SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING AND SURVEYING
924 NORTH MAIN
WICHITA, KANSAS 67203

MEMO

Date: Friday, August 09, 1996

To: Bill Morris
City of Wichita

From: Tom Ruggles

Project: Graf-Goldston 2nd Addition

SRB Project No.: 139E

Other Project Reference No.:

Description:
- ☐ Confirmation
- ☒ Transmittal
- ☐ Transmittal under separate cover by

Purpose:
- ☐ Approval
- ☐ Review & comment
- ☒ Use
- ☐ Other :
- ☐ Distribution
- ☐ Information
- ☐ Record

Enclosures/Attachments:
- ☐ Prints
- ☒ Originals
- ☐ Diskettes containing:
- ☐ Other:
- ☐ Change Order
- ☐ Shop Drawings

Copies	Description
1	Corrected re-spread agreement for Lot 16, Block 2

Remarks:

Lot number has been corrected from 18 to 16.

Copies to:

If checked below, please:
- ☐ Acknowledge receipt of enclosures
- ☐ Return enclosures to us.

Signed

If Enclosures are not as noted above, please inform us immediately

Phone (316) 264-8008 *Fax (316) 264-4621*

STORMWATER POLLUTION PREVENTION PLAN

FOR IMPROVEMENT OF GRAF-GOLDSTON 2ND ADDITION

SITE DESCRIPTION

Project Name and Location:	Graf-Goldston 2nd Addition East of Maize Road at 19th Street North, Wichita, Kansas	Owner Name and Address:	Hartwood Homes, Inc. Wichita, Ks

Description:

This project will consist of improving 52 lots in part of Block 5, Graf-Goldston Addition and Blocks 1 & 2 Graf-Goldston 2nd Addition.

Soil Disturbing activities will include: installing a stabilized construction entrance, perimeter, and other erosion and sediment controls: site clearing and grading; excavation for sanitary sewer, water mains, and public utilities; construction of curb and gutter; street paving; home construction; and preparation for final planting and seeding.

The final coefficient of runoff for the site will be c = 0.49.

Site Area: The site covers approximately 16.6 acres, all of which will be disturbed by construction activities.

Sequence of Major Activities

The order of activities for each lot as it is improved will be as follows:

1. Install stabilized construction entrance.
2. Construct earth dike around spill control area and install sediment controls.
3. Clear and grade site.
4. Pile topsoil.
5. Stabilize denuded areas and stockpiles within 14 days of last construction activity in that area.
6. Install utilities, water main, sanitary sewer, storm sewer, and curb and gutter.
7. Construct homes.
8. Complete grading.
9. Complete final paving.
10. Install permanent seeding and plantings.
11. Remove accumulated sediment.
12. When all construction activity is complete and the site is stabilized, remove sediment controls and reseed and areas disturbed by their removal.

Name of Receiving Waters: The entire site will drain through storm sewers into an improved drainage channel and thence into Cowskin Creek, a tributary of the Arkansas River. The Channel is approximately ¼ mile from the site.

CONTROLS

Erosion and Sediment Controls

Stabilization Practices

Temporary stabilization - Top soil stock piles and disturbed portions of the site where construction activity temporarily ceases for at least 28 days will be stabilized with temporary seed and mulch no later than 21 days from the last construction activity in that area. The temporary seed shall be Rye or other approved seed mix. Prior to seeding, fertilizer shall be applied to each area being stabilized. After seeding, each area shall be mulched with straw.

Permanent Stabilization - Disturbed portions of the site where construction activities permanently cease shall be stabilized with permanent seed no later than 14 days after the last construction activity. The permanent seed shall be tall fescue or other approved seed mix. Prior to seeding, fertilizer shall be applied to each area being stabilized. After seeding, each area shall be mulched with straw.

CONTROLS (Continued)

Structural Practices

Sediment controls will be constructed at all drive entrances and the thirteen affected storm sewer inlets.

A gravel sedimentation barrier with wire screen will be placed across the face of the seven affected curb inlets. Silt fence or hay bales will be place around the six affected yard inlets and earth dikes will be constructed across all drive entrances where drainage to street may occur. Grading of the site will prevent storm water from exiting the site except as controlled by storm sewer and pavement..

An earth dike will be constructed around the spill control area to be constructed on each site (see site map for typical).

Storm Water Management

Storm water drainage will be provided by curb and gutter, storm sewer and grass lined drainage ditches for the developed areas. The areas that are not developed will be graded at a minimum of 0.5% and have permanent seeding or plantings. When construction is complete, the entire site will drain to grass lined ditches.

OTHER CONTROLS

Waste Disposal:

Waste Materials

All waste materials will be collected and stored in a metal dumpster rented from a licensed solid waste management company. The dumpster will meet all City and State solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of twice per week or more often if necessary, and the trash will be hauled to a licensed solid waste collection site. No construction waste will be buried onsite. All personnel will be instructed regarding the correct procedure for waste disposal. The Contractor's superintendent will be responsible for seeing that these procedures are followed.

Hazardous Waste

All hazardous waste materials will be disposed of in the manner specified by local or State regulations or by the manufacturer. Site personnel will be instructed in these practices and the Contractor's superintendent will be responsible for seeing that these procedures are followed.

Sanitary Waste

All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor, as required by local regulation.

Off-site Vehicle Tracking:

A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be cleaned as necessary to remove any excess mud, dirt, or rock tracked from the site.

TIMING OF CONTROLS/MEASURES

As indicated in the Sequence of Major Activities, the earth dike, stabilized construction entrance and sediment controls will be constructed prior to clearing or grading of any other portions of the site. Areas where construction activity temporarily ceases for more than 28 days will be stabilized with a temporary seed and mulch within 21 days of the last disturbance. Once construction activity ceases permanently in an area, that area will be stabilized with permanent seed and mulch. After the entire site is stabilized, the accumulated sediment will be removed from the sediment controls and the earth dike will be removed.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

The storm water pollution prevention plan reflects State requirements for storm water management and erosion and sediment control. There are no applicable local requirements for sediment and erosion site plans (or permits), or storm water management site plans (or permits).

MAINTENANCE/INSPECTION PROCEDURES

Erosion and Sediment Control Inspection and Maintenance Practices

These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls.

- All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
- Built up sediment will be removed from silt fence when it has reached one-third the height of the fence.
- Silt fence will be inspected for depth of sediment, tears, fabric attachment to fence posts, and fence post placement in the ground.
- The earth dike around the spill control area will be inspected and any breaches promptly repaired.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- The grass lined ditches will be regraded and reseeded as necessary to maintain positive drainage.
- A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector is attached.
- The Contractor will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.
- Personnel selected for inspection and maintenance responsibilities will receive training in all of the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order.

MAINTENANCE/INSPECTION PROCEDURES (Continued)

Non-Storm Water Discharges

It is expected that the following non-storm water discharges will occur from the site during the construction period:

- Water from water line flushings.
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred).
- Uncontaminated groundwater (from de-watering excavation).

INVENTORY FOR POLLUTION PREVENTION PLAN

The materials or substances listed below are expected to be present onsite during construction:

- Concrete
- Detergents
- Paints (enamel and latex)
- Metal Studs
- Concrete
- Tar
- Fertilizers
- Petroleum Based Products
- Cleaning Solvents
- Wood
- Masonry Block
- Roofing Shingles
- Other Common Non-hazardous building materials

SPILL PREVENTION

Material Management Practices

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

Good Housekeeping:

The following good housekeeping practices will be followed onsite during the construction project:

- An effort will be made to store only enough product required to do the job.
- All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal will be followed.
- The site superintendent will inspect daily to ensure proper use and disposal of materials onsite.

Hazardous Products:

These practices are used to reduce the risks associated with hazardous materials:

- Products will be kept in original containers unless they are not re-sealable
- Original labels and material safety data will be retained; they contain important product information
- If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

SPILL PREVENTION (Continued)

Product Specific Practices

The following product specific practices will be followed onsite:

Petroleum Products:
All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendation.

Fertilizers:
Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:
All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to the manufacturer's instructions or State and local regulations.

Concrete Trucks:
Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on the site.

Spill Control Practices

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- The Contractor's superintendent will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.

POLLUTION PREVENTION PLAN CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information is, to the best of my knowledge and belief, true accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signed: _____.

Thomas C. Ruggles, P.E.
President
Savoy, Ruggles, and Bohm P.A.

Date: _____.

CONTRACTOR'S CERTIFICATION

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

Signature	For	Responsible for
_____. Contractor's Representative Date: _____.		

INTEROFFICE MEMORANDUM

Date: 13-Mar-1997 01:10pm CST
From: Tim R. Cain
CAIN_T
Dept: Public Works
Tel No: 268-4601

TO: Sharon Hamrick (HAMRICK_S)

CC: Steve Lackey (LACKEY_S)
CC: Mike Lindebak (LINDEBAK_M)
CC: Gene Rath (RATH_G)
CC: Twila Nelson (NELSON_T)

Subject: Informal Assessment Hearing-Water and Sewer Projects

On Wednesday, 3-12-97, an informal assessment hearing for 31 water projects was held in the Board Room. On Thursday, 3-13-97 an informal assessment hearing for 22 sewer projects was held in the Board Room. These projects are scheduled for City Council Special Assessment Hearing on 3-18-97. Only two water projects had persons in attendance at the informal hearings. No persons appeared for the sewer projects. The following explains the concerns about the two water projects:

Water Distribution System to serve Agape Addition (east of Maize Road, south of 23rd St. N.) Index # 732842, Project # 448-88348

The pastor of the Methodist Church located on Agape Addition attended to hear any additional information and to express concern that the costs were too high. The pastor had previously met with the project engineer who reviewed the project with him. It had been explained that this project was constructed in conjunction with three other projects in the area which helped provide economies of scale to minimize project costs. Concerns have not been raised by the property owners for the other projects. The cost of the project for the Agape Addition amounted to $18,505 plus temporary financing costs for a total of $19,597. The church had signed the petition for the project in October, 1988 in the amount of $12,000 with the normal escaltor provision for increasing the cost limit by 1% per month (after November 1, 1988 for this project). This provision could have allowed for the project to be built for a cost of $22,680 or less (not including temporary financing costs). However the project budget (preliminary estimate) for this project was for only $18,505 at the time the project was let March 29,1996. Because of the project cost limit of $18,505 not all of

the City's administrative costs that are normally charged on projects could be charged to the project which saved the church $175.

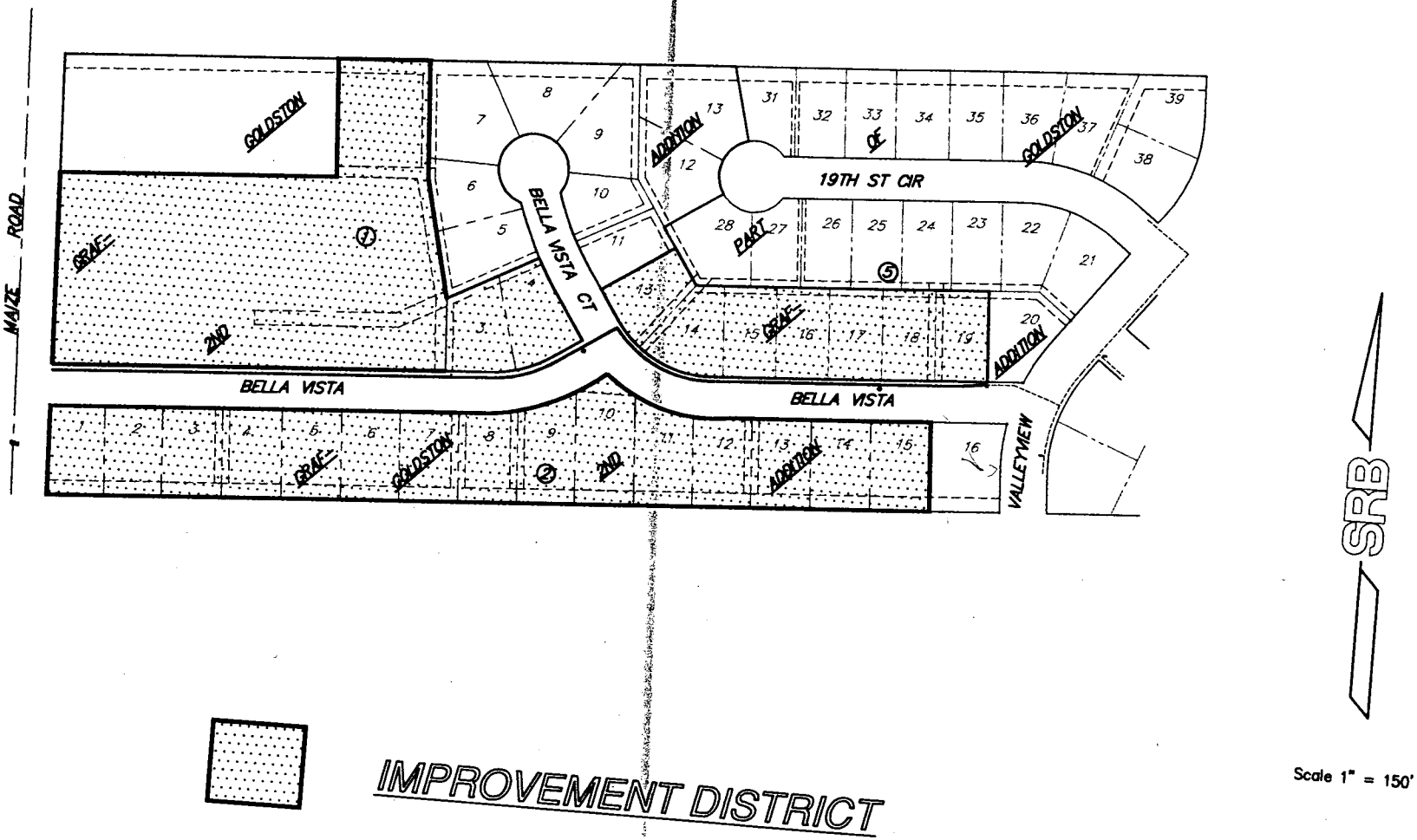
It is not expected that the church's pastor will appear at the formal assessment hearing.

Water Distribution System to serve portions of Graf-Goldston & Graf-Goldston 2nd Additions, (south of 21st St., east of Maize Road), Index # 733287, Project # 448-88966

Mr. & Mrs. Snyder, the property owners of 1919 N. Valleyview expressed concern that they were being assessed twice for a water distribution system. It has been determined they are already paying special assessments for a water distribution system to serve a portion of Graf-Goldston Index # 731604, Project # 448-88648 that was a part of the August 1994 bond sale. A portion of the original Graf-Goldston Addition was replatted as Graf-Goldston 2nd Addition. The petition submitted with the replat mistakenly included their lot which was Lot 18, Block 7, Graf-Goldston Addition but was replatted as Lot 16, Block 2, Graf-Goldston 2nd Addition.

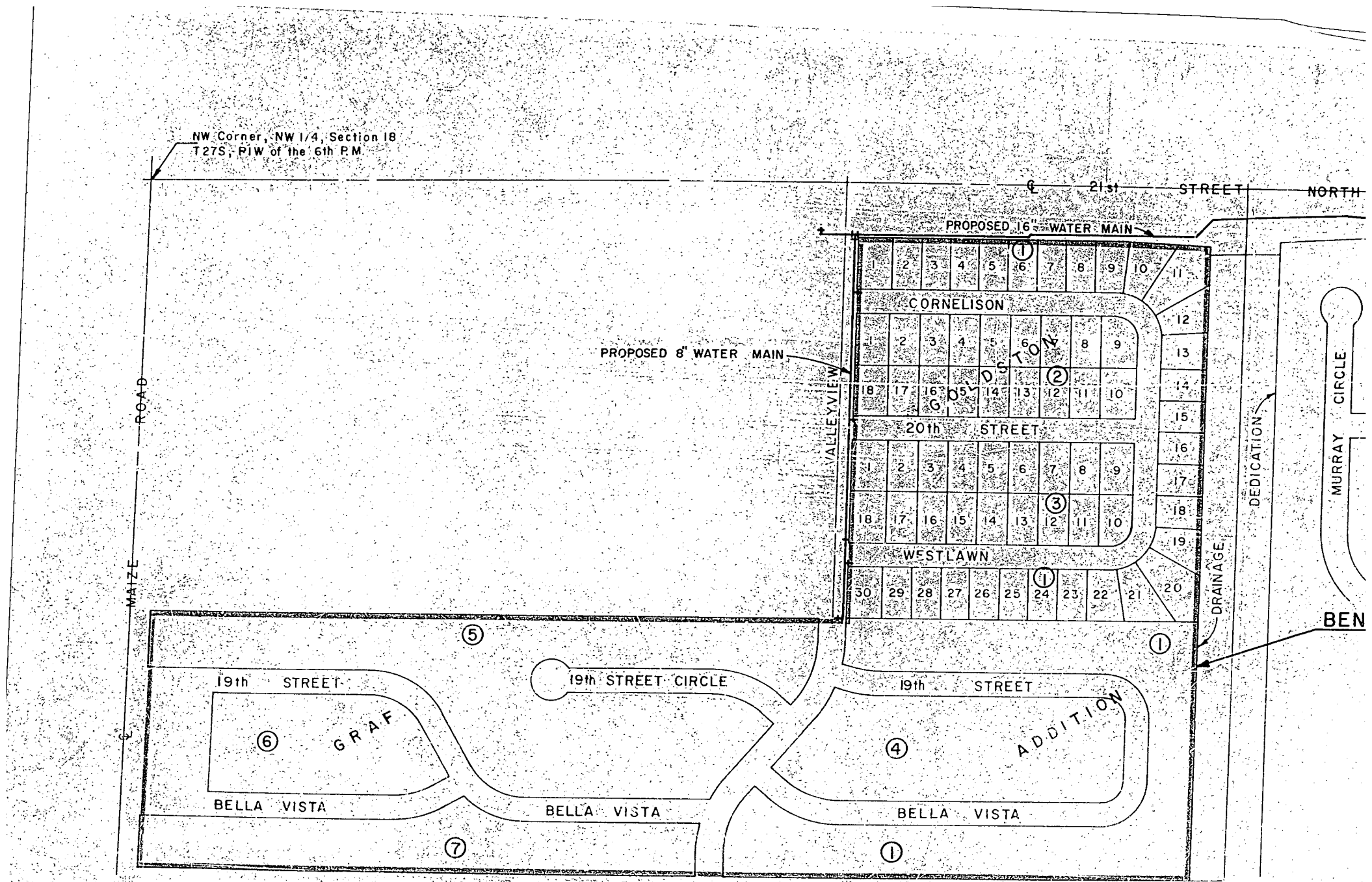
Discussion with the platting engineer has gained agreement that the new developer/builder, Evertt Long, who purchased the lots from the original developer Joseph Graf (deceased), will submit a letter agreeing to spreading the portion of the cost of the project (448-88966) that had been indicated to be assessed to the Snyder's property to the lots the developer still owns. This reduces the benefit district by one lot that will share the cost of the project. The church on Lot 2, Block 1, Graf-Goldston 2nd Addition will not have to share in re-spread on the portion of the project costs that were indicated to be assessed to the Snyder's property. The church's share will remain the same as they were notified for the hearing. This will allow the project to remain in the bond sale for special assessments. The Snyder's have been notified of this arrangement and are not expected to appear at the City Council special assessment hearing. The Special Assessments office is being requested to notify the Snyder's that they will not be assessed for this project.

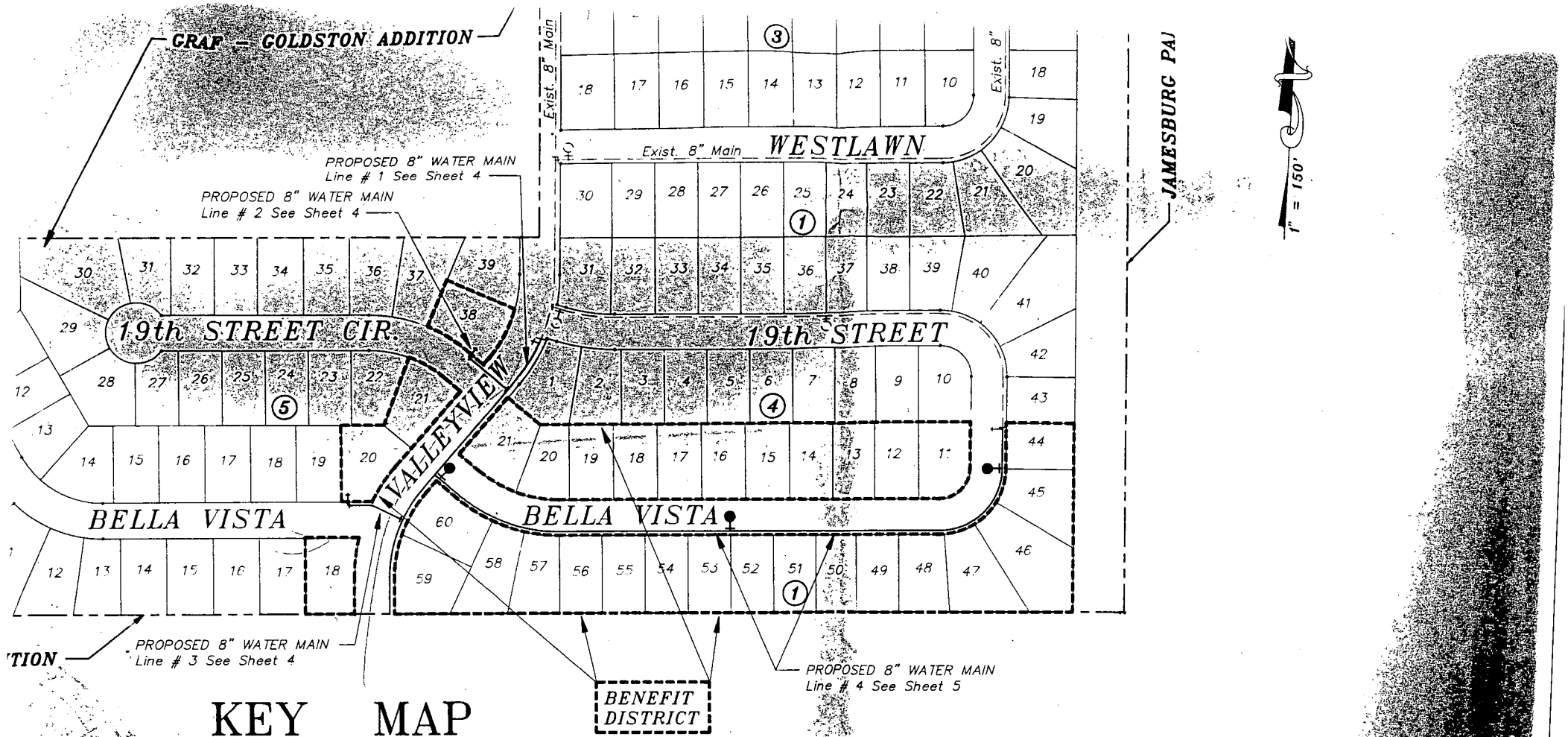
Please feel free to contact me if you have any questions or need further information.



IMPROVEMENT DISTRICT

Scale 1" = 150'


NW Corner, NW 1/4, Section 18
T27S, R1W of the 6th P.M.
℄ 21st STREET NORTH
PROPOSED 16" WATER MAIN
PROPOSED 8" WATER MAIN
MAIZE ROAD
VALLEY VIEW
CORNELISON
GOLDTOWN
20th STREET
WESTLAWN
MURRAY CIRCLE
DEDICATION
DRAINAGE
BEN
19th STREET
19th STREET CIRCLE
GRAF
ADDITION
BELLA VISTA
BELLA VISTA
BELLA VISTA
ISTING WATER MAIN
OPOSED WATER MAIN



KEY MAP

LEGEND

WATER MAIN

WATER MAIN

WATER VALVE

WATER VALVE

NOTE:
WATERLINE VALVES TO BE OPERATED BY CONTRACTOR ONLY IF WATER INSPECTOR IS ON SITE.

PF1-MENU,PF2-BACK,PF3-FWRD,PF6-NOTES,PF7-ADDL LAND,PF8-ADDL GTOR/GTEE
FUNCTION: 06 DOC/FILE#: 1538222 TRANS ID: 724824 03/18/97 PJR G040
CATEGORY: DEED TYPE: JTWD INSTRUMENT DATE: 06/28/96 RECORDED DATE: 07/01/96
FILM: 1620 PAGE: 0002 INDEBTEDNESS: .00 PRINT LABEL: N

GRANTOR: WIECHMAN RICHARD E
GRANTOR: WIECHMAN SHIRLEY A

GRANTEE: SNYDER LEONARD R
GRANTEE: SNYDER EVELYN M

DEL TO : OTC
RET ADDR:
:
:

L/S B/T A/R NOTES.....
0018 0007 D1485 GRAF-GO
0017 0007 D1485 E18.87' GRAF-GO

FEES

PAGES: 0001

TYPE	AMOUNT
DR	6.00

FREE FORM DESCRIPTION.....

TOTAL 6.00 CASH/CHECK: OT

DOC #: