

December 12, 1996

STAFF REPORT
(ONE STEP Combined Preliminary-Final Plat)

CASE NUMBER: S/D 96-88 - WILLOWOOD ESTATES

OWNER/APPLICANT: Stanley Weilert, President, Willowood Mobile Home Park, Inc., 3006 S. Broadway, Wichita, KS 67216

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

LOCATION: South of MacArthur Road and east of Hydraulic

SITE SIZE: 37 ± Acres

NUMBER OF LOTS

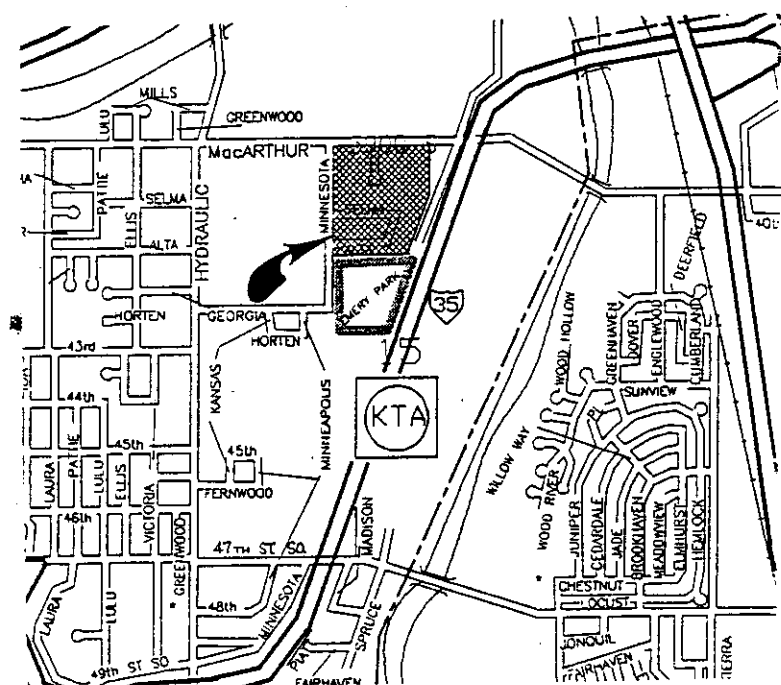
| | |
|--------------|----------------------|
| Residential: | 1 (Mobile Home Park) |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 1 |

MINIMUM LOT AREA: 37 ± Acres

CURRENT ZONING: "SF-6" "LC" and "L1"

PROPOSED ZONING: "MH" (Z-3209)

VICINITY MAP:



NOTE: A zone change (Z-3208) for the entirety of the site to "MH" zoning has been approved for the site subject to platting. As part of this platting (replatting), an internal street, Minnesota, is being vacated. However, portions of Minnesota are outside of what can be vacated through the platting process and consequently a separate vacation case (V-2009) has been submitted for such sections of Minnesota. This plat is not showing the typical 1/2 street right-of-way for MacArthur (50' for an arterial); however, it appears that at this location, MacArthur has been built off of the section line with greater right-of-way being provided by properties to the north.

STAFF COMMENTS:

- A. Although municipal water and sanitary sewer appear to be adjacent to this site, in MacArthur, **City Engineering** needs to indicate if any extensions of these facilities need to be guaranteed into if not adjacent to the site.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. On the original plat of this area (Emery Park), a Reserve was platted for drainage. **City Engineering** needs to indicate if such a Reserve should also be platted for this Addition. It should be noted that the required development plan for manufactured housing plats shows an open space and drainage area in the approximate location platted originally as a Reserve.
- C. **City Engineering** needs to indicate if the vacation of Minnesota involves any costs that should be recovered from the applicant, e.g., design costs.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **Engineering** needs to indicate if the 40-feet of right-of-way adjacent to this plat for MacArthur is sufficient. Although 50-feet is typically required, properties on the north side of MacArthur have apparently provided over 70-feet along the north side of this street.

Based upon the legal description on this plat and the wording involving vacation of previous public reservations, it would appear that both the face of this plat and the plattor's text should again note the dedication of street right-of-way (for MacArthur).

- F. On the final plat tracing, the plattor's text shall note the dedication of access controls to MacArthur.

Also, the granting of any easements, establishment of minimum building pad elevations, etc. required on the final plat tracing shall also be referenced in the plattor's text.

- G. Because of the related vacation case for Minnesota (V-2009), this plat will be scheduled for City Council the same date the vacation is to be heard. The applicant is therefore advised that completion of this plat will be subject to completion of this associated vacation case.
- H. If required, minimum building pad elevations shall be shown on the face of the plat and also referenced in the plattor's text. Also, both on-site and off-site benchmarks shall be indicated.
- I. The applicant shall submit with the final plat tracing, for review and approval a final site

applicant's drainage plan. Also, **Engineering** needs to indicate if minimum building pad elevations will be required (if a drainage Reserve is or isn't platted) and if any drainage to Park property and/or the Turnpike is involved and consequently if any form of agreement is needed in regard to such drainage.

Note: As a one-step plat, if approved by the Subdivision Committee, this plat will be scheduled for the next available MAPC meeting.

development plan. This plan shall provide all the information noted in Section 5-302(E) of the Subdivision Regulations. Further, as required by the zoning change approval, this development shall also clearly indicate the required wall and/or fence screening along MacArthur Road.

- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. In order to assure the provision of access to Emery Park from this site, the final plat shall plat such easement or such easement shall be created by a separate instrument, submitted to Planning for recording with the plat.
- L. On the final plat tracing, the MAPC signature block shall be corrected to read Metropolitan Area Planning Commission (i.e., add underlined words). MacArthur Road should also be properly spelled.
- M. 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.)
- 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. 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.
- P. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- 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 and/or County Commission.
- T. The representatives from City Engineering should be prepared to comment on the status of the

State of Kansas

Bill Graves



Governor

Department of Health and Environment

Gary R. Mitchell, Secretary

June 25, 1997

Stanley Weilert
Wholesale Mobile Homes
3006 S. Broadway
Wichita, Kansas 67216

Re: Kansas Water Pollution Control General Permit for Stormwater Runoff
from Construction Activities, General Permit No.: S-MCST ϕ -9601-1,
Kansas Permit No.: S-AR94-0006, Willowood Estates 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 (913) 296-5557.

Sincerely,

A handwritten signature in cursive script that reads "Karl W. Mueldener".

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

Enclosure

pc: Chris Breitenstein - City of Wichita
Brian Glenn - Baughman Company
South Central District Office
Permit File

General Permit No.: S-MCST ϕ -9601-1

Kansas Permit No.: S-AR94-0006

Federal Permit No.: KS-R100075

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: Stanley Weilert
Wholesale Mobile Homes

Owner's Address: 3006 S. Broadway
Wichita, Kansas 67216

Name of Contact Person: Stanley Weilert Phone Number: 316-522-3864

Name of Facility/Project to be Constructed: Willowood Estates Addition

Facility/Project Address or Location: East 1/2 of NW 1/4 of Section 15, Township 28 South, Range 1 East,
Wichita, Sedgwick County

Receiving Stream & Basin: Arkansas River via Wichita storm sewer, Arkansas River 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-MCST ϕ -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 June 25, 1997, and shall expire on December 31, 2001.

PROJECT DESCRIPTION:

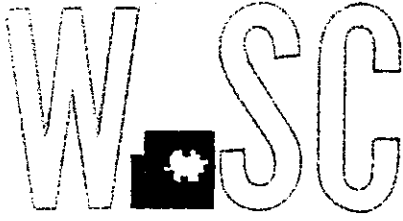
Development of a mobile home community on 37 acres.

Larry R Mitchell

Secretary, Kansas Department of Health and Environment

June 25, 1997
Date

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 12, 1996

Gary Wiley, P.E.C., P.A.
303 S. Topeka
Wichita, KS 67202

Re: S/D 96-88 One Step Combined Preliminary Final Plat - WILLOWOOD ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. On the original plat of this area (Emery Park), a Reserve was platted for drainage and minimum building pad elevations were shown. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine if these requirements still apply to this replat.
- B. Prior to submitting the final plat tracing, the applicant shall meet with Traffic Engineering to determine any requirements for the closing and/or reconstruction of medial areas in MacArthur adjacent to this site. As determined necessary, the applicant shall guarantee any such improvements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the plattor's text shall note the dedication of access controls to MacArthur.

Also, the granting of any easements, establishment of minimum building pad elevations, etc. required on the final plat tracing shall also be referenced in the plattor's text.

- E. Because of the related vacation case for Minnesota (V-2009), this plat will be scheduled for City Council the same date the vacation is to be heard. The applicant is therefore advised that completion of this plat will be subject to completion of this associated vacation case.

- F. If required, minimum building pad elevations shall be shown on the face of the plat and also referenced in the plat's text. Also, both on-site and off-site benchmarks shall be indicated.
- G. The applicant shall submit with the final plat tracing, for review and approval a final site development plan. This plan shall provide all the information noted in Section 5-302(E) of the Subdivision Regulations. Further, as required by the zoning change approval, this development shall also clearly indicate the required wall and/or fence screening along MacArthur Road.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- I. On the final plat tracing, the MAPC signature block shall be corrected to read Metropolitan Area Planning Commission (i.e., add underlined words). MacArthur Road should also be properly spelled.
- J. 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.)
- K. 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.
- 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. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- P. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Q. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 19, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Stanley Weilert, President, Willowood Mobile Home Park, Inc., 3006 S. Broadway,
Wichita, KS 67216
Mike Lindebak, City Engineer ✓

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-10

December 19, 1996

STAFF REPORT
(ONE STEP Combined Preliminary-Final Plat Approved 12/12/96)

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LOCATION: South of MacArthur Road and east of Hydraulic

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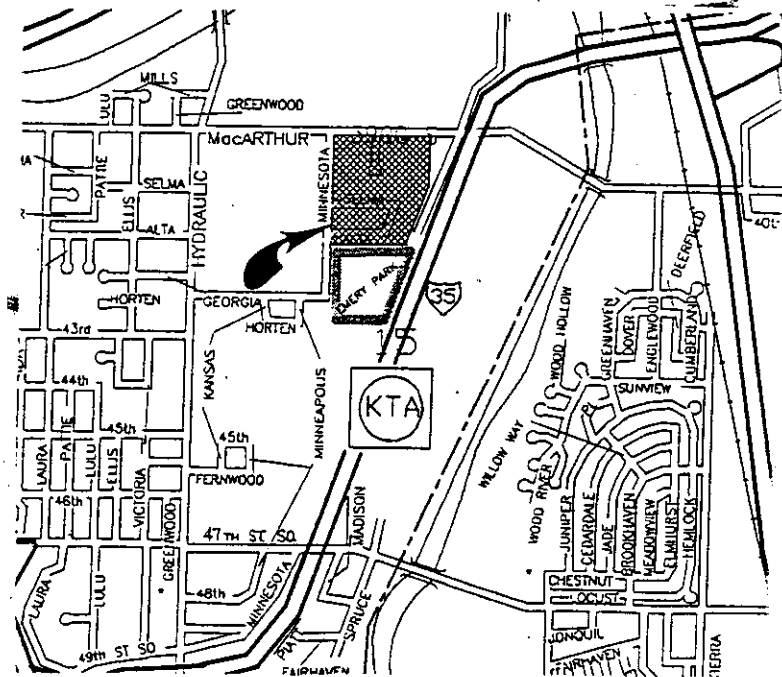
| | |
|--------------|----------------------|
| Residential: | 1 (Mobile Home Park) |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>1</u> |

MINIMUM LOT AREA: 37 ± Acres

CURRENT ZONING: "SF-6" "LC" and "L1"

PROPOSED ZONING: "MH" (Z-3209)

VICINITY MAP:



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