

April 4, 1996

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-17 LARK 3RD ADDITION

OWNER/APPLICANT: Paul Kelsey, 11535 14th St. Circle North, Wichita, KS 67212

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

LOCATION: South of Kellogg and west of Lark

SITE SIZE: 38.25 Acres

NUMBER OF LOTS

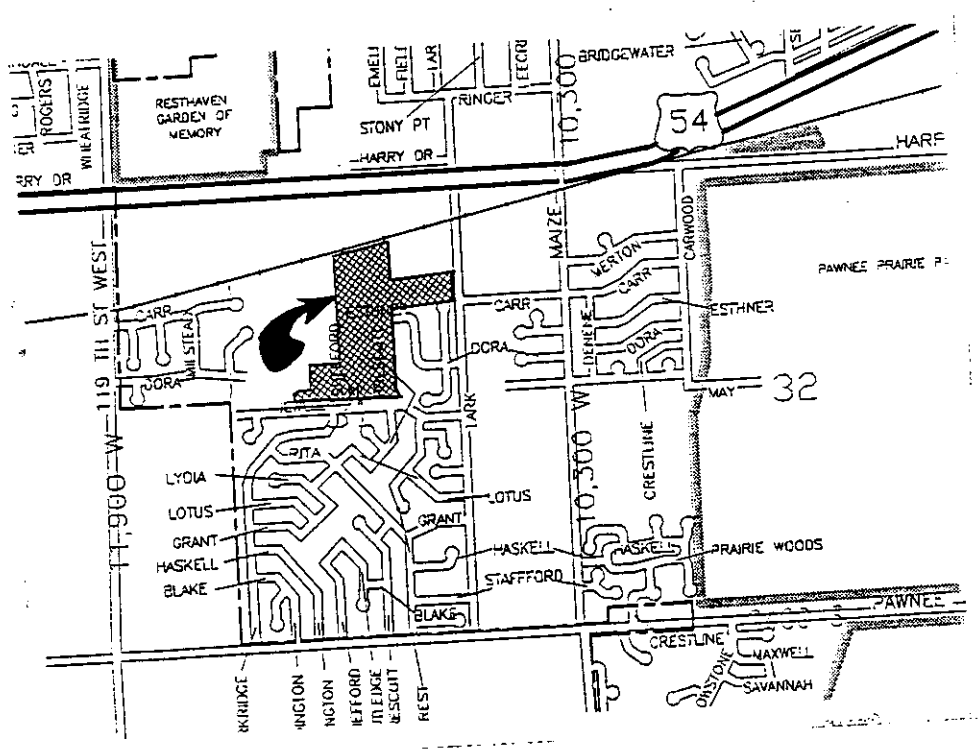
Residential:	137
Office:	
Commercial:	
Industrial:	
Total:	<u>137</u>

MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



NOTE: This plat is the third final portion of an overall preliminary plat approved in August, 1994. A final portion was first completed at the site's western end, adjacent to 119th Street West. The 2nd Addition which was platted in early 1995 was at the site's eastern end, adjacent to Lark. This 3rd Addition is adjacent to and west of the 2nd Addition. Approximately 1/3 of the site, tying between these final portions, will remain to be platted. All of the site has been annexed into the City.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall provide for the paving of Carr Avenue to the collector street standard. Sidewalks shall also be included for both sides of Carr, one side of Prescott/Dora and one side of the street connections involving Esthner and Shefford.

In regard to paving and sidewalks, City Engineering needs to indicate the status of the street connection, between this site and Pawnee Mesa, being provided by the street Shefford. That is, is the corresponding street stub in Pawnee Mesa paved and can the sidewalk connection be provided from this site to the existing sidewalks in Pawnee Mesa (to Jewell Street immediately south of the Lark plat).
- F. Traffic Engineering needs to comment on any traffic improvements needed for this site. In particular, significant levels of traffic will be expected to use this site's entrance from Lark at Carr. Further, it appears that Carr on this plat will be off-set from Carr on the east side of Lark in such a manner that left-turning vehicles could result in traffic flow problems.
- G. City Engineering needs to indicate if a temporary turnaround needs to be provided for Dora at this plat's western line (Lot 34, Block 5).
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. Any easements being provided off-site by separate instrument shall be submitted to Planning with the final plat tracing for acceptance by the City Council and subsequently for recording.

- K. Although this plat itself does not show the platting of any Reserves, the overall preliminary did indicate several Reserves. The applicant is advised that if this Addition is expected to participate in the use and ownership of such Reserves, proper covenants or documents should be filed (recorded) to that effect.
- L. Prior to this plat being released for recording, the applicant shall provide proof of ownership. At this time, the plat binder notes the site as being in the ownership of a party different than is shown on the plat.
- M. As noted by the plat binder, 1995 property taxes are outstanding and need to be paid prior to this plat being released for recording.
- N. If any drainage from this site is directed to the Railroad right-of-way along this site's northern line, a letter shall be provided from that railroad indicating their willingness to accept such drainage.
- 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. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.
- U. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- V. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

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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' FORM ATTACHED			SPECIFIC QUESTIONS	MARK 'X' FORM ATTACHED		
	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

1 SKIP LARK 3RD ADDITION

IV. FACILITY CONTACT

A. NAME & TITLE (last, first, & title)	B. PHONE (area code & no.)
2 KELSEY, PAUL E., OWNER	316 722 1077

V. FACILITY MAILING ADDRESS

A. STREET OR P.O. BOX			
311535 14th ST. CIR.			
B. CITY OR TOWN		C. STATE	D. ZIP CODE
4 WICHITA		KS	67211

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER			
5 NE 1 S31 T27S R1W			
B. COUNTY NAME			
SEDGWICK			
C. CITY OR TOWN		D. STATE	E. ZIP CODE
6 WICHITA		KS	
F. COUNTY CODE (if known)			

CONTINUED FROM THE FRONT

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

A. FIRST (specify)		B. SECOND (specify)	
12	13	14	15
7			
C. THIRD (specify)		D. FOURTH (specify)	
16	17	18	19
7			

II. OPERATOR INFORMATION

A. NAME		B. Is the name listed in Item VIII-A also the owner? <input type="checkbox"/> YES <input type="checkbox"/> NO
16		20

C. STATUS OF OPERATOR (Enter the appropriate letter into the answer box; if "Other", specify.) F = FEDERAL M = PUBLIC (other than federal or state) S = STATE O = OTHER (specify) P = PRIVATE	(specify)	D. PHONE (area code & no.)
21	22	23

E. STREET OR P.O. BOX	24
25	26

F. CITY OR TOWN	G. STATE	H. ZIP CODE	IX. INDIAN LAND Is the facility located on Indian lands? <input type="checkbox"/> YES <input type="checkbox"/> NO
27	28	29	32

EXISTING ENVIRONMENTAL PERMITS

A. NPDES (Discharges to Surface Water)	D. PSD (Air Emissions from Proposed Sources)
33	34
9	P
B. UIC (Underground Injection of Fluids)	E. OTHER (specify)
35	36
9	
C. RCRA (Hazardous Wastes)	F. OTHER (specify)
37	38
9	

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.

NATURE OF BUSINESS (provide a brief description)

Owner is developing property into a residential subdivision. Sanitary sewer, storm sewer, water, and streets will be constructed or installed in accordance with City of Wichita Codes and Specifications.

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
Paul E. Kelsey, Owner	<i>Paul E. Kelsey</i>	

PERMITS FOR OFFICIAL USE ONLY


39	40

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.

Lark 3rd 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

NPDES Permit Application for
Lark 3rd 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. The location and description of the project area are enclosed. Total area of the project to be affected by construction is approximately 31 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 River, via Cowskin Creek. The approximate impervious area will be 45%. The soil in the area is classified in three series, Blanket silt loam, Farnum loam, and Waurika silt loam. Blanket silt loam is a nearly level, well drained soil with very slow run-off potential. Farnum loam is a gently sloping, well drained soil with a medium run-off potential. Waurika silt loam is a nearly level, poorly drained soil with a slow runoff potential.

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5 NE 4 S31 T27S R1W SEDGWICK WICHITA KS

NPDES Permit Application for
Lark 3rd Addition

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BAUGHMAN COMPANY, P. A.

ENGINEERING, SURVEYING & PLANNING

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

May 20, 1996

Paul E. Kelsey
11535 14th St. Circle North
Wichita, Kansas 67212

RE: *Storm Water Construction Permit*
Lark 3rd Addition
Wichita, Kansas

Dear Mr. Kelsey:

We are enclosing a copy of our letter to the state regarding the permit for the above referenced project for your information. We are also enclosing a copy of the Storm Water Pollution Prevention Plan that was developed for this project.

A copy of the SWPPP should be given to each contractor involved in the improvements of this addition. We recommend that the contractors maintain a copy at the construction site. This plan could be checked by KDHE or the local agency approving storm water management plans. Best Management Practices, as outlined in the SWPPP, should be implemented during construction.

If you have any questions or concerns, please let me know.

Respectfully,
Baughman Company, P. A.

Brian L. Glenn, E.I.

enclosures

COPY



BAUGHMAN COMPANY, P. A.

ENGINEERING, SURVEYING & PLANNING

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

May 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**
Lark 3rd 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

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 NOT REQUIRED
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Scale: 1" = 2000'



LOCATION MAP: LARK 3rd ADDITION

