



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

LETTER OF TRANSMITTAL

DATE: 8/7/96
 JOB NO.
 ATTENTION:
 RE: Vicky Huang

TO: Vicky Huang, P.E.
 City Hall
 455 N. Main
 Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via the following items:

- Plans Prints Shop drawings Samples Copy of letter
 Specifications Change order Computer disk Other

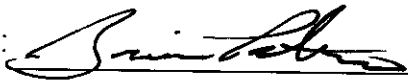
COPIES	DATE	DESCRIPTION
1	8/7/96	Utility Plan for Lark 4th Addition

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted For review and comment
 For your use & information Approved as noted FOR BIDS DUE
 As requested Return for corrections

REMARKS: Thank you.

COPY TO: file

SIGNED: 

Brian Peltier, P.E.

August 8, 1996

STAFF REPORT
(Combined Preliminary-Final One Step Plat)

CASE NUMBER: S/D 96-49 - LARK 4TH ADDITION

OWNER/APPLICANT: Paul E. Kelsey, 716 N. 119th St. West - Ste 112, Wichita, KS 67212

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

LOCATION: East of 119th Street West and south of Kellogg (U.S. 54)

SITE SIZE: 12.5 Acres

NUMBER OF LOTS

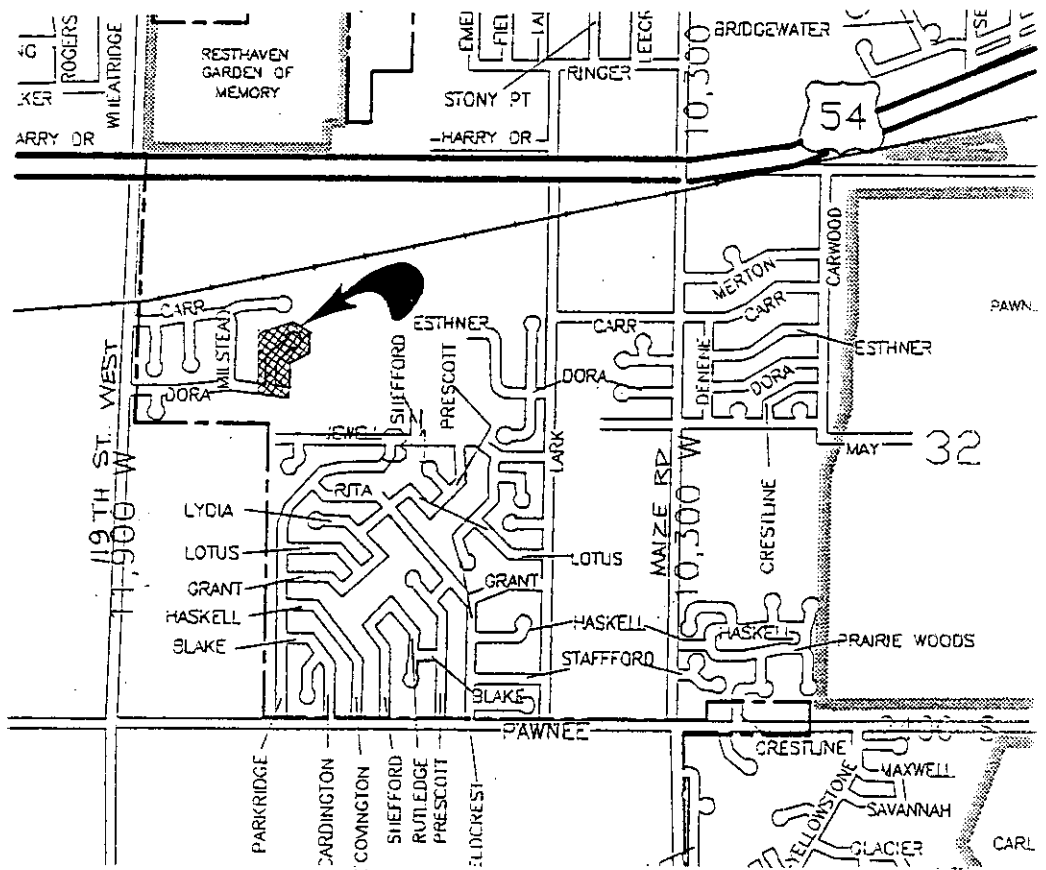
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	<u>14</u>

MINIMUM LOT AREA: 7,944 sq. ft.

CURRENT ZONING: "SF-6"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat is a replat of a portion of the Lark (1st) Addition. The original portion of the 1st Addition involved a slightly longer cul-de-sac street with 17 lots along this street. This plat has shortened the cul-de-sac, is platting only 14 lots and has replatted an area of Reserve from what was previously platted in lots and street right-of-way. The Reserve "A" now being shown on this plat is in essence part of Reserve "D" as platted by the 1st Addition.

STAFF COMMENTS:

- A. City Engineering needs to indicate if new petitions are required for this replat or if agreements and/or square footage information can be submitted to redistribute existing specials.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. 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 note that this Addition (replat) is still responsible for and benefits from the Reserves as platted in the Lark (1st) Addition.
- D. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- E. 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.
- F. City Engineering needs to comment upon the platting of combined 10-foot (20-foot total) utility and drainage easements as being shown by this plat.
- 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. 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.
- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the minimum building pad elevations are acceptable.

August 22, 1996

STAFF REPORT
(Combined Preliminary-Final One Step Plat)

CASE NUMBER: S/D 96-49 - LARK 4TH ADDITION

OWNER/APPLICANT: Paul E. Kelsey, 716 N. 119th St. West - Ste 112, Wichita, KS 67212

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

LOCATION: East of 119th Street West and south of Kellogg (U.S. 54)

SITE SIZE: 5.425 Acres

NUMBER OF LOTS

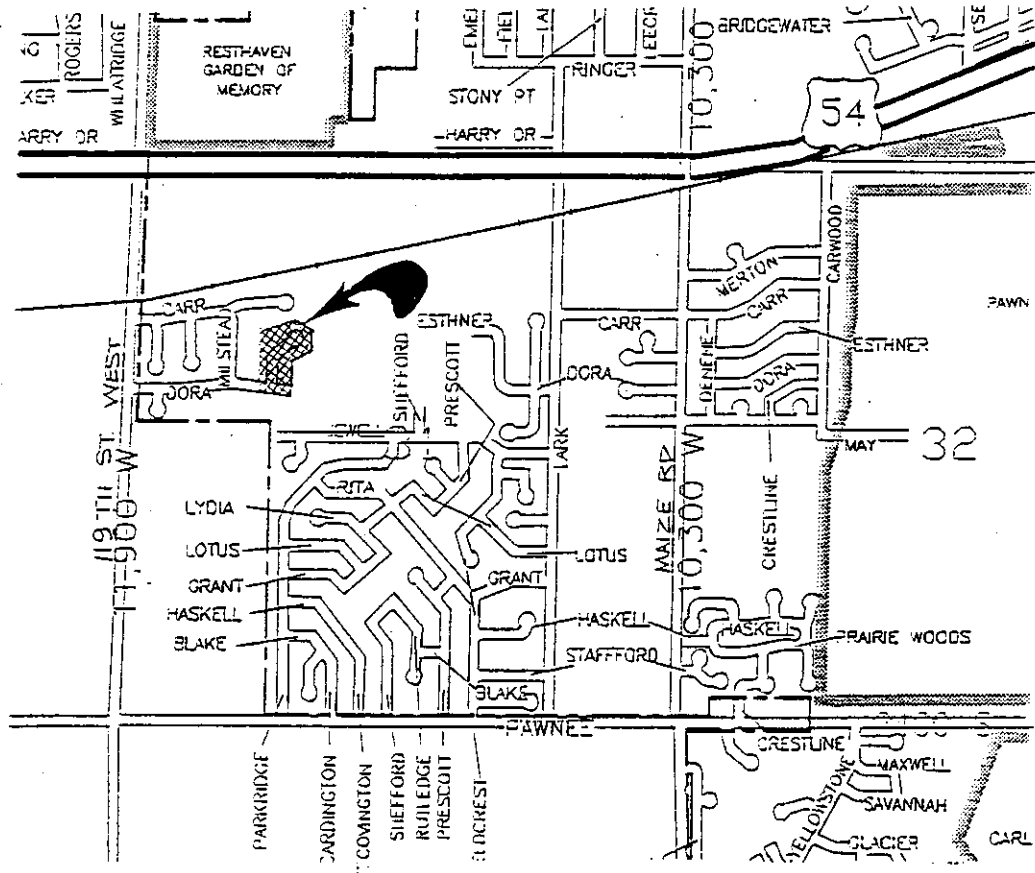
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	14

MINIMUM LOT AREA: 7,946 sq. ft.

CURRENT ZONING: "SF-6"

PROPOSED ZONING:

VICINITY MAP:





BAUGHMAN COMPANY, P.A.

ENGINEERING, SURVEYING & PLANNING

316/262-7271 • FAX 316/262-0149 • 315 ELLIS • WICHITA, KANSAS 67211

April 3, 1997

Vicky Huang, P.E.
Department of Engineering
City Hall - 7th Floor
455 North Main
Wichita, KS 67202

Re: **Lark 4th Addition - SWPP Plan**

Dear Vicky:

Enclosed please find a copy of the revised SWPP Plan for the above referenced project. The only change is the additional information regarding the soil disturbance activities. Feel free to contact our office should you have any questions regarding the project.

Sincerely,
Baughman Company, P.A.

Teresa Gillenwater, E.I.

cc: file



NOTICE OF INTENT (NOI)
For Stormwater Discharges Associated with Construction Activity
Authorized by a Kansas Water Pollution Control General Permit
Under the National Pollutant Discharge Elimination System

Submission of this Notice of Intent constitutes notice that the party identified in Section I of this form requests authorization for coverage under a Kansas Water Pollution Control general permit issued for stormwater runoff from construction activities in the State of Kansas. Becoming a permittee obligates the discharger to comply with the terms and conditions of the general permit. Completion of this NOI does not provide automatic coverage under the general permit. You will be notified when the Kansas Department of Health and Environment (KDHE) accepts the NOI. INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT. Please Print or Type.

I. OWNER & RECORD LOCATION INFORMATION

Owner Name: Paul E. Kelsev, Pres. Will permit records be located on site? Y; N
Name of Company: KicK'N Development Corporation If no, provide address where records will be kept
Mailing Address: 716 N. 119th St. Suite #112 Business Name: _____
Street Address: _____
City: Wichita State: KS Zip Code: 67212 City: _____

II. SITE INFORMATION

A. LOCATION

Name of Project: Lark 4th Addition SE Quarter of the NW Quarter of Section 31
Address: _____ Township: 27 South, Range: 1 = E; W;
City: Wichita State: KS Zip Code: _____ County: Sedgwick
Contact Person: Paul E. Kelsev Phone: (316) 729-0900

B. EXISTING CONDITIONS/USES

Is any part of the project located on Indian Lands? Y; N
If site runoff goes into a Municipal Separate Storm Sewer System: Owner/Operator's Name: City of Wichita
Name of the first receiving water stream or lake: tributary of the Cowskin Creek
Are there any known soil contamination areas which will be disturbed by the construction activity? Y; N
Are there any intakes for public drinking water supplies located within 1/2 mile of the site discharge points? Y; N
Are there any known historical or archeological sites present? Y; N
Are any threatened or endangered species known to be present near the site or in the receiving water body? Y; N
If yes, list species and describe habitat location in relation to project location: _____

Are any Critical Water Quality Management Areas, Special Aquatic Life Use Waters,
or Outstanding Natural Resource Waters located within one-half mile of the site boundary? Y; N

Describe the site soil types: Fernum loam, and Blanket silt loam
If you have other existing environmental permits at this site, list their permit numbers (e.g. (11A44-1117):

C. FUTURE SITE ACTIVITY/USES

Description of Planned Project: Single family residential subdivision

II. FUTURE SITE ACTIVITIES/USES (CONTINUED):

Anticipated Start Date: May 1997 and Completion Date: May 2002 Estimate of final runoff identification:
Estimated area to be disturbed: 61 Acres Total area of the site: 61 Acres Increase in Impervious Area: 20 Acres
Types of fill materials and source: On site borrow pit

D. STORMWATER POLLUTION CONTROL MEASURES

Do you plan to disturb one or more acres that are within a common drainage area? Yes No
If yes, will a sediment basin be installed in that drainage area? Yes No
If no, on a separate sheet, explain why and what other erosion and sediment control measures that will be implemented in lieu of a sediment basin.

Attach a description of the best management practices, planned to be utilized to control erosion and sedimentation and other pollutants in stormwater discharges during construction. Include a description of applicable local erosion and sediment control requirements.

Describe on a separate sheet of paper the best management practices that will be installed during the project construction which will be left in place after construction is complete in order to control pollutants which will be generated by the final land use. Include a description of applicable local stormwater pollution control requirements for permanent stormwater management features.

On a separate sheet describe the intended sequence of major activities which disturb soils for major portions of the site.

E. MAPS

Attach to this NOI the appropriate maps as described in the instructions. Include the required information on the maps.

III. ANNUAL FEE

Enclose a check for the first year of the annual fee specified in K.A.R. 15-16-4 as set, is assessed (Make check payable to "KDEP - Water Pollution Control Permit").

IV. APPLICANT CERTIFICATIONS

I, the undersigned, certify that a Stormwater Pollution Prevention Plan will be or has been developed for the construction site listed in Section II of this NOI. I further certify that the plan will be implemented at the time construction begins, and, as required by the NPDES general permit for Stormwater Runoff from Construction Activity, will revise the SWPP2 plan if necessary.

I certify that I have read and understand the Part I requirements relating to criteria for coverage under the NPDES general permit for Stormwater Runoff from Construction Activity, including those requirements relating to the protection of Threatened or Endangered Species identified in K.A.R. 15-15-4 and sites listed or eligible for listing on the National Register of Historic Places; and

To the best of my knowledge, the discharges which will be covered under this NPDES general permit for Stormwater Runoff from Construction Activity and the construction of BMPs to control stormwater runoff are not likely to and will not likely adversely affect any species identified in K.A.R. 15-15-4; or the discharges and construction are eligible for coverage under the NPDES general permit due to a previous authorization from the Kansas Department of Wildlife and Parks; and

I further certify to the best of my knowledge such discharges and construction of BMPs to control stormwater runoff do not have an effect on properties listed or eligible for listing on the National Register of Historic Places under the National Historic Preservation Act or the discharges and construction are eligible for coverage under the NPDES general permit due to a previous agreement with the State Historic Preservation Officer.

I understand that continued coverage under the NPDES general permit for Stormwater Runoff from Construction Activity is contingent upon maintaining eligibility as provided for in Part I of the general permit.

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 gather and evaluate the information submitted. Based on the inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted 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.

Paul E. Kelsey
Signature

3-12-97
Date

Paul E. Kelsey, Pres.
Name and Official Title (Please Print)

Controls to be Implemented During Construction

The contractor shall be responsible for the implementation of controls as outlined in the Storm Water Pollution Prevention Plan Guidelines. In addition to the controls outlined, the contractor shall construct and maintain approved inlet sediment barriers as directed by the engineer, governing entity, or agents of either. Rip-rap shall be placed at all storm water sewer discharge points, to protect surrounding areas from erosion. The contractor shall be responsible for the protection of existing pavements from sediment latent runoff by one or more approved means discussed in the Storm Water Pollution Prevention Plan Guidelines.

Controls to be Implemented After Construction

The contractor shall be responsible for the permanent stabilization of all worked areas. The contractor shall also be responsible for the removal of any, silt fences, sediment barriers, or any other temporary controls after permanent stabilization has occurred. Rip-rap placed at outlet structures shall remain in place to protect areas from future erosion.

Soil Disturbance Activities

The sediment basin will be installed prior to all other construction activities. Excavation from the pond will serve as fill material for the remainder of the site. Storm water sewers will then be installed to convey intercepted runoff to the sediment basin. Sanitary sewer and water lines will be placed at nearly the same time. The installation of pavement will complete the majority of soil disturbance.

State of Kansas

Bill Graves



Governor

RECEIVED

APR 29 1997

Department of Health and Environment

James J. O'Connell, Secretary

April 25, 1997

Paul E. Kelsey, President
KicK'N Development Corporation
716 N. 119th St. Suite 112
Wichita, Kansas 67212

Re: Kansas Water Pollution Control General Permit for Stormwater Runoff
from Construction Activities, General Permit No.: S-MCSTφ-9601-1,
Kansas Permit No.: S-AR94-0002, Lark 4th 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
South Central District Office
Permit File

General Permit No.: S-MCSTφ-9601-1

Kansas Permit No.: S-AR94-0002

Federal Permit No.: KS-R100043

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: Paul E. Kelsey, President
Kick'N Development Corporation

Owner's Address: 716 N. 119th St. Suite 112
Wichita, Kansas 67212

Name of Contact Person: Paul E. Kelsey Phone Number: 316-729-0900

Name of Facility/Project to be Constructed: Lark 4th Addition

Facility/Project Address or Location: SE¼ of NW¼ of S31, T27S, R1W, Wichita
Sedgwick County

Receiving Stream & Basin: tributary of Cowskin Creek via City of Wichita storm sewer,
Lower 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-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 April 25, 1997, and shall expire on December 31, 2001.

PROJECT DESCRIPTION:

A 61 acre single family residential subdivision.



Secretary, Kansas Department of Health and Environment

April 25, 1997
Date

General Permit No.: S-MCSTφ-9601-1

Kansas Permit No.: S-AR94-0002

Federal Permit No.: KS-R100043

AUTHORIZED ACTIVITY DESCRIPTION:

Construction activity (e.g. clearing, grubbing, excavating, grading, etc.) that disturbs a cumulative total of five (5.0) or more acres or that is part of a larger common plan of development or sale which will disturb a cumulative total of five or more acres.

Owners of construction sites with stormwater discharges who intend to be authorized under this general NPDES permit shall have submitted a Notice of Intent in accordance with Part III of this general NPDES permit. Before allowing any site vegetation to be removed or the site disturbed the owner of a construction site must receive written notification from the Kansas Department of Health and Environment (KDHE) they are authorized to discharge stormwater associated with construction activity. This permit, containing site specific information and signed by the Secretary of the Kansas Department of Health and Environment, is KDHE's authorization to discharge under the provisions of this general NPDES permit.

Any site owner who is subject to NPDES permit requirements for stormwater discharges and discharges stormwater associated with construction activity prior to receiving authorization from KDHE is in violation of both State and Federal laws.

NOTICE of TERMINATION

Signature and submission of Permit pages 1 and 2 to KDHE constitutes notice that the permittee relinquishes authorization to discharge stormwater runoff from construction activities at the site described above.

I certify under penalty of law that all authorized discharges of stormwater runoff from construction activities at the site described above have been eliminated or I am no longer the permittee or owner of the construction site. I understand that by submitting this Notice of Termination, I am no longer authorized to discharge stormwater runoff from construction activities under this general NPDES permit at this construction site, and that discharging pollutants in stormwater runoff from construction activities to waters of the State is unlawful under K.S.A. 65-164 and 65-165 and the Clean Water Act where the discharge is not authorized by a Kansas Water Pollution Control Permit. I also understand that submittal of this Notice of Termination does not release the undersigned from liability for any violations of this general NPDES permit, K.S.A. 65-164 and 65-165, Kansas Surface Water Quality Standards (K.A.R. 28-16-28 et seq.), or the Clean Water Act.

Print Name: _____

Date: _____

Signature: _____

This Notice of Termination is being submitted because:

- The entire project is completed and has been finally stabilized (See Part VII. of this general permit).
- Ownership of the site has changed (NOTE: A Notice of Transfer of Ownership form must accompany the Notice of Termination if there is a change in ownership of the entire permitted tract).

INTEROFFICE MEMORANDUM

07:38pm

Date: 19-Apr-1999
From: Chris Cherches
Dept: City Manager
Tel No: 268-4351

Subject: BOB MARTZ REQUEST

HE HAS ASKED US TO LOOK INTO SOME QUESTIONS CONNECTED WITH
MAPLE STREET PROJECT
WHERE THERE IS FOUR LANE PLANNED....

1. HOW DO WE GO ABOUT HAVING UTILITIES UNDERGROUNDED WITH THIS PROJECT?
2. CAN THE SIDEWALKS BE CHANGED FROM 6 AND 8 FT TO 6 & 6 FOOT, OR NARROWER?
3. CAN SOUND ABATEMENT WALLS BE IMPLEMENTED IF THE RESIDENTS WOULD ALLOW THE STREET TO BE CLOSED AND SAVE MONEY ON THE SHO FLY OR TEMP PAVING, ETC.?

OF COURSE, THERE ARE POLICIES, PRECEDENTS, AND OTHER REASONS, BUT MAYBE YOU CAN ADDRESS THESE ISSUES IN MEMO TO ME IN RESPONSE WITH THE JUSTIFICATIONS OR POLICIES EXISTING THAT DO NOT ALLOW THESE ITEMS, LIKE 1 & 3, ETC. OR, IF NOT, WHAT IS RERQUIRED TO CONSIDER, ETC.

THANKS

INTEROFFICE MEMORANDUM

Sensitivity: COMPANY CONFIDENTIAL
08:04pm

Date: 19-Apr-1999

From: Chris Cherches
Dept: City Manager
Tel No: 268-4351

To: Steve Lackey
CC: Mike Lindebak

Subject: SEE ME ON ASSESSMENT PROJECT

RE: LARK LANE

MARTZ HAD SOME QUESTIONS...HE WANTED RESPONSE TO ON THIS PROJECT.

SUCH QUESTIONS AS:

1. WHAT WAS THE OLD PETITION
2. WHO OWNED OLD AREAS (WAS IT ALL THE DEVELOPER)
3. WHY ARE THEY CHANGING IT
4. WHAT IS MIKE'S PERCEPTION OF THIS

CAN YOU ADVISE WHY THE PROPERTY ACROSS STREET WAS ELIMINATED FROM THE ASSESSMENT AREA?

THANKS

INTEROFFICE MEMORANDUM

Sensitivity: COMPANY CONFIDENTIAL
07:02am

Date: 20-Apr-1999

From: Steve Lackey
Dept: Public Works
Tel No: 268-4422

To: Mike Lindebak
CC: Gene Rath

Subject: FWD: BOB MARTZ REQUEST

Read the attached and provide memo to explain.

There must be issues on this project that I'm not aware of. Maybe we can visit about them. At any rate, the Manager wants a memo explaining the project and the issues that need addressing.

Thanks.

PETITION FOR LARK LANE

March 17, 1995 the City Council approved a Petition to pave Lark Lane south of Kellogg. The Petition was a requirement for Lark 2nd Addition. The project was completed in 1998. The Developer submitted a new Petition to expand the original improvement district to include 216 additional lots and part of the Reserve in Lark 4th Addition

The Petition represents 52.7% of the area of the improvement district . CPO Council recommended that the Petition not be approved.

The Petition is for \$262,000. This will result in assessments of \$1,058 per lot.

slides 12 - 15
It is recommended that the City Council approve the Petition and adopt the Resolution.

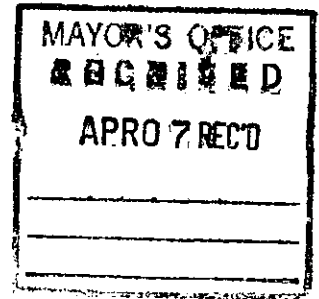
\$3495⁰⁰ - \$26/27 mo
\$1200⁰⁰ - \$9/10 mo

Bob Martz



CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501
(316) 268-4114 FAX

March 30, 1999



Dear Citizen:

As you may know, Lark Lane, adjacent to your neighborhood, was reconstructed by using special assessment financing. The original assessment district consisted of 115 lots near Lark Lane. A new Petition has been submitted which expands the original assessment district to include 216 additional lots and part of the Reserve in Lark 4th Addition. The signatures on the Petition represent 52.7% of the improvement district area.

The estimated assessment to your lot totals \$1,058, excluding temporary financing and bond interest costs. The estimated monthly payment is \$9.00 - \$10.00 per lot, per month, for the 15-year life of the City's bonds.

CPO Neighborhood Council 5 will consider the Petition on April 14, 1999. The Council meets at 7:00 p.m. at the Westlink Branch Library, 8515 Bekemeyer.

The City Council public hearing on this project is scheduled for May 4, 1999 in the City Council Chambers, First Floor, City Hall, 455 North Main. The City Council meeting will begin at 9:00 a.m. You may express your opinion on this matter by writing the City Council, by submitting comments on the enclosed comments form, or by contacting the City Engineer's office. You are also welcome to speak at the Council meeting or be represented by a spokesperson. Petitions or other documents relating to the proposed project may be submitted at that time.

If you wish to submit written comments, please do so by April 23, 1999, so your comments may be forwarded to the City Council.

If you have any questions or need additional information, please contact Gene Rath at 268-4288.

Sincerely,
Mike Lindebak
Mike Lindebak, P.E.
City Engineer

RECEIVED

APR 20 1999

CITY - ENGINEERING

BM:sf
encl.

Disapproved

*Lark Lane - Assess \$5,000
no interest*

Find out -

- What was the old petition area
- Who owed old area (was it all the developer)
- Why are they charging it
- What is Mike Lindebak's perception of this