

SEWER DISTRICT PROPOSAL

LAKE COUNTRY MANOR  
Stone County, Missouri

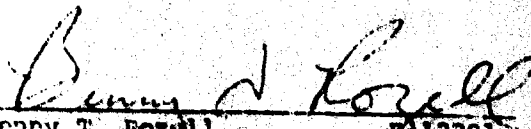
Developer  
Mr. Bill Dwyer

by

NOZELL ENGINEERING CO.

123 W. Pacific

Branson, Missouri

  
Henry T. Nozell

812291

Exhibit No. 1  
Date 10/21/80 Case No. 54-150  
Reporter Phelan

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## I. INTRODUCTION

At the request of Mr. Bill Dwyer, developer, and Mr. Keith Hovensack, an officer of Southwest Sewer Company, this report has been prepared for the purpose of obtaining the approval of Missouri Public Service Commission for a publicly regulated sewer company. The attorney for the applicant is W. R. England, 312 Capitol, Jefferson City, Missouri.

## II. PROJECT LOCATION AND CONDITIONS

The Sewer district will be composed of all the property of which the developer has control on the left bank descending of Table Rock Lake near the tributary of Bear Den Cove near Cape Fair, Mo. The tract of land consists of 435 acres as shown on Drawing No. 1.

The terrain varies from slightly sloping to steep which is typical of the vicinity. The soil classifications vary from a gravely, silty clay to very rocky clay. The soil depth also has a great variation ranging from a depth of 12 foot or more to very thin overburden covering the bedrock. The soil has moderate permeability with an average percolation rate of 1" per 15 minutes.

There are no sewage collection facilities available in the area. All adjacent and nearby subdivisions utilize septic tanks with soil absorption systems as a means of waste water disposal. These adjacent areas are not being considered at this time for the sewer district and should they petition for inclusion at a later date a reasonable fee will need to be negotiated at that time.

No alternative methods will be presented.

### III. FACILITY CONCEPT

The sewage from each dwelling will be settled and partially treated by an individual treatment unit installed at each house at the time the house is constructed. The settled effluent will be collected by a network of sewer lines and transported to a central point where it will receive final treatment. The final treatment will consist of a sand filter system which in turn discharges the treated effluent into Table Rock Lake. All construction and treatment facilities will be as directed and approved by the Missouri Department of Natural Resources.

The sales contract, and subdivision restrictions shall stipulate the responsibility of each lot owner that constructs a house to install an aeration device. The aeration device should be equal to a Jet Individual House Sewage Treatment Plant, 1200 gallon Extended Aeration Model J-153 with NSF Seal of Acceptance.

### IV. LEGAL DESCRIPTION OF SLEEP DISTRICT

A tract of land situated in the County of Stone, State of Missouri, being a part of Sections 11 and 14, Township 23 North, Range 24 West described as follows:

Beginning at the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 11; thence S2°19'13"W along the East line of Section 11, 1318.20 feet; thence S2°19'10"W along said East line 2602.05 feet; thence S2°26'30"W along the East line of said Section 14, 2057.31 feet to the Northerly right-of-way line of Missouri Highway "Y" as now located; thence Southwesterly along the right-of-way to the East line of KMO Tract recorded in Deed Book 100 at page 597 Stone County Records; thence N1°33'05"E parallel to the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 14, 390.04 ft.; thence N88°26'55"W 181.00 feet to the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence N1°33'05"E along said west line 928.29 feet to the Southeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14; thence N84°58'41"W 187.26 feet to the Easterly right-of-way line of a County Road; thence Northeasterly along right-of-way to the Easterly right-of-way of Lakeshore Drive; - continued page 3.



thence Northerly and Northwesterly along right-of-way to the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 11; thence N2°17'40"E along West line 131.54 feet to the Southeast corner of NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 11; thence N88°04'30"W along the South line thereof 660.00 feet to a G.F.T.L. Tract V2238-1; thence N88°04'30"W along G.F.T.L. 330.05 feet; thence N11°43'42"W along G.F.T.L., 679.13 feet; thence S47°12'30"W along G.F.T.L. 236.39 feet to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence N2°00'00"E along the West line, 1649.00 feet to a G.F.T.L. Tract V2238-2; thence N48°47'52"E along G.F.T.L. 242.75 feet; thence N76°04'40"E along G.F.T.L. 1202.99 feet; thence S87°08'12"E along G.F.T.L. 164.44 feet; thence S87°08'12"E along the North line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 11, 493.31 feet to a G.F.T.L. Tract V2238-2; thence S2°19'12"W along G.F.T.L. 164.94 feet; thence S16°00'13"E along G.F.T.L. 522.86 feet; thence S2°19'12"W along G.F.T.L. 987.91 feet; thence S43°22'21"E along G.F.T.L. 233.04 feet; thence N47°36'28"E along G.F.T.L. 231.37 feet; thence N29°04'12"E along G.F.T.L. 365.31 feet; thence N2°19'12"E along G.F.T.L. 329.77 feet; thence N47°29'59"E along G.F.T.L. 231.81 feet; thence N31°08'08"W along G.F.T.L. 596.52 feet; thence N2°19'12"E along G.F.T.L. 329.80 feet; thence S87°08'12"E along G.F.T.L. 164.43 feet; thence N2°19'12"E along G.F.T.L. 164.89 feet; thence S87°07'34"E along G.F.T.L. 328.86 feet; thence S53°32'59"E along G.F.T.L. 595.92 feet; thence N74°20'04"E along G.F.T.L. 518.62 feet to the point of beginning, containing 435.00 acres, more or less.

#### V. SUMMARY

Initially 109 lots will be platted and a sales program started. The estimates in this presentation are for the lots only. Construction will proceed as necessary to serve the houses when constructed. All easements and access should be reserved at the time of platting. The owners should be informed if sewer line elevations are critical to insure gravity flow to the collection system. Each house constructed will be required to install an individual unit and connect to the collection system.

Southwest Sewer Company will be responsible for maintenance of the individual units, the collection system, and final treatment facility.

# PROJECTED ANNUAL COST

1. Sand Filter System	\$ 400.00
2. Maintenance & Monitoring \$80.00 per trip - 52 trips per year	4,016.00
3. Quarterly Testing	400.00
4. Individual Unit Maintaining & Monitoring	750.00
5. Chlorine	150.00
6. Motor & Pump Replacement	100.00
7. Organizational Costs \$1000 per 3 years	333.33
8. Accounting & Legal Fees	600.00

TOTAL ANNUAL EXPENSE \$6,749.33

## CONSTRUCTION COSTS

### Collection Lines

4 inch - 6415 ft. @ \$9.00/ft.=	\$57,735.00	
6 inch - 1500 ft. @ \$9.75/ft.=	\$14,625.00	\$72,360.00

Sand Filter \$14,000.00

Chlorinator 1,350.00

Engineering, Legal and Accounting 7,000.00  
\$94,710.00

Contingencies (5%) 4,735.00  
\$99,445.00

109 Lots to be served = \$912.34/Lot



VICINITY MAP  
STONE COUNTY, MO.  
TABLE ROCK ESTATES

