

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

April 28, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-25 STERLING FARMS 4TH ADDITION

OWNER/APPLICANT: Kessler Enterprises, A Trust, c/o William J. Walsh, Jr., 1440 Gatewood, Wichita, KS 67206

AGENT: Ritchie Development Corp., c/o Jack Ritchie, 8100 E. 22nd Street North - Building 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: P.E.C., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: West of Tyler Road on the north side of Sterling (21st Street North)

SITE SIZE: 7.5 Acres

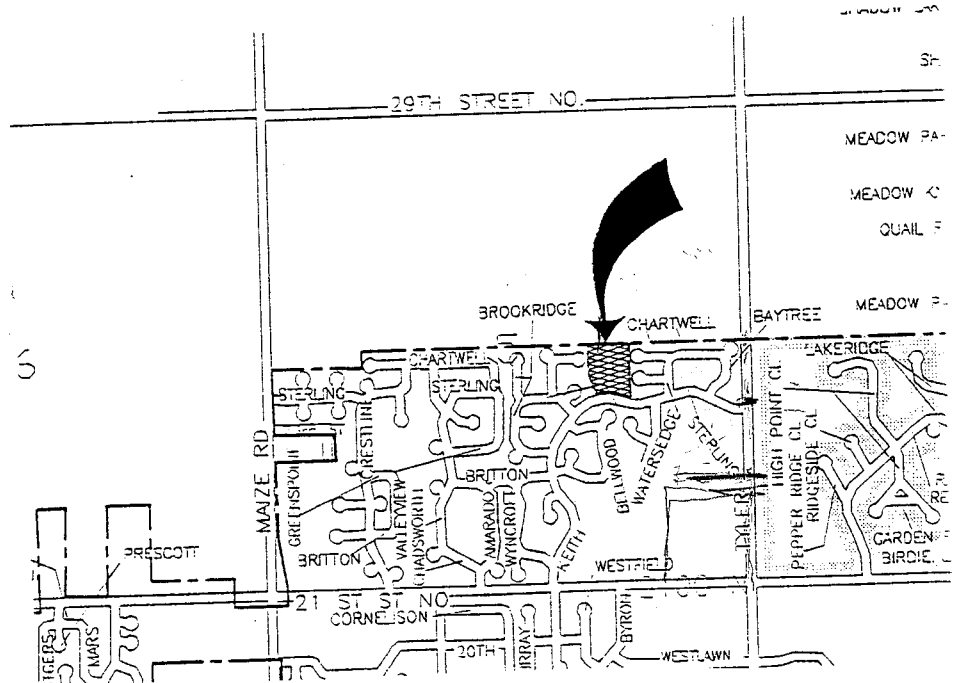
NUMBER OF LOTS

Residential:	22
Office:	
Commercial:	
Industrial:	
Total:	<u>22</u>

MINIMUM LOT AREA: 9,400 sq. ft.

CURRENT ZONING: "AA"

VICINITY MAP:



NOTE: This plat represents the fourth final portion of the overall Sterling Farms residential plat. The first addition and overall plat for this area dates back to 1989. This site is also within Community Unit Plat, DP-178 Amendment #1.

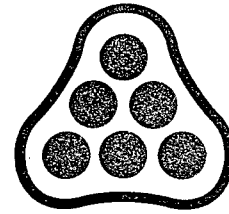
STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalk along one side of Bellwood. Such a segment will connect the Sterling Farms sidewalk system with subdivisions now being planned to the north.
- E. The overall Sterling Farm Addition was intended to participate in the paving of Tyler Road adjacent to the development. City Engineering needs to indicate if this particular plat should be required to submit some form of agreement or guarantee for such paving.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Although access controls are not typically platted to interior, residential streets such as Sterling, in this case such restrictions on access are necessary since Sterling has been designed to act as a collector but was allowed to be platted as only a 58-foot street. Consequently, the access controls are needed to prevent adjacent lots from directly accessing this street and resulting in safety or traffic conflicts on this relatively narrow but high traffic street.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. 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.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

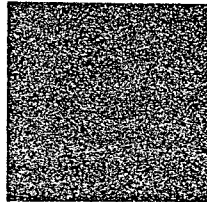
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

September 28, 1994

Mr. Kelly P. Finn
Environmental Engineer, Industrial Programs Section
Bureau of Water
Kansas Department of Health and Environment
Forbes Field, Building 283
2 North and J Street
Topeka, Kansas 66620



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



Reference: Stormwater Application for Construction Activity
Sterling Farms 4th Addition
PEC File No. 36-94224-2051

Dear Mr. Finn:

On behalf of the Ritchie Associates, we hereby submit the following documentation to your office:

- Item 1. Completed Environmental Protection Agency Form 1.
- Item 2. Supplemental Information sheet.
- Item 3. Vicinity map showing location of proposed construction activity.

We trust that this submittal completes your application requirements for the referenced property. Questions may be directed to Michael W. Berry, P.E., Manager, Land Development Division, Professional Engineering Consultants, at 303 S. Topeka, Wichita, KS, 67202, or by phone at (316) 262-2691.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Darwin R. Cronk, E.I.T.
Design Engineer

DRC:blc

Encl: As noted

DIRECTORS / D.E. MALTBIE, P.E. / W.H. KELINER, P.E. / R.D. PLEICHER, P.E. / M.D. SCHOMAKER, P.E. / G.D. SCHOCK, P.E.
J.H. BAILEY, P.E., PH.D. / D.J. NORION, P.E. / B.E. REMSBERG, P.E. / G.K. GREENWOOD, P.E. / D.E. HAGER, P.E.
ASSOCIATE DIRECTORS: / G.L. ADAMS, P.E.

303 S. TOPEKA
WICHITA, KANSAS 67202
(316) 262-2691
FAX (316) 262-3003

FORM 1 GENERAL	U.S. ENVIRONMENTAL PROTECTION AGENCY GENERAL INFORMATION Consolidated Permits Program (Read the "General Instructions" before starting.)	I. EPA I.D. NUMBER F NOT REQUIRED
PLEASE PLACE LABEL IN THIS SPACE		GENERAL INSTRUCTIONS If a preprinted label has been provided, affix it in the designated space. Review the information carefully; if any of it is incorrect, cross through it and enter the correct data in the appropriate fill-in area below. Also, if any of the preprinted data is absent (the area to the left of the label space lists the information that should appear), please provide it in the proper fill-in area(s) below. If the label is complete and correct, you need not complete Items I, III, V, and VI (except VI-B which must be completed regardless). Complete all items if no label has been provided. Refer to the instructions for detailed item descriptions and for the legal authorizations under which this data is collected.

II. POLLUTANT CHARACTERISTICS

INSTRUCTIONS: Complete A through J to determine whether you need to submit any permit application forms to the EPA. If you answer "yes" to any questions, you must submit this form and the supplemental form listed in the parenthesis following the question. Mark "X" in the box in the third column if the supplemental form is attached. If you answer "no" to each question, you need not submit any of these forms. You may answer "no" if your activity is excluded from permit requirements; see Section C of the instructions. See also, Section D of the instructions for definitions of bold-faced terms.

SPECIFIC QUESTIONS	MARK 'X'			SPECIFIC QUESTIONS	MARK 'X'		
	YES	NO	FORM ATTACHED		YES	NO	FORM ATTACHED
A. Is this facility a publicly owned treatment works which results in a discharge to waters of the U.S.? (FORM 2A)		X		B. Does or will this facility (either existing or proposed) include a concentrated animal feeding operation or aquatic animal production facility which results in a discharge to waters of the U.S.? (FORM 2B)		X	
C. Is this a facility which currently results in discharges to waters of the U.S. other than those described in A or B above? (FORM 2C)		X		D. Is this a proposed facility (other than those described in A or B above) which will result in a discharge to waters of the U.S.? (FORM 2D)		X	
E. Does or will this facility treat, store, or dispose of hazardous wastes? (FORM 3)		X		F. Do you or will you inject at this facility industrial or municipal effluent below the lowermost stratum containing, within one quarter mile of the well bore, underground sources of drinking water? (FORM 4)		X	
G. Do you or will you inject at this facility any produced water or other fluids which are brought to the surface in connection with conventional oil or natural gas production, inject fluids used for enhanced recovery of oil or natural gas, or inject fluids for storage of liquid hydrocarbons? (FORM 4)		X		H. Do you or will you inject at this facility fluids for special processes such as mining of sulfur by the Frasch process, solution mining of minerals, in situ combustion of fossil fuel, or recovery of geothermal energy? (FORM 4)		X	
I. Is this facility a proposed stationary source which is one of the 28 industrial categories listed in the instructions and which will potentially emit 100 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X		J. Is this facility a proposed stationary source which is NOT one of the 28 industrial categories listed in the instructions and which will potentially emit 250 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X	

III. NAME OF FACILITY

1 SKIP STERLING FARMS 4TH ADDITION

IV. FACILITY CONTACT

A. NAME & TITLE (last, first, & title)	B. PHONE (area code & no.)
2 RITCHIE, JACK PRESIDENT	316 684 7300

V. FACILITY MAILING ADDRESS

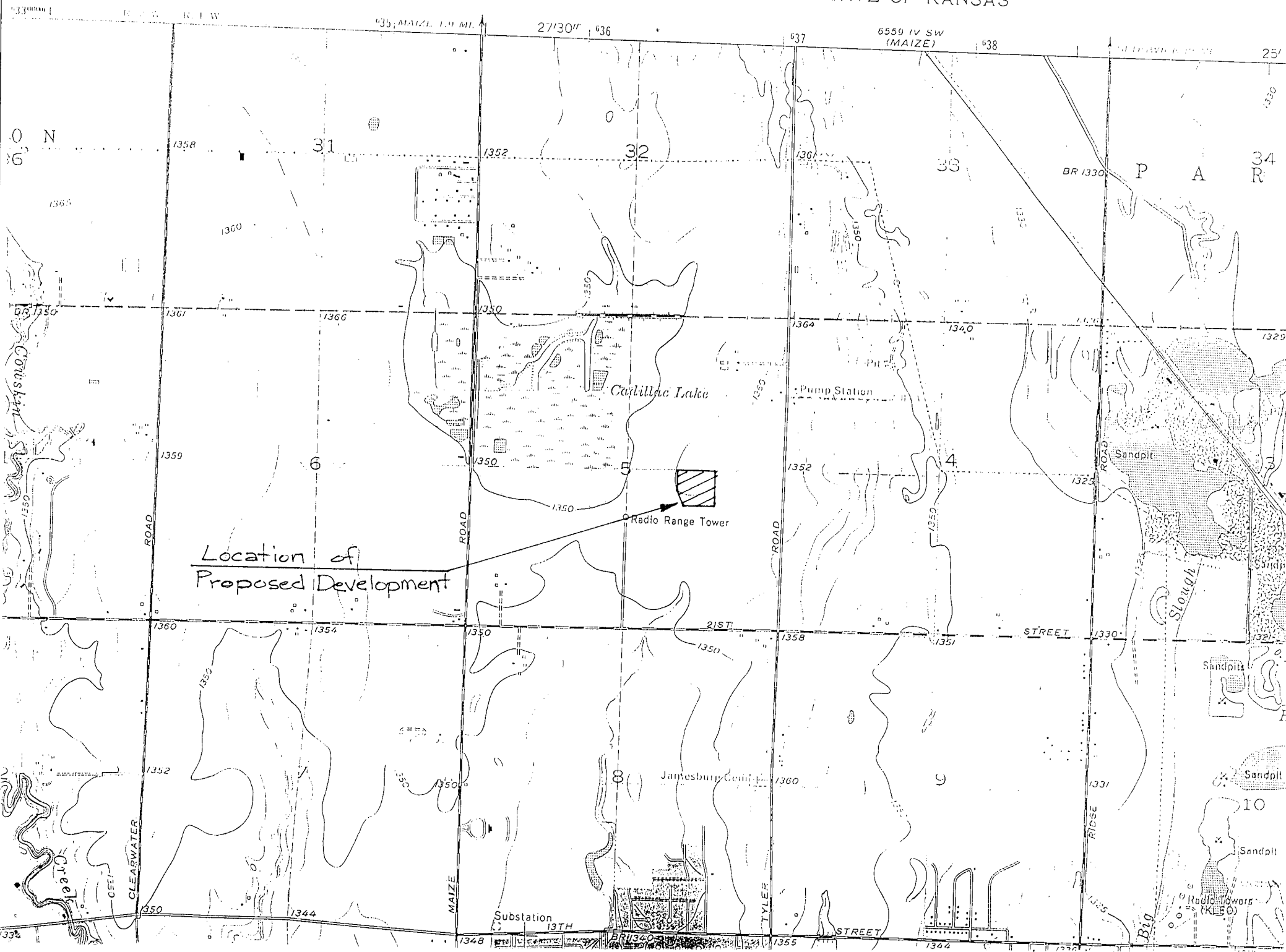
A. STREET OR P.O. BOX			
3 8100 E. 22ND. ST. NORTH BLDG. 1000			
B. CITY OR TOWN		C. STATE	D. ZIP CODE
4 WICHITA		KS	67226

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER			
5 SE 1/4 SEC 5, T27S, R/W			
B. COUNTY NAME			
SEDGWICK			
C. CITY OR TOWN		D. STATE	E. ZIP CODE
6 WICHITA		KS	67205
F. COUNTY CODE (if known)			

STERLING FARMS 4TH ADDITION
Supplemental Information

1. For location, see enclosed maps.
2. The total development area is 7.6 acres, and the disturbed area is 6.0 acres.
3. No local or state erosion and sediment control regulations are in effect. Construction is to be performed in accordance with standard local practice. For example, street and drainage construction is to be performed in accordance with Section 903, Seeding, and Section 904 Erosion and Pollution Control, in "Standards Specification for State Road and Bridge Construction, Kansas Department of Transportation, Edition 1990".
4. No local or state erosion and sediment control regulations are in effect. Upon completion of construction, the disturbed areas will be seeded, fertilized, and mulched. In addition, all private lawns will be seeded or sodded upon completion of residential construction.
5. The runoff coefficient for single-family residential area such as this is estimated to be 0.42 to 0.72. The total anticipated impervious area is 2.9 acres, or 38% of the site. The soils are loams to clayey loams.
6. The receiving water is an unnamed tributary to Cowskin Creek.



SANITARY SEWER EASEMENT

THIS EASEMENT made this 10th day of October, 1994, by and between Kessler Enterprises, A Trust of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing a sewer system, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

BEGINNING AT THE NORTHEAST CORNER OF LOT 14, BLOCK 1, STERLING FARMS 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE SOUTH 18.50 FEET ON THE EAST LINE OF SAID LOT 14; THENCE NORTHWESTERLY 53.86 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 14; THENCE EAST 50.59 FEET TO THE POINT OF BEGINNING.

ALSO;
BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 2, STERLING FARMS 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE SOUTH 18.63 FEET ON THE WEST LINE OF SAID LOT 8; THENCE NORTHEASTERLY 63.52 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE WEST 60.72 FEET OT THE POINT OF BEGINNING.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer system.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

KESSLER ENTERPRISES, A TRUST

By: Lucille Meyer
Lucille Meyer, Trustee

By: William J. Walsh, Jr.
William J. Walsh, Jr., Trustee

STATE OF KANSAS)
)SS
SEDGWICK COUNTY)

Personally appeared before me a notary public in and for the County and State aforesaid Lucille Meyer, William J. Walsh, Jr., Trustee of Kessler Enterprises, a Trust to me personally known to be the same persons who executed the foregoing instrument of writing and said persons duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 10th day of October, 1994.

Kim D. Legion
Notary Public

My Commission expires  **KIM D. LEGION**
NOTARY PUBLIC
STATE OF KANSAS
My Appointment Expires 4/10/95

Sta. 3+76.68
Constr. Std. MH Type "P" or "C"
4" Stub (NW)
FL 161.55
N 5018.84, E 6070.12

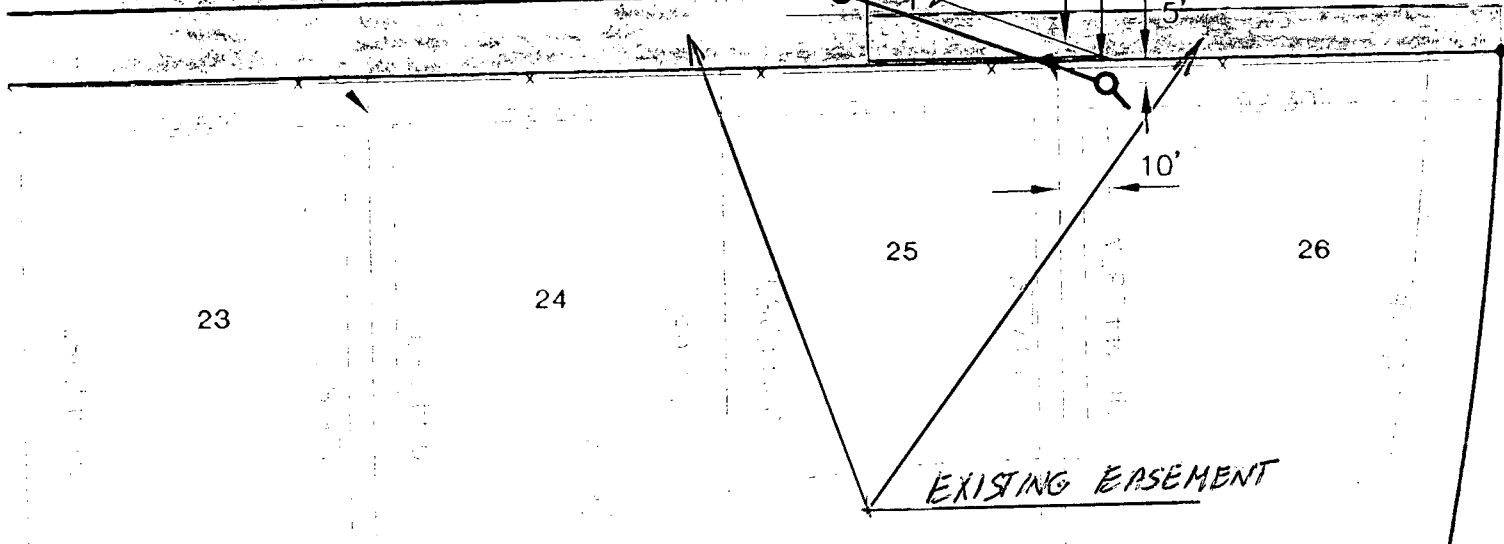
Easement By Seperate Instrument

Sta. 3+18.43
Constr. Std. MH Type "P" or "C"
8" Stub (S)
FL 158.76
N 4999.55, E 6125.08

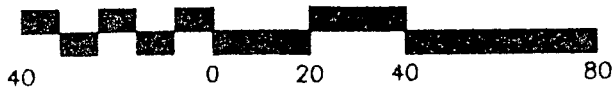
*ADDITIONAL
EASEMENT*

*Lot 14
Block 1*

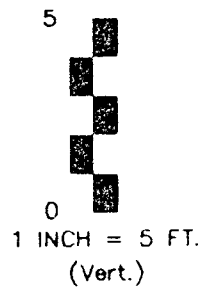
LINE NO. 8



GRAPHIC SCALE



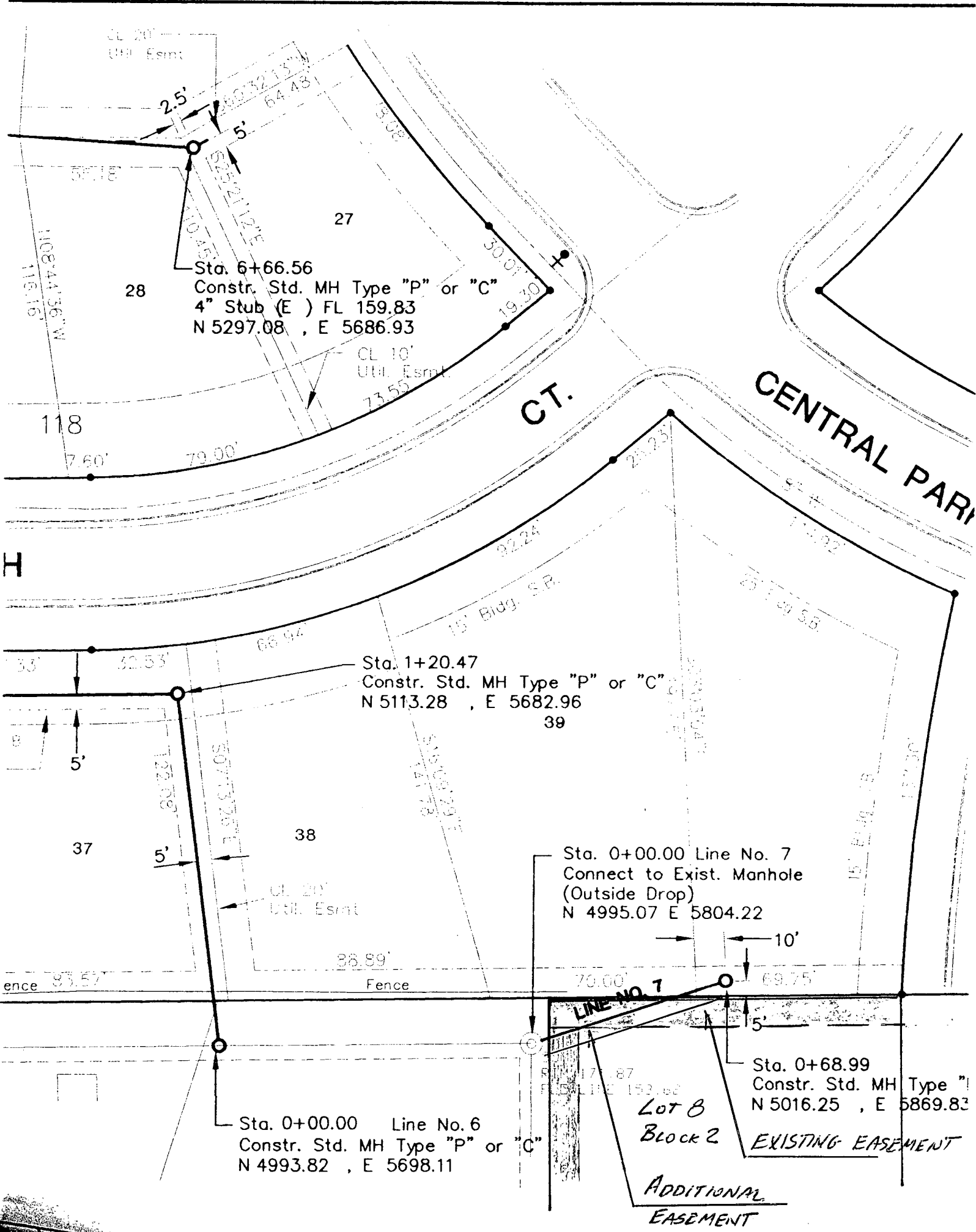
(IN FEET)
1 INCH = 40 FT.



(Vert.)
1 INCH = 5 FT.

CENTRAL
PARK CT.





Sta. 6+66.56
 Constr. Std. MH Type "P" or "C"
 4" Stub (E) FL 159.83
 N 5297.08 , E 5686.93

Sta. 1+20.47
 Constr. Std. MH Type "P" or "C"
 N 5113.28 , E 5682.96
 39

Sta. 0+00.00 Line No. 7
 Connect to Exist. Manhole
 (Outside Drop)
 N 4995.07 E 5804.22

Sta. 0+00.00 Line No. 6
 Constr. Std. MH Type "P" or "C"
 N 4993.82 , E 5698.11

Sta. 0+68.99
 Constr. Std. MH Type "P" or "C"
 N 5016.25 , E 5869.83

**Lot 8
 Block 2
 EXISTING EASEMENT**
**ADDITIONAL
 EASEMENT**

CENTRAL PARK

CT.

H

ence 83.57

Fence

