

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

September 7, 1995

STAFF REPORT  
(Preliminary Plat)

**CASE NUMBER:** S/D 95-64 OAK RIDGE ADDITION

**OWNER/APPLICANT:** J. V. Van Allen, R. R. 2, Box 108, Belle Plaine, Ks 67013

**SURVEYOR/ENGINEER:** P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67201

**LOCATION:** North of 29th Street North and east of Tyler

**SITE SIZE:** 8.4 ± Acres

**NUMBER OF LOTS**

Residential:	19
Office:	
Commercial:	
Industrial:	
Total:	<u>19</u>

**MINIMUM LOT AREA:** 10,200 sq. ft.

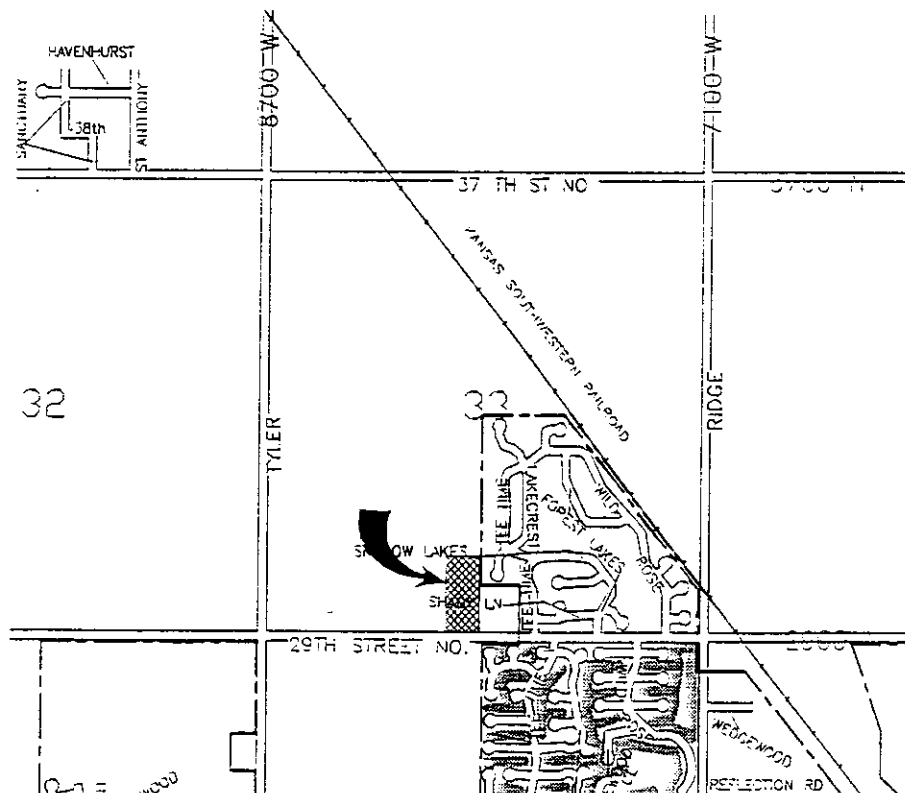
**CURRENT ZONING:** R-1 County

**PROPOSED ZONING:** "AA" (Upon annexation)

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**VICINITY MAP:**



STAFF COMMENTS:

NOTE: Immediately adjacent to the west line of this site is a narrow strip of property (approximately 183 ft. wide) potentially restricted in its possible development by the presence of a Substation being located along this strip's other side. While a street extension from this plat has been suggested as a possible means of allowing this strip to be developed in a reasonable manner, the applicant's agent has submitted a possible development layout with a street coming down from the north, along the west edge of this strip, or along the east side of the Substation. With a standard 58-foot street, basically standard depth lots could still be accommodated in this area. While lots would only basically be possible on one side of this street, the street's location does itself provide somewhat of a buffer to the Substation. It should be noted that the Substation site is itself not developed at this time.

- A. This site is presently in the County under R-1 zoning. However based on the indicated lot sizes and use of Wichita facilities, annexation of this site to Wichita will be required and needs to be completed prior to the plat being scheduled for City Council review.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. City Engineering needs to indicate if this guarantee will require any off-site extension of sewer and if off-site easements are also required. It appears that at this time that sewer is not directly available to this site.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. Again, City Engineering needs to indicate if water is directly available and/or requirements for water extensions along 29th Street North.
- D. The applicant shall guarantee the paving of the proposed interior streets. In addition, the applicant shall provide appropriate petitions for the paving of 29th Street North adjacent to this site.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall state in the platlor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. 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.

- J. Since the south line of Lot 19 is a side lot line and is adjacent to a public street, a 15-foot building setback shall be platted on this lot to 29th Street North.
- K. On the final plat, complete access control shall be shown and dedicated to 29th Street North from the abutting properties.
- L. 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.)
- M. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. 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.
- O. 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.
- P. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- R. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- S. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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.

October 5, 1995

**STAFF REPORT**

(Final Plat, Preliminary Plat Approved 9/7/95)

**CASE NUMBER:** S/D 95-64 OAK RIDGE ADDITION

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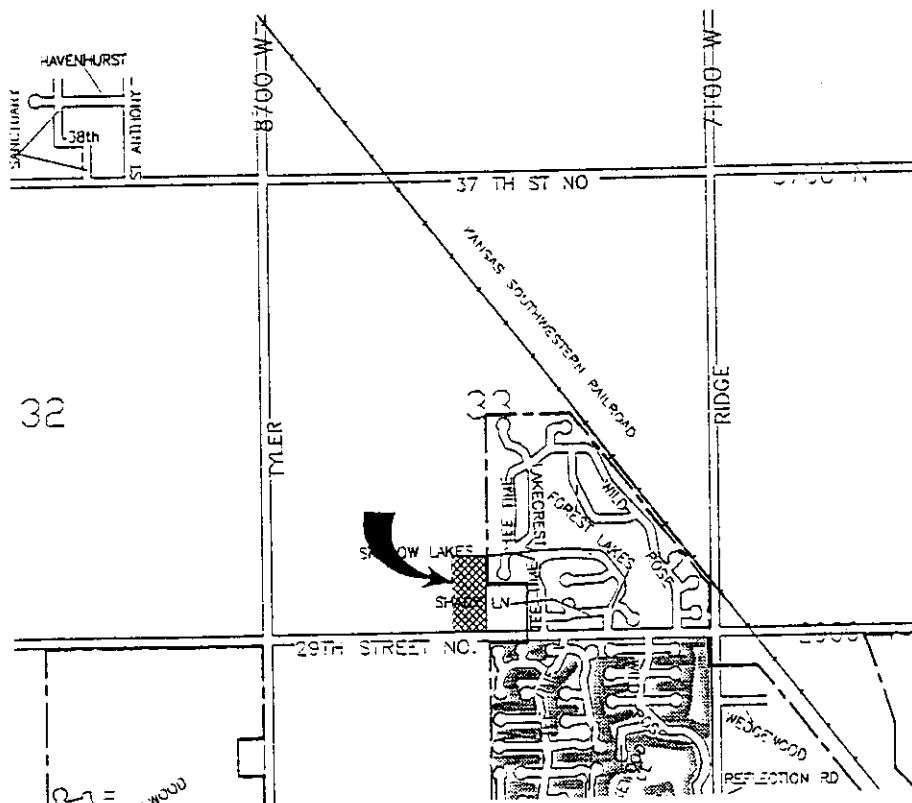
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**VICINITY MAP:**



**STAFF COMMENTS:**

**NOTE:** Immediately adjacent to the west line of this site is a narrow strip of property (approximately 183 ft. wide) potentially restricted in its possible development by the presence of a Substation being located along this strip's other side. While a street extension from this plat has been suggested as a possible means of allowing this strip to be developed in a reasonable manner, the applicant's agent has submitted a possible development layout with a street coming down from the north, along the west edge of this strip, or along the east side of the Substation. With a standard 58-foot street, basically standard depth lots could still be accommodated in this area. While lots would only basically be possible on one side of this street, the street's location does itself provide somewhat of a buffer to the Substation. It should be noted that the Substation site is itself not developed at this time.

- A. This site is presently in the County under R-1 zoning. However based on the indicated lot sizes and use of Wichita facilities, annexation of this site to Wichita will be required and needs to be completed prior to the plat being scheduled for City Council review.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will if needed provide for any off-site extension of sewer and if off-site easements are also required, such easement(s) shall be obtained by the applicant and submitted to Planning for processing with the plat.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall provide for any needed extensions along 29th Street North.
- D. The applicant shall guarantee the paving of the proposed interior streets. In addition, the applicant shall provide appropriate petitions for the paving of 29th Street North adjacent to this site.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the Homeowners' Association to maintain the "Parking strip" along the south line of the plat and between the driving surface of 29th Street North.
- 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. (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.)
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. 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.
- M. The applicant is advised that no parking will be required in the area of this site's street entrance off of 29th Street North. The length of this cul-de-saced street is just beyond the preferred 600 foot maximum for a 58-foot street, and sufficient access needs to be assured for this site.
- N. KG&E needs to indicate if the easement along Lots 12 and 13 is acceptable rather than the requested location along Lots 13 and 14. The applicant has indicated that a row of trees exist along Lots 13 and 14 and they wish to protect these trees.
- O. Along the south line of Lot 19, a 15-foot building setback and sanitary sewer easement is apparently indicated. However, it is not clear as to the meaning of the arrow shown at that location. That is, while this arrow means to highlight the length of the eastern line of the plat as being from the CL of 29th Street North, its position seems to imply something involving a sewer easement. That is, the final plat tracing needs to more clearly depict the information shown at this location.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

<b>FORM 1</b>	<b>U.S. ENVIRONMENTAL PROTECTION AGENCY</b> <b>GENERAL INFORMATION</b> <i>Consolidated Permits Program</i> <i>(Read the "General Instructions" before starting.)</i>	<b>I. EPA I.D. NUMBER</b>
		F NOT REQUIRED
<b>GENERAL LABEL ITEMS</b>	<b>PLEASE PLACE LABEL IN THIS SPACE</b>	<b>GENERAL INSTRUCTIONS</b>
<b>II. EPA I.D. NUMBER</b>		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.
<b>III. FACILITY NAME</b>		
<b>V. FACILITY MAILING ADDRESS</b>		
<b>VI. FACILITY LOCATION</b>		

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			

<b>III. NAME OF FACILITY</b>									
1	SKIP	OAK RIDGE ADDITION							

<b>IV. FACILITY CONTACT</b>									
A. NAME & TITLE (last, first, & title)					B. PHONE (area code & no.)				
2	VAN ALLEN, JOHN V.				316	584	2306		

<b>V. FACILITY MAILING ADDRESS</b>										
A. STREET OR P.O. BOX										
3	P.O. BOX 716									
B. CITY OR TOWN										
4	CLEARWATER				C. STATE	KS		D. ZIP CODE		
							67206			

<b>VI. FACILITY LOCATION</b>										
A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER										
5	SW 1/4 SEC 33, T265 R1W									
B. COUNTY NAME										
SEDGWICK										
C. CITY OR TOWN										
6	WICHITA				D. STATE	KS		E. ZIP CODE		
							67205			
F. COUNTY CODE (if known)										

CONTINUED FROM THE FRONT

VII. SIC CODES (4-digit, in order of priority)

A. FIRST				B. SECOND			
7	1521	(specify)	SINGLE FAMILY RESIDENTIAL	7	1611	(specify)	STREET CONSTRUCTION
C. THIRD				D. FOURTH			
7	1623	(specify)	UTILITY CONSTRUCTION	7	1794	(specify)	GRADING

VIII. OPERATOR INFORMATION

A. NAME												B. Is the name listed in Item VIII-A also the owner?									
8												<input type="checkbox"/> YES <input type="checkbox"/> NO									
C. STATUS OF OPERATOR (Enter the appropriate letter into the answer box; if "Other", specify.)										D. PHONE (area code & no.)											
F - FEDERAL		M - PUBLIC (other than federal or state)		(specify)		G - STATE		O - OTHER (specify)		A		11		10 - 11		10 - 11		11 - 12		11 - 12	
E. STREET OR P.O. BOX																					

F. CITY OR TOWN				G. STATE		H. ZIP CODE		IX. INDIAN LAND			
B								Is the facility located on Indian lands?			
								<input type="checkbox"/> YES <input type="checkbox"/> NO			

X. EXISTING ENVIRONMENTAL PERMITS

A. NPDES (Discharges to Surface Water)						D. PSD (Air Emissions from Proposed Sources)					
9	N	NONE				9	P	NONE			
B. UIC (Underground Injection of Fluids)						E. OTHER (specify)					
9	U	NONE				9		NONE (specify)			
C. RCRA (Hazardous Wastes)						E. OTHER (specify)					
9	R	NONE				9		NONE (specify)			

XI. MAP

Attach to this application a topographic map of the area extending to at least one mile beyond property boundaries. The map must show the outline of the facility, the location of each of its existing and proposed intake and discharge structures, each of its hazardous waste treatment, storage, or disposal facilities, and each well where it injects fluids underground. Include all springs, rivers and other surface water bodies in the map area. See instructions for precise requirements.

XII. NATURE OF BUSINESS (provide a brief description)

DEVELOPER OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER, SECTION 33, TOWNSHIP 27 SOUTH, RANGE 2 EAST, SEDGWICK COUNTY, KS.

XIII. CERTIFICATION (see instructions)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attachments and that, based on my inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

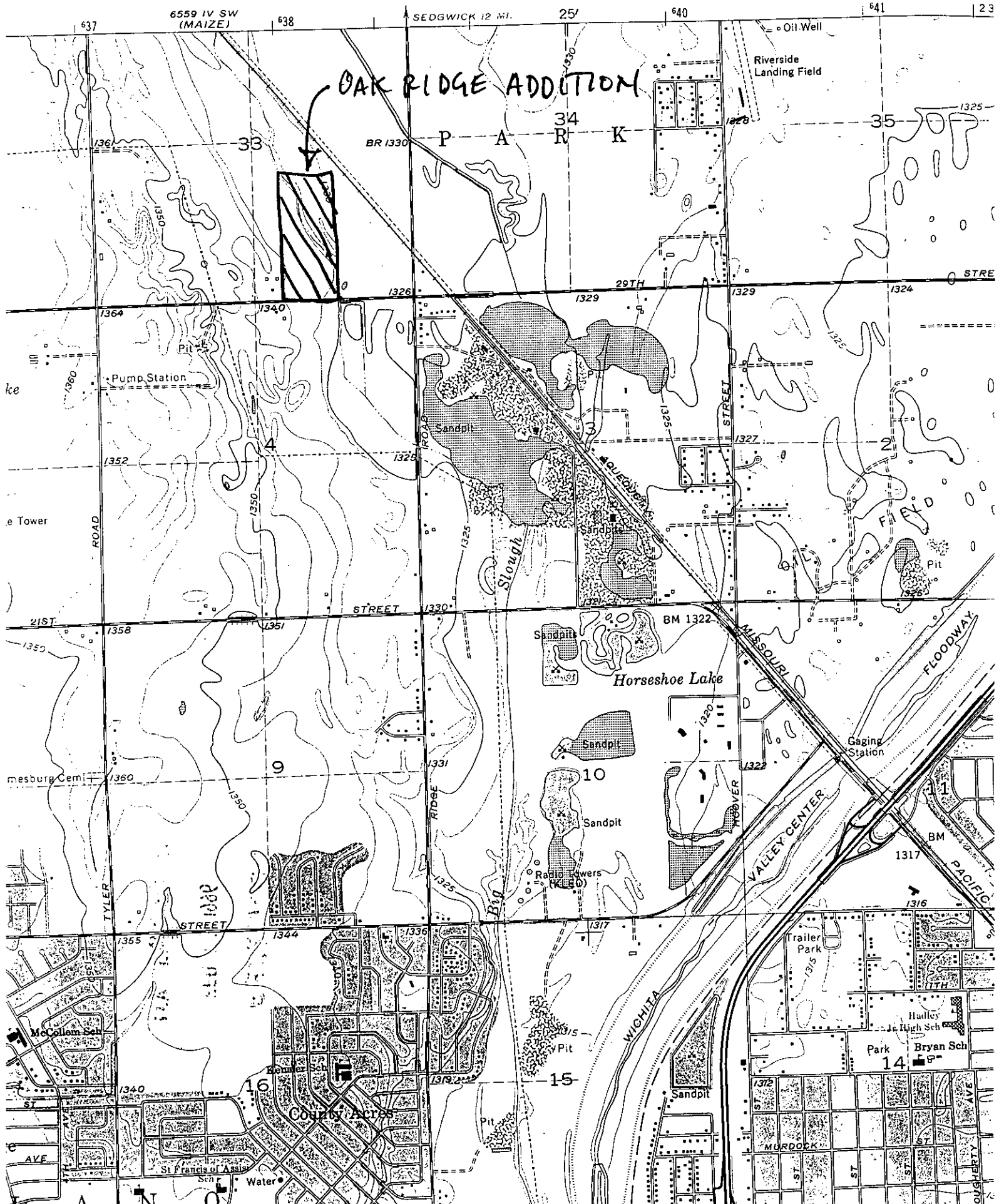
A. NAME & OFFICIAL TITLE (type or print)		B. SIGNATURE		C. DATE SIGNED	
JOHN V. VAN ALLEN OWNER		<i>J.V. Van Allen</i>		2/11/96	

COMMENTS FOR OFFICIAL USE ONLY

C	
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Oak Ridge Addition  
NPDES Permit Application for Construction Activity  
**Supplemental Information**

1. Oak Ridge Addition is a single family residential development in Northwest Wichita, KS. For location see enclosed map. It consists of 19 housing units on 8.4 acres. Construction activities on the site are as follows:
  - Infrastructure improvements, including sanitary sewers, water distribution systems, storm water sewers, paving and sidewalks.
  - Utility construction by the utility companies.
  - Housing construction by the lot owners or builders.
  - Grading.
  
2. The total development area is 8.4 acres, and 100% of the area will be disturbed during the project.
  
3. No local or state erosion and sediment control regulations regarding storm water runoff quality apply. However, local requirements dictate that post development peak runoff discharge be less than or equal to pre-development peak runoff values. BMP's to be used during construction are:
  - Installation of sediment control barriers at strategic locations, including all city storm sewer inlets.
  - Seeding and mulching affected areas after City infrastructure projects and utility installation.
  - All building lots and open areas will be seeded or sodded upon completion of construction.
  
4. The existing site is cultivated land with an estimated runoff coefficient of 0.3. The post development runoff coefficient is estimated to be 0.39. The total impervious area is anticipated to be 3 acres. The soils are well drained and runoff is slow.
  
5. The receiving body of water is an unnamed tributary to Big Slough Creek.



# STORMWATER POLLUTION PREVENTION PLAN CERTIFICATION

I, the undersigned, certify that a Stormwater 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.

OAK RIDGE ADDITION

Name of Construction Project

J. Van Allen  
Owner's Signature

2/11/96  
Date



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

SWPPP.CRT

Return to

SHS