

November 7, 1996

STAFF REPORT
(One Step Combined Preliminary-Final Plat)

CASE NUMBER: S/D 96-78 - HUNTINGTON PARK ADDITION

OWNER/APPLICANT: Attn Mike Loveland, Maize Road Partnership, 150 N. Market, WICHITA, KS 67202

OWNER/APPLICANT: Earl Brandt, 107 N. Market, WICHITA, KS 67202

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

LOCATION: South of 13th Street North and west of Maize Road

SITE SIZE: 15.06 Acres

NUMBER OF LOTS

| | |
|--------------|---------------------------|
| Residential: | 1 |
| Office: | |
| Commercial: | 2 (\pm 6 Acres = "LC") |
| Industrial: | |
| Total: | <u>3</u> |

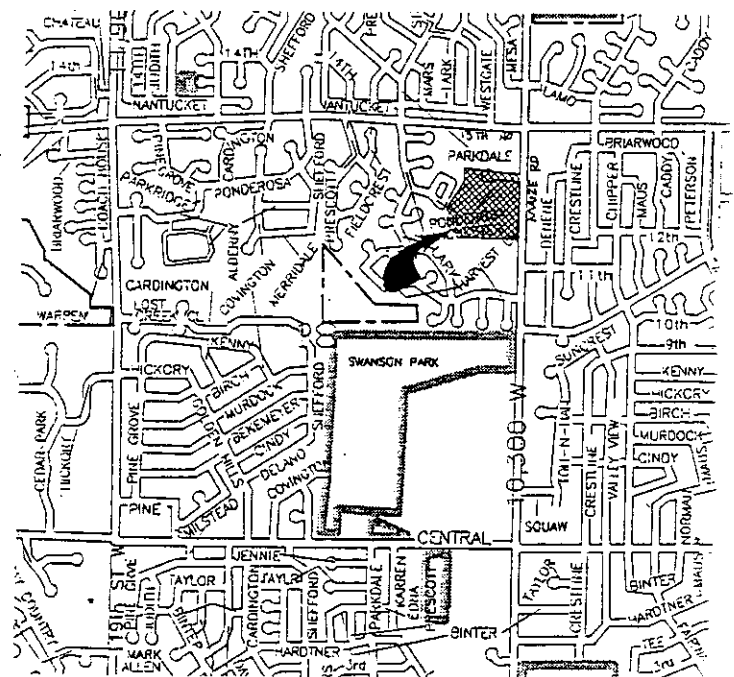
MINIMUM LOT AREA: 33,414.36 sq. ft.

CURRENT ZONING: "LC" and "SF-6" (DP-153, Amendment 4)

PROPOSED ZONING:

VICINITY MAP:

478 PPS



NOTE: This plat is being submitted as a one step, combined preliminary-final plat. All of this site has, however, been previously platted as the Huntington Place Commercial Addition (Lots 1 and 2) and a part of the Huntington Place 5th Addition (Lot 3). The primary purpose of this replat is apparently to shorten the segment of street, Ponderosa Circle originally platted for access to what is now Lot 3. Some additional changes in easements and access controls are also being provided by the replat. Community Unit Plans also effect the site, with Lots 1 and 2 being covered by DP-153 while Lot 3 is within DP-152. Zoning for Lot 3, is SF-6, however, under DP-152, this site can be developed for higher density, apartment-type uses.

STAFF COMMENTS:

- A. Guarantees have been provided by the previous plats for sewer, water, paving, traffic lane, etc improvements. **City Engineering** needs to indicate if guarantees are required for any other improvements especially the paving of Ponderosa Circle and/or if any projects need to be abandoned due to this replat and consequently if any costs need to be recovered.

Any paving guarantee for Ponderosa Circle also needs to include sidewalk along at least one side (south) of this street.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to conditions of Community Unit Plans DP-152 and DP-153.
- D. The platting of the wall easements need to be referenced in the plat's text with it also noting that utilities may cross the wall easement.
- E. Based upon the platting binder, a portion of this site is in the ownership of another party and mortgages are being held by two banks. These parties either need to be made signatories to the plat or documentation provided that such interests are no longer involved with this site.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. 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.)
- H. 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.
- I. 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.

- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- 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. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has ben submitted as a one-step preliminary-final plat and if approved by the Subdivision Committee, this plat will be scheduled for the next MAPC meeting.



KANSAS
DEPARTMENT OF HEALTH & ENVIRONMENT
BILL GRAVES, GOVERNOR
Gary R. Mitchell, Secretary

October 9, 1997

Huntington Park Apartments LLC
Attention: Mike Loveland
150 N Market
Wichita, KS 67207

Re: Kansas Water Pollution Control General Permit for Stormwater Runoff
from Construction Activities, General Permit No.: S-MCSTϕ-9601-1,
Kansas Permit No.: S-AR94-0012, Huntington Park Addition

Dear Permittee:

You have fulfilled all filing requirements for the Kansas Water Pollution Control Permit for Stormwater Runoff from Construction Activities. We are pleased to forward your new permit. While it is permissible to make as many copies as needed, you need to retain the original permit for your files.

We suggest you carefully read the terms and conditions of your permit to ensure your Stormwater Pollution Prevention Plan meets all the requirements of the permit. The terms and conditions of the attached permit are enforceable under State law.

Please remember to send a copy of page 1 and the Notice of Termination (NOT), located on page 2, to KDHE when coverage under this general permit is no longer needed. The NOT must contain an original signature.

We look forward to working with you in achievement and maintenance of high quality water for the State of Kansas. If you have any questions concerning this permit, please contact David Freise at (785) 296-5557.

Sincerely,

Karl Mueldener, P.E.
Director, Bureau of Water

Enclosure

rr

c - South Central District Office
Permit File
Wichita
Baughman Co., Brian Glenn

General Permit No.: S-MCSTφ-9601-1

Kansas Permit No.: S-AR94-0012

Federal Permit No.: KS-R100152

Kansas Water Pollution Control General Permit
and Authorization to Discharge

STORMWATER RUNOFF FROM CONSTRUCTION ACTIVITIES

Under the National Pollutant Discharge Elimination System

Pursuant to the Provisions of Kansas Statutes Annotated 65-164 and 65-165, the Federal Water Pollution Control Act as amended (33 U.S.C. 1251 et seq.; the "Clean Water Act"),

Owner: Huntington Park Apartments LLC

Owner's Address: 150 N Market
Wichita, KS 67207

Name of Contact Person: Mike Loveland Phone Number: (316) 262-6400

Name of Facility/Project to be Constructed: Huntington Park Addition

Facility/Project Address or Location: NE¼ of the NE¼ of Section 18, T27S, R01W
Sedgwick County

Receiving Stream & Basin: Un-named tributary to Cowskin Creek, segment 13 of the Middle Arkansas - State
Sub-basin, Lower Arkansas Basin

is authorized to discharge stormwater runoff from construction activities at the site described herein in accordance with the limitations and conditions set forth in this general NPDES permit and shall comply with Kansas Surface Water Quality Standards (K.A.R. 28-16-28 et seq.).

The general NPDES Permit S-MCSTφ-9601-1 is effective January 1, 1997 through December 31, 2001. This general NPDES permit authorization supersedes all previous permits, agreements, decrees, or orders, in effect between KDHE and the permittee for the discharge of stormwater runoff from construction activities at the site described herein. The use of this general NPDES permit for the project described herein shall become effective on October 10, 1997, and shall expire on December 31, 2001.

PROJECT DESCRIPTION:

Construction of an Apartment Complex



Secretary, Kansas Department of Health and Environment

October 10, 1997
Date

L001

| | | | | | | | |
|--------------|--------------|---|----------|-------|---------------|---|--------------|
| 1 | | N | 5000.000 | E | 5000.000 | S | 0+00 |
| 2 | 03-44'55.0"E | | 778.190 | | | | |
| 2 | | N | 4223.475 | E | 5050.877 | S | 7+78.190 |
| 3 | 88-26'57.0"W | | 838.790 | | | | |
| 3 | | N | 4200.774 | E | 4212.394 | S | 16+16.980 |
| 4 | 48-45'06.0"W | | 174.970 | | | | |
| 4 | | N | 4316.136 | E | 4080.842 | S | 17+91.950 |
| 5 | 03-43'49.0"W | | 140.070 | | | | |
| 5 | | N | 4455.909 | E | 4071.729 | S | 19+32.020 |
| 6 | 28-11'04.0"E | | 406.290 | | | | |
| 6 | | N | 4814.026 | E | 4263.624 | S | 23+38.310 |
| 7 | 03-43'02.0"W | | 205.190 | | | | |
| 7 | | N | 5018.784 | E | 4250.321 | S | 25+43.500 |
| 8 | 88-33'52.8"E | | 749.914 | | | | |
| 1 | | N | 5000.000 | E | 5000.000 | S | 32+93.414 |
| LENGTH= | | | 3293.414 | AREA= | 682118.870 SF | | 15.659 ACRES |

CLOSURE- HUNTINGTON PARK ADDITION