

July 3, 1996

STAFF REPORT
(One Step Preliminary-Final Combined Plat)

CASE NUMBER: S/D 96-32 STONEBRIAR ADDITION

OWNER/APPLICANT: Investors Group, Inc., Paul Kelsey, 716 North 119th Street West - Suite 112, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West of Meridian and south of 47th Street South

SITE SIZE: 40.0 Acres

NUMBER OF LOTS

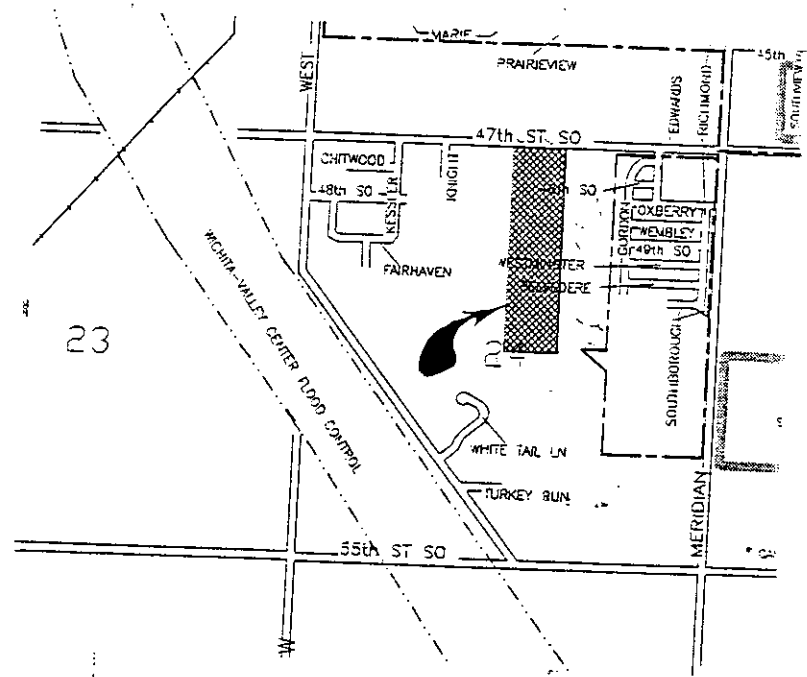
Residential:	142
Office:	
Commercial:	
Industrial:	
Total:	<u>142</u>

MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: "SF-20" County

PROPOSED ZONING: "SF-6"

VICINITY MAP:



NOTE: A sketch plat was first submitted for this site. A one-step, preliminary-final plat is now being submitted for Subdivision Committee review. If approved by the Subdivision Committee, this plat will be forwarded to the MAPC at its next scheduled meeting. At this time, this site is in the County, but the lot sizes being platted will require annexation to Wichita. Since this site itself is not directly adjacent to Wichita's City Limits, annexation of the adjoining property to the east will need to also occur if this property is to be annexed.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, this site shall have been annexed to the City of Wichita. Upon annexation, the lot sizes being platted will be acceptable.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also include any needed off-site extensions.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also include any needed off-site extensions.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include sidewalk along one side of all non-cul-de-sac streets, including any street stub sections and streets ending in a temporary turnaround. Also, this guarantee shall provide for a temporary turnaround at the site's southern line (for Custer).
- G. The applicant shall guarantee accel/decel and/or left-turn lanes to serve this site's one point of entry at 47th Street South. Traffic Engineering needs to indicate the required traffic improvements.
- H. City Engineering needs to indicate if and how this site should participate in any future crossing of the drainage way along the site's southern line.

Also, Engineering needs to indicate the condition of 47th street South, that is does this street require any paving guarantees.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The City's Fire Department needs to comment on emergency access needs for this site. At this time, only one means of access will exist for this Addition, with lots at the south end being over 1/2 mile from the site's entrance. The site is however, providing several other street connections that should eventually allow three or more means of access to/from the site.

At this time, however, an emergency access easement is being shown at the Addition's northwest corner, out to 47th Street South. The Fire Department needs to indicate if this is adequate.

- K. On the final plat tracing, complete access control shall be dedicated to 47th street South from the adjacent lots.
- L. **City Engineering** needs to comment on the acceptability of the 60-foot drainage dedication shown along the eastern line of the plat. If such a dedication is not desired by the City, this area will need to be platted as a Reserve or an easement along the adjacent lots. If platted as a Reserve, the standard requirements concerning Reserves shall apply.
- M. Based on the platting binder, a blanket pipeline easement apparently covers this site. Prior to this plat being released for recording, the applicant shall provide proof that this easement has been released. If confined, and located any where on this site, this plat will be subject to the standard requirements concerning pipelines and pipeline easements.
- N. The preliminary plat is presently indicating 3 of the plat's 4-corners as being tied to the N.W. corner of this quarter section. On the final plat tracing, any such corner references shall note a proper corner (NE, SE, etc.).
- O. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- P. 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.
- Q. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- U. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate appropriate minimum building pad requirements for this site.

Note: This plat as been submitted as a one-step, combined preliminary-final plat.

40
~~0~~
~~14~~
~~19~~
~~50~~

STONEBRIDGE ADD. - 40 ACRES

$$(131 \text{ LOTS}) \left(\frac{3 \text{ PEOPLE}}{\text{LOT}} \right) \left(\frac{100 \text{ GAL}}{\text{PER. DAY}} \right) (3 \text{ PEAK}) = 117,900 \text{ GAL/DAY}$$

81.9 GPM (PEAK)
 27.3 GPM (AVG.)

ADDITIONAL FLOW FROM 40 ACRES TO THE EAST

81.9 GPM (PEAK)
 27.3 GPM (AVG.)

TOTAL FLOW: 163.8 GPM (PEAK) - 165 GPM
 54.6 GPM (AVG.)

FOR 165 GPM PUMP STATION, 4" FORCE MAIN
 FORCE MAIN LENGTH = 75', 1- 90° BEND
 STATION FRICTION LOSS = 1.44' (11 FT.)

$$\text{HEAD LOSS (FT./100')} = (3.084)(0.54)(.86) = 1.43'$$

STATIC LOSSES - DISCHARGE ELEV = 80.0
 PUMP OFF ELEV. = 66.80
 13.2'

$$\text{TDH} = 14.07'$$

WOLEBHAM LIFT STATION

By

Date

Page 2 Of



BAUGHMAN COMPANY, P.A.

USE MODEL 495-11/12 IMPELLER NO 1307
 RPM 870 8.75" IMPELLER ≈ 58% EFF.
 1 BHP

~~OR MODEL 612-15/16 IMPELLER 3402
 RPM 690 11" IMPELLER
 2 BHP~~

FOR $Q_D = 165 \text{ GPM}$

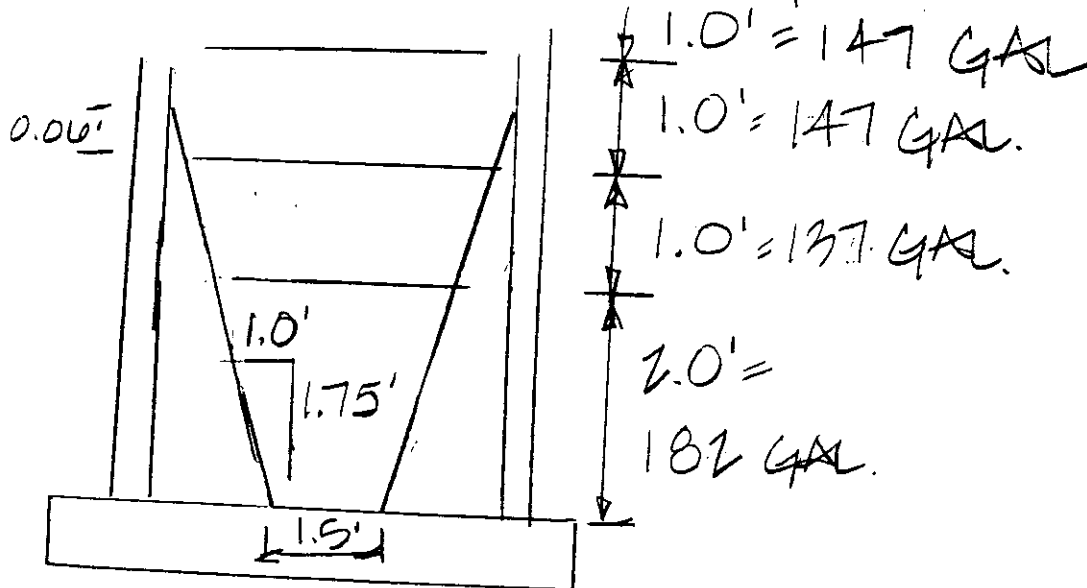
$Q_I = 82.5 \text{ GPM}$

12 MOTOR STARTS / HR. (MAX)

⇒ $T = 5 \text{ MIN}$

$$T = \frac{V}{82.5} + \frac{V}{82.5} = \frac{2V}{82.5} = \frac{V}{41.25} = 5 \text{ MIN}$$

$V = 206.25 \text{ GAL.}$



5' DIA. WETWELL

MONTEBRIAR LIFT STATION



By

Date

Page

Of

3

BAUGHMAN COMPANY, P.A.

2.0' MIN. DIFFERENTIAL BIT
MIN. HIGH WTR. LEVEL & MIN.
LOW WTR LEVEL
= 294 GAL. STORAGE

$$T = \frac{2(294)}{82.5}$$

$$T = 7.13 \text{ MIN.}$$

$$= 8.4 \text{ STARTS/HR. (OK.)}$$



ADD 47 LOTS FOR SERVICE TO CHITWOOD EXT.
(PER JULIANNE UNSCOTT, 8/30/96)

$$(47 \text{ LOTS}) \left(\frac{3 \text{ PEOPLE}}{\text{LOT}} \right) \left(\frac{100 \text{ GAL}}{\text{PER DAY}} \right) (3 \text{ PEAK}) = 42,300 \frac{\text{GAL}}{\text{DAY}}$$

$$= 29.4 \text{ GPM (PEAK)}$$

$$9.8 \text{ GPM (AVG.)}$$

TOTAL FLOW (309 LOTS)

$$= 193.2 \text{ GPM (PEAK)} - \underline{\underline{200 \text{ GPM}}}$$

$$64.4 \text{ GPM (AVG.)}$$

FOR 200 GPM PUMP STATION, 4" FORCE MAIN
FORCE MAIN LENGTH = 75', 1-90° BEND (11')

STATION FRICTION LOSS = 1.44'

$$\text{HEAD LOSS (FT. / 100')} = (4.4)(0.54)(.86) = 2.04'$$

STATIC LOSSES - DISCHARGE ELEV = 80.0
PUMP OFF ELEV = 66.8

13.2'

$$\text{TDH} = 13.2 + 1.44 + 2.04 = \underline{\underline{16.68'}}$$

USE MODEL 4NNTL 7.25" IMPELLER
RPM 1140 70% EFFICIENCY
2 HP

MONITORIAL LIFT STATION

By

Date

9/3/96

Page

5 of



BAUGHMAN COMPANY, P.A.

$$\text{FOR } Q_0 = 200 \text{ GPM}$$

$$Q_1 = 100 \text{ GPM}$$

12 MOTOR STARTS / HR. (MAX.)

$$\Rightarrow T = 5 \text{ MIN}$$

$$T = \frac{V}{100} + \frac{V}{100} = \frac{2V}{100} = \frac{V}{50} = 5 \text{ MIN}$$

$$V = 250 \text{ GAL}$$

2.0' MIN. DIFFERENTIAL BIT

MIN. HIGH WTR. LEVEL & MIN.

LOW WTR. LEVEL

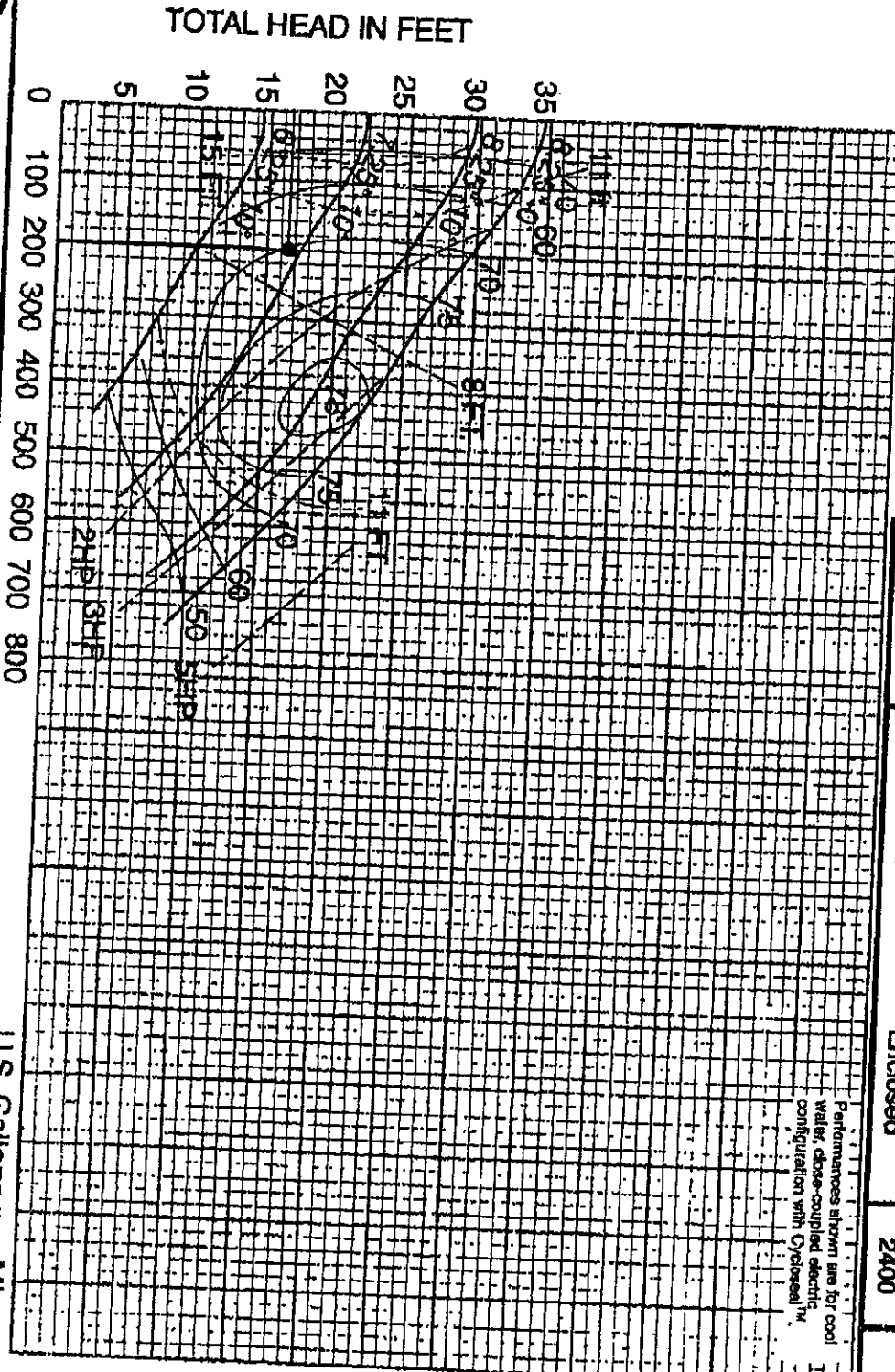
$$= 294 \text{ GAL. STORAGE}$$



$$T = \frac{2(294)}{100}$$

$$T = 5.88 \text{ MIN.}$$

$$= 10.2 \text{ STARTS / HR. (O.K.)}$$

Feet x .305 = Meters
 Inches x 25.4 = Millimeters
 GPM x .227 = Cubic Meters/Hour
 GPM x 3.785 = Liters/Minute
 HP x .746 = KW



MODEL	4NNTL			Impeller Dia. and Style	Enclosed	NS	2400	Solid Dia.	3.00"
Speed	1140	Various							

Performances shown are for cool water, close-coupled electric configuration with Cyclozell™

1981-1987



Cornell Pump Company

2323 SE Harvester Drive • Portland, Oregon 97222-7592 USA

U.S. Gallons per Minute
4NNTL -- 1200 RPM



BAUGHMAN COMPANY, P.A.
ENGINEERING, SURVEYING & PLANNING
316/262-7271 • FAX 316/262-0149 • 315 ELLIS • WICHITA, KANSAS 67211

August 20, 1996

Mr. Scott Shields
Stormwater Permitting Program
Bureau of Water
Kansas Department of Health and Environment
Forbes Field, Building 283
J Street & 2 North
Topeka, KS 66620-0001

Re: NPDES Permit Application
Stonebriar Addition
Wichita, Kansas

Dear Mr. Shields:

We are providing you herewith an application for storm water discharge permit and a signed SWPPP statement. This site is located in Wichita, Kansas.

Please process this application and contact me if you need additional information or have any questions.

Respectfully,
Baughman Company, P. A.

Brian L. Glenn E.I.


enclosure

cc: Paul E. Kelsey

COPY

Please print or type in the unshaded areas only
 (Fill-in areas are spaced for elite type, i.e., 12 characters/inch).

Form Approved, OMB No. 2040-0086 Approval expires 7-31-88

FORM 1 		U.S. ENVIRONMENTAL PROTECTION AGENCY GENERAL INFORMATION <i>Consolidated Permits Program</i> <i>(Read the "General Instructions" before starting.)</i>		EPA I.D. NUMBER F NOT REQUIRED	
GENERAL INFORMATION EPA I.D. NUMBER FACILITY NAME FACILITY MAILING ADDRESS FACILITY LOCATION		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-3 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
 SKIP **STONEBRIAR ADDITION**

IV. FACILITY CONTACT

A. NAME & TITLE (Last, first, & title)
KELSEY, PAUL E, OWNER

B. PHONE (area code & no.)
316 729 0900

V. FACILITY MAILING ADDRESS

A. STREET OR P.O. BOX
11535 14th ST. CIR. NORTH

B. CITY OR TOWN
WICHITA

C. STATE D. ZIP CODE
KS 67212

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER
W 1/2 NE 1/4 SEC 24 TWP-28-S R-1-W

B. COUNTY NAME
SEDGWICK

C. CITY OR TOWN
WICHITA

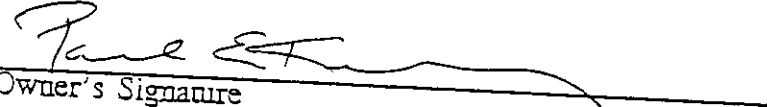
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COPY

Storm Water Pollution Prevention Plan
Certification

I, the undersigned, certify that a Storm Water Pollution Prevention Plan (SWPPP) will be or has been developed for the indicated construction project. I also certify that the SWPPP will be implemented at the time construction begins.

Stonebriar Addition
Name of Construction Project


Owner's Signature Paul E. Kelsey, owner



Kansas Department of Health and Environment
Bureau of Water-Industrial Programs Section
Forbes Field - Bldg. 283
Topeka, KS 66620-0001
(913) 296-5524

COPY

NPDES Permit Application for
Stonebriar Addition

The nature of construction for this project will be installation of sanitary and storm sewers, municipal water service, and construction of streets to serve a residential subdivision of 142 lots. The location and description of the project area are enclosed. Total area of the project to be affected by construction is approximately 40 acres.

Management practices for control of pollutants in stormwater discharge during construction will adhere to the State of Kansas and the City of Wichita erosion and sedimentation standards. Compliance with these standards will be subject to verification by those State and City entities and the Engineer.

When construction is completed, measures such as screened inlets, vegetative cover, and rip-rapped outlet control will have been taken to minimize pollutant discharge and erosion due to stormwater conveyance. The stormwater sewer system will be completed in compliance with the State of Kansas and the City of Wichita standards.

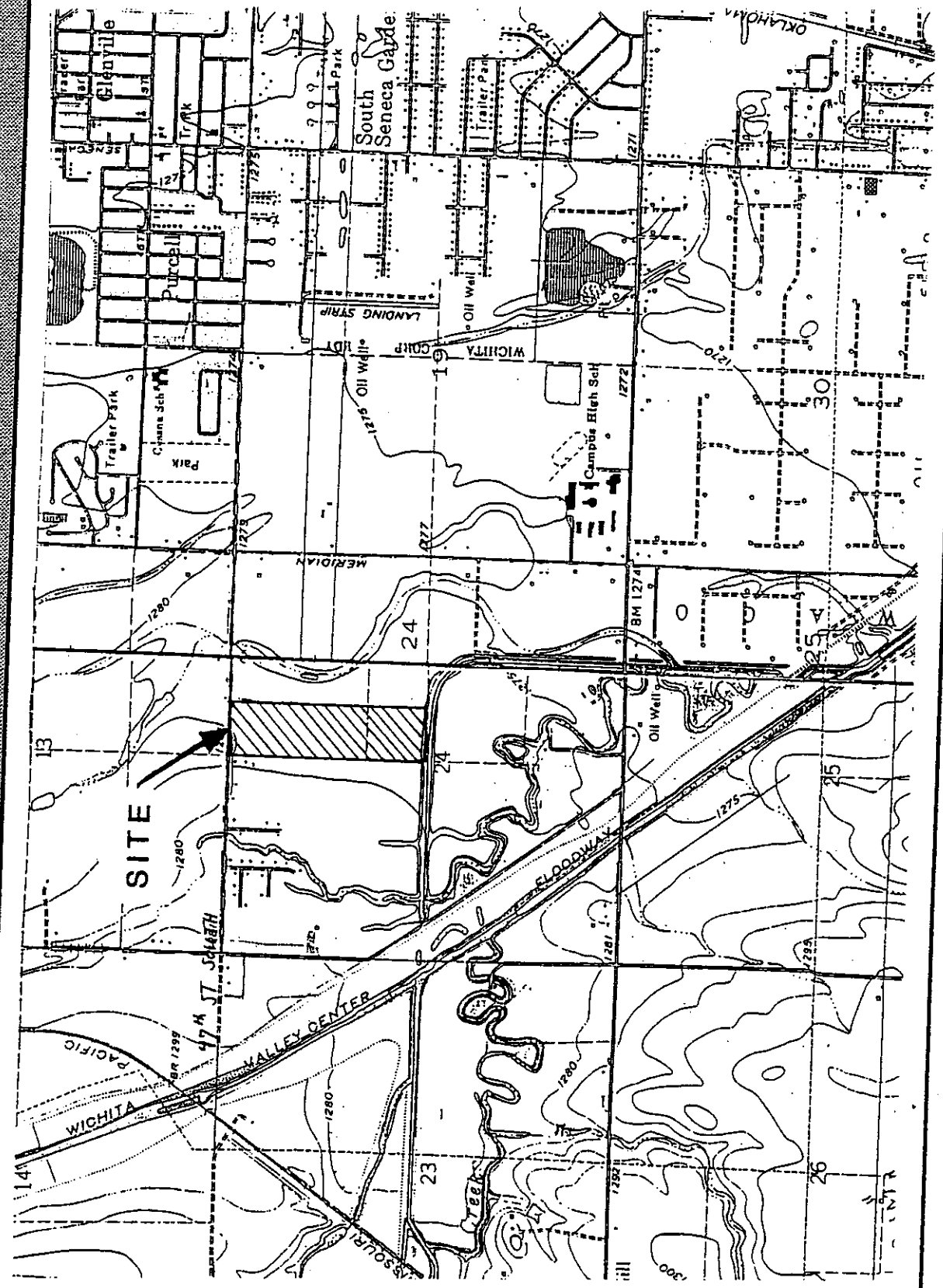
At the completion of the proposed construction, the cumulative runoff coefficient for the area is estimated to be 0.40 - 0.45 and runoff will drain south to the Arkansas. The approximate impervious area will be 45%. The soil in the area is classified in two series, Tabler silty clay loam and Tabler-Drummond Complex. Tabler Silty clay loam is a nearly level, well drained soil with slow run-off potential. Tabler-Drummond Complex is a nearly level, well drained soil with a very slow runoff potential.

COPY

LOCATION MAP:

STONEBRIAR ADDITION

Scale: 1" = 2000'



COPY



BAUGHMAN COMPANY, P.A.
ENGINEERING, SURVEYING & PLANNING
316/262-7271 • FAX 316/262-0149 • 315 ELLIS • WICHITA, KANSAS 67211

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enclosure


cc: Paul E. Kelsey

RECEIVED
AUG 30 1996
CITY - ENGINEERING

COPY

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Form Approved, OMB No. 2040-0086 Approval expires 7-31-88

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III. NAME OF FACILITY I. EPA I.D. NUMBER II. FACILITY NAME III. FACILITY MAILING ADDRESS IV. FACILITY LOCATION	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-3 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.	

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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
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III. NAME OF FACILITY
 I. SKIP **STONEBRIAR ADDITION**

IV. FACILITY CONTACT

A. NAME & TITLE (last, first, & title)	B. PHONE (area code & no.)
KELSEY, PAUL E, OWNER	316 729 0900

V. FACILITY MAILING ADDRESS

A. STREET OR P.O. BOX
11535 14th ST. CIR. NORTH

B. CITY OR TOWN	C. STATE	D. ZIP CODE
WICHITA	KS	67212

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER
5W 1 NE 1 SEC 24 TWP-28-S R-1-W

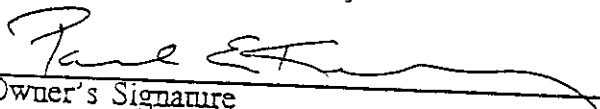
B. COUNTY NAME	C. CITY OR TOWN	D. STATE	E. ZIP CODE	F. COUNTY CODE
SEDGWICK				

COPY

Storm Water Pollution Prevention Plan
Certification

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Stonebriar Addition
Name of Construction Project


Owner's Signature Paul E. Kelsey, owner



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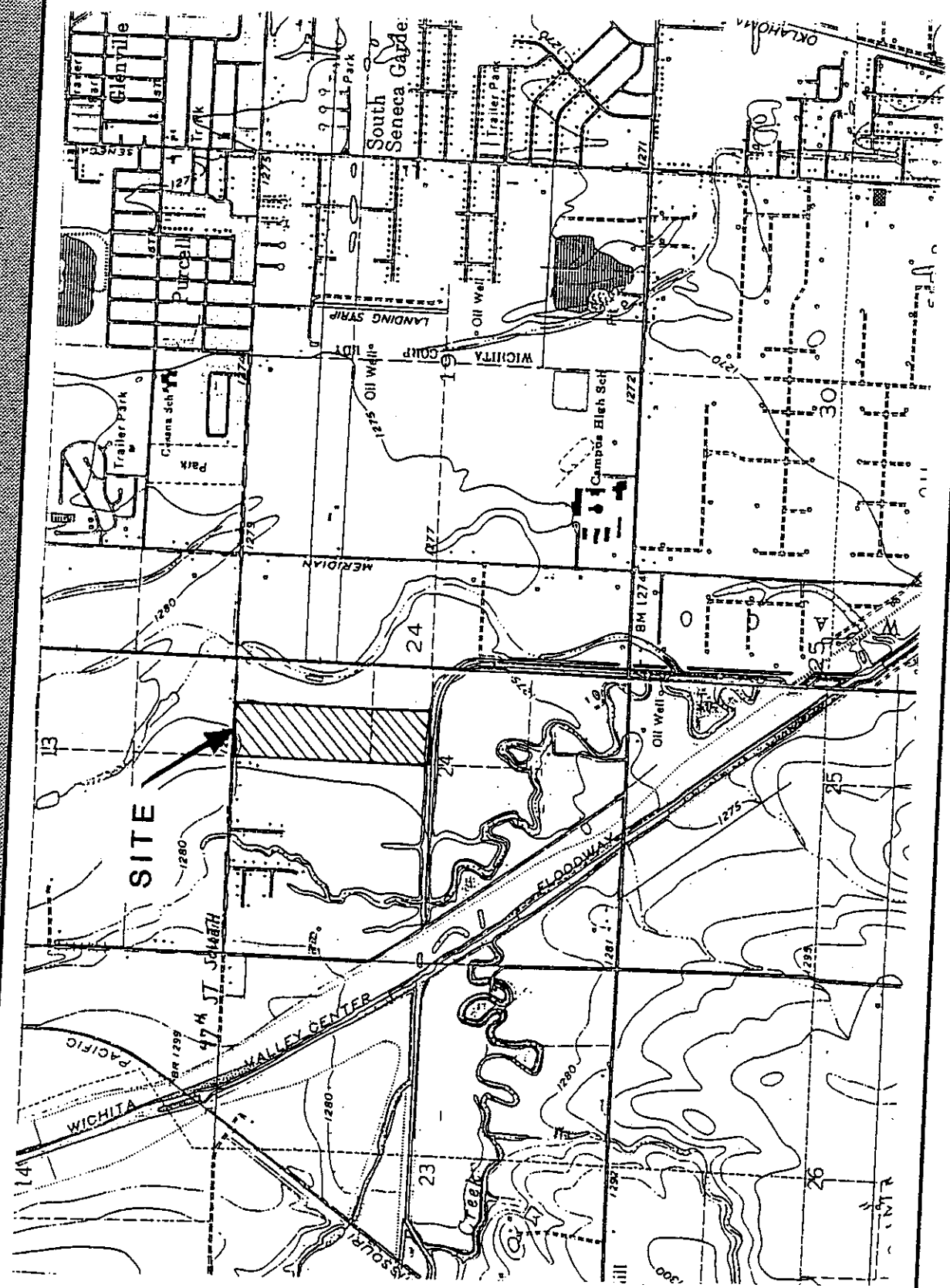
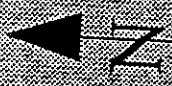
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