Department of Health and Environment which satisfies the condition attached to the aforementioned CAT. The CAT as it now stands is conditioned only on compliance with NPDES Permit No. M-AR69-0001 (KS0117269).

If you have questions or comments please advise.

Very truly yours,


for Carl V. Blomgren
Director
Water Division



FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-5 Name COLISEUM PARK
Date Application Rec'd. 1-16-75 Preliminary Approval 2-6-75
Scheduled S/D Meeting 12-18-75

DESCRIPTION

General Location South side of 85th Street North between I-35W and
Hydraulic,
Owner Sedgwick County Board of County Commissioners
Surveyor/Engineer Delamater, Freund & Scherer
Address 512 Century Plaza Building Phone 262-8293

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>240±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>80</u> R/W <u>3877</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>3</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>3877</u> ft. |
| 3. Minimum Lot Frontage <u>1130</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>59.6</u> acres | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>R-1</u> | |
| 9. Public Water Supply Yes (Yes-No), Name <u>Park City Improvement District</u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The plat text of the plat shall indicate what use Reserve A on the plat is being reserved for.
- B. Complete access control shall be indicated adjacent to the east 40 feet of the north line of Reserve A and adjacent to the north 40 feet of the east line of Reserve A.
- C. The 70 foot building setback from 85th Street North on Lot 2 shall be increased to 100 feet.
- D. The engineers certificate shall be amended to include a statement certifying that the irons indicated on the plat have been set.
- E. The existing buildings on subject property shall be removed prior to release of the plat tracing for recording.
- F. A letter from the Magnolia Pipeline Company shall be submitted to the Planning Department stating that they are agreeable with the easement as shown on the plat.
- G. A copy of the site grading plan being submitted to the County Engineer shall be submitted to the Flood Control-Maintenance Office for review.
- H. The Subdivision Committee in their approval of the preliminary plat eleven months ago required that the following be done prior to their approval of a final plat:
 - 1. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval. A letter from said Department approving such systems shall be submitted to the Planning Department.

(OVER)



INVENTORY & EVALUATION

INDIVIDUAL
GROUP
UNIT OF GOVERNMENT

REQUESTED BY Coliseum Park LOCATION South side 85th N
between Hydraulic & I-35 W
ASSISTED BY Larry L. Henry, District Conservationist DATE 2-4-75

SITUATION: Due to the large surface area there is a wind erosion hazard when left exposed with no cover. Also water erosion problem due to the gently sloping land if not terraced or covered with grass.

SOLUTIONS: 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. 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 Sedgwick County Conservation District

(cont)

* Circle appropriate category.

INVENTORY & EVALUATION

* { INDIVIDUAL
GROUP
UNIT OF GOVERNMENT

REQUESTED BY _____ LOCATION _____

ASSISTED BY _____ DATE _____

SOLUTIONS CONT.

~~SPECIFICATION:~~

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

Native bluestem mix, 2 pounds per 1,000 square feet.

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

Bromegrass, 2 pounds per 1,000 square feet.

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

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

Bromegrass, 2 pounds per 1,000 square feet.

Bluegrass, 2 pounds per 1,000 square feet.

Adapted perennial grasses for sodding are Zoysia, Bluegrass, and

~~SUGGESTED SOLUTIONS:~~

Fescue.

6. 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.

7. Backfill, compact, seed, and mulch trenches within 90 days
after they are opened.

(cont)

* Circle appropriate category.

INVENTORY & EVALUATION

* { INDIVIDUAL
GROUP
UNIT OF GOVERNMENT

REQUESTED BY _____ LOCATION _____

ASSISTED BY _____ DATE _____

SOLUTIONS CONT:
SITUATION:

8. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 943-9471.

~~SUGGESTED SOLUTIONS:~~

* Circle appropriate category.

February 10, 1975

Delamater, Freund & Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 75-5 - Preliminary Plat
of COLISEUM PARK.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 6, 1975, 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:

- A. "Complete access control" shall be labeled adjacent to the west 220 feet of the north line of Lot 2, Block A.
- B. "Complete access control" shall be labeled adjacent to the east 40 feet of the north line of Lot 1, Block A, and adjacent to the north 40 feet of the east line of said lot.
- C. A 100 foot building setback shall be indicated from 85th Street North and Hydraulic Avenue.
- D. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval. A letter from said Department approving such systems shall be submitted to the Planning Department.
- E. A preliminary site development plan shall be submitted to the Metropolitan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets; location and width of ingress and egress points to subject property; location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads, location and size of

COLISEUM PARK
February 10, 1975
Page 2

camping areas. The vehicle and tent camping area shall be provided with service buildings with rest room and shower facilities plus a sewer discharge system for recreational vehicles.

- F. The existing buildings on subject property shall be removed prior to release of the plat tracing for recording.
- G. An appropriate easement shall be indicated on the face of the plat for the east-west pipeline. A letter from the Magnolia Pipeline Company shall be submitted to the Planning Department stating that they are agreeable with the easement to be shown.
- H. A copy of the site grading plan being submitted to the County Engineer shall be submitted to the Flood Control-Maintenance Office for review.
- I. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- J. 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.
- K. 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 should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Sedgwick County Board of County Commissioners (3)
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-5 Name COLISEUM PARK
Date Application Rec'd. 1-16-75 Preliminary Approval
Scheduled S/D Meeting 2-6-75

DESCRIPTION

General Location South side of 85th Street North between I-35W and Hydraulic.

Owner Sedgwick County Board of County Commissioners
Surveyor/Engineer Delamater, Freund & Scherer
Address 512 Cenutry Plaza Building Phone 262-8293

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>240±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>80</u> R/W <u>3877</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>2</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>3877</u> ft. |
| 3. Minimum Lot Frontage <u>1130</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>59.6</u> acres | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning _____ | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Park City Improvement District</u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. "Complete access control" shall be labeled adjacent to the west 551.10 feet of the north line of Lot 2, Block A.
- B. "Complete access control" shall be labeled adjacent to the east 40 feet of the north line of Lot 1, Block A, and adjacent to the north 40 feet of the east line of said lot.
- C. A 100 foot building setback shall be indicated from 85th Street North and Hydraulic Avenue.
- D. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval.
- E. A site development plan shall be submitted to the Metropolitan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets; location and width of ingress and egress points to subject property; location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area shall be provided with service buildings with rest room and shower facilities plus a sewer discharge system for recreational vehicles.
- F. The existing buildings on subject property shall be removed prior to release of the plat tracing for recording.
- G. An appropriate easement shall be indicated on the face of the plat for the east-west pipeline. A letter from the Magnolia Pipeline Company shall be submitted to the Planning Department stating that they are agreeable with the easement to be shown.

(OVER)

H. 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.

I. 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. 75-5 Name COLISEUM PARK
Date Application Rec'd. 1-16-75 Preliminary Approval 2-6-75
Scheduled S/D Meeting 12-18-75

DESCRIPTION

General Location South side of 85th Street North between I-35W and
Hydraulic.
Owner Sedgwick County Board of County Commissioners
Surveyor/Engineer Delamater, Freund & Scherer
Address 512 Century Plaza Building Phone 262-8293

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>240±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>80</u> R/W <u>3877</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>3</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>3877</u> ft. |
| 3. Minimum Lot Frontage <u>1130</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>59.6</u> acres | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>R-1</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Park City Improvement District</u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita _____ : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The plattors text of the plat shall indicate what use Reserve A on the plat is being reserved for.
- B. Complete access control shall be indicated adjacent to the east 40 feet of the north line of Reserve A and adjacent to the north 40 feet of the east line of Reserve A.
- C. The 70 foot building setback from 85th Street North on Lot 2 shall be increased to 100 feet.
- D. The engineers certificate shall be amended to include a statement certifying that the irons indicated on the plat have been set.
- E. The existing buildings on subject property shall be removed prior to release of the plat tracing for recording.
- F. A letter from the Magnolia Pipeline Company shall be submitted to the Planning Department stating that they are agreeable with the easement as shown on the plat.
- G. A copy of the site grading plan being submitted to the County Engineer shall be submitted to the Flood Control-Maintenance Office for review.
- H. The Subdivision Committee in their approval of the preliminary plat eleven months ago required that the following be done prior to their approval of a final plat:
 - 1. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval. A letter from said Department approving such systems shall be submitted to the Planning Department.

2. A preliminary site development plan shall be submitted to the Metropolitan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets; location and width of ingress and egress points to subject property; location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area shall be provided with service buildings with rest room and shower facilities plus a sewer discharge system for recreational vehicles.

I. Deferral of this final plat is therefore in order since the items referred to in staff comment "H" have not been done.

Map No.: 5557
Section No.: 33
Twp. No.: 25S
Range: 1E

S/D No. 75-5

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Coliseum Park

General Location: South of 85th Street North and East of I-35W

Name of Property Owner: Sedgwick County Board of County Commissioners
Address: Sedgwick County Courthouse Phone: 268-7411

Name of Subdivider: Same Phone: _____
Address: _____

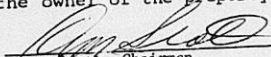
Name of Agent/Surveyor: Delamater, Freund & Scherer, P.A.
Address: 512 Century Plaza, Wichita, Kansas 67202 Phone: 262-8293

Date of Application: 1/16/75

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 240 ±
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other 2Total Number of Lots 2
3. Minimum Lot Frontage 1130 ft.
4. Minimum Lot Area 59.6 Ac.
5. Existing Zoning R-1
6. Proposed Zoning _____
7. Lineal Feet of New Streets:
 - a. 80' R/W 3877 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL _____ ft.
8. Sidewalk adjacent to streets? yes X no
9. Public Water Supply yes (Yes-No), Name Park City Improvement District
10. Public Sanitary Sewers no (Yes-No), Name _____
11. Health Department Approval (where applicable) yes
12. City of Wichita no Three-Mile Area yes

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: 
Tom Scott, Chairman

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

Received by _____
Date 1-16-75
Fee Submitted none req.

DELAMATER, FREUND & SCHERER, P. A.

CONSULTING ENGINEERS

TELEPHONE (316) 262-8293

512 CENTURY PLAZA

WICHITA, KANSAS 67202

January 16, 1975

Mr. Robert A. Lakin
Director of Planning
Wichita-Sedgwick County Metropolitan Planning Dept.
City Annex Building
104 S. Main
Wichita, Kansas 67202

Attention: Curtis Newby, Junior Planner

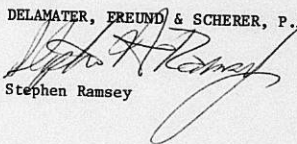
Dear Curtis:

Please find enclosed herein are twenty-nine (29) copies of the Preliminary Plat for Coliseum Park, along with the completed Subdivision Approval Application.

We would appreciate the placing of this plat on the next Subdivision Committee Agenda for Thursday, February 6, 1975.

Sincerely,

DELAMATER, FREUND & SCHERER, P.A.


Stephen Ramsey

SR/psb
Enclosure

276-B