

September 15, 1994

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 8/4/94)

CASE NUMBER: S/D 94-45 LARK ADDITION

OWNER/APPLICANT: Kelsey Investments, 11535 14th Street Circle, Wichita, KS 67212

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

LOCATION: South of Kellogg on the east side of 119th Street West

SITE SIZE: 30.03 Acres

NUMBER OF LOTS

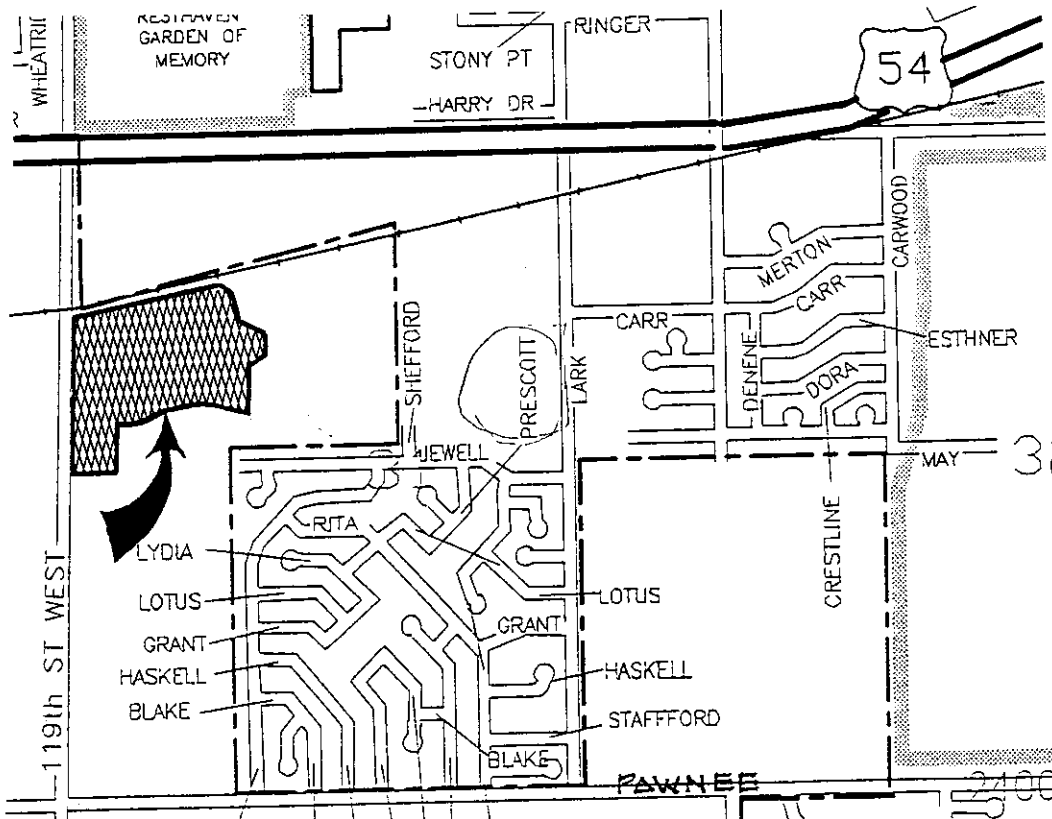
Residential:	92
Office:	
Commercial:	
Industrial:	
Total:	<u>92</u>

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: "R-1" County Suburban Residential

PROPOSED ZONING: "AA" City One-Family Dwelling

VICINITY MAP:



NOTE: The preliminary plat approved August 4, 1994, consisted of 158 acres with 456 lots between 119th Street and Lark Lane. This first final plat is for the west 30 acres only.

STAFF COMMENTS:

- A. Since urban size lots with City sewer and water are being proposed, the applicant shall request and receive approval of annexation into Wichita prior to this plat being scheduled for City Council review.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of sidewalks. Sidewalks shall be provided along both sides of Dora, a collector street, and along one side of Carr/Milstead.
- E. As indicated by Traffic Engineering at the time of preliminary plat review, the applicant shall submit a guarantee for the future installation of left-turn improvements in 119th Street West to serve the site's entrance at Dora.
- F. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state what drainage improvements will be required. In particular, does the area east of Block A, which was shown as a large Reserve on the preliminary plat, need to be platted at this time for drainage purposes.
- G. The applicant is advised that if any drainage from this site is directed to the adjacent railroad tracks (A. T. & S.F. R.R.), a letter needs to be submitted to Planning from this railroad indicating their acceptance of such drainage.
- H. The applicant shall guarantee all drainage improvements, including storm sewers, required by the platting of this property.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. 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 that the homeowners' association will maintain the "parking strip" areas located between the reserves and the paved or driving surface of 119th Street West.
- K. 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.

- 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.
- M. 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. K.G.&E. should be prepared to comment on whether a 10-foot utility easement centered on the lot line common to Lots 33 and 34, Block B, is still required.
- P. Off-site utility easements will be needed to provide sewer and water to this plat. Such easements shall be created by separate instrument and shall be submitted to Planning for recording. To assist in the review of these easements, the applicant's agent shall provide a drawing which depicts the locations of these easements with relation to existing sewer and water lines to which this plat will be connected.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

August 4, 1994

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 94-45 LARK ADDITION

OWNER/APPLICANT: Kelsey Investments, 11535 14th Street Circle N, Wichita, KS 67212

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

LOCATION: South of Kellogg between 119th Street West and Lark Lane

SITE SIZE: 158 Acres

NUMBER OF LOTS

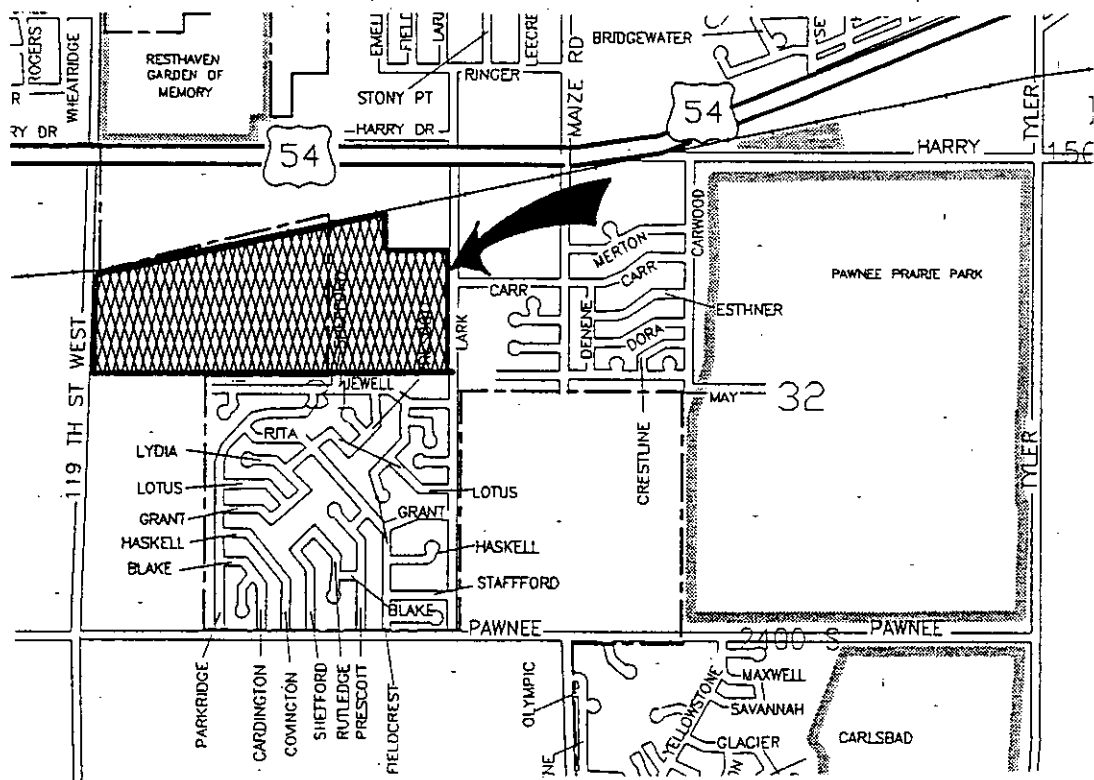
Residential:	456
Office:	
Commercial:	
Industrial:	
Total:	456

MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: "R-1" County Suburban Residential

PROPOSED ZONING: "AA" One-Family Dwelling

VICINITY MAP:



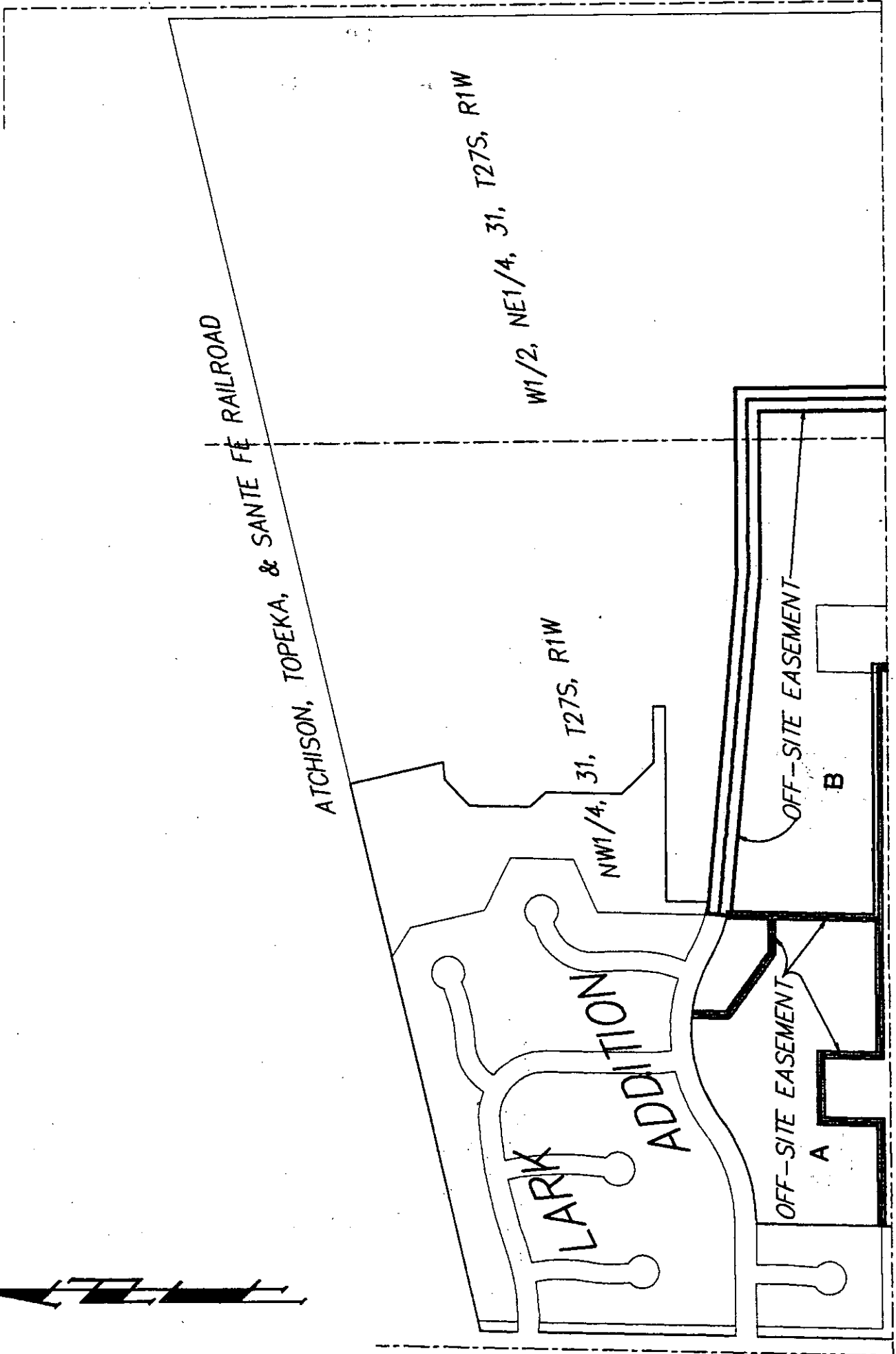
STAFF COMMENTS:

- A. A portion of this site (western two-thirds) is still in the County, under R-1 zoning. However, to plat the lot sizes being shown, all of this area will need to be annexed to Wichita. Before any such portions of this plat can be scheduled for City Council review, these areas will need to be annexed.
- B. The area to the northeast of this site, indicated as an "exception" has been shown on the sketch plat of this addition as being a future church site. Based upon existing residential uses to the east, the residential uses being platted by this plat, the restricted access to this site, and the general character of the area the applicant is advised that a non-residential use for this exception area would not be appropriate and that this exception area should be platted for a church site or residential lots on this plat as well.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. As necessary, this guarantee shall include any needed water line extensions in Lark and 119th Street West.
- E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of sidewalks. Sidewalk shall be provided along both sides of the collector street alignment involving Dora-Covington-Carr (66-foot right-of-way street) and along one (1) side of each non-cul-de-saced street, i.e., Carr/Milstead, May/Cardington Dora/Prescott, Dora, Mars, Esthner.
- F. City Engineering needs to also indicate any paving requirements for Lark or 119th Street West.
- G. Traffic Engineering also needs to indicate if any traffic improvements need to be considered for this site, in particular for the two entrances to/from 119th Street West.  
  
Also, Traffic Engineering needs to comment upon the alignment of Carr east and west of Lark. That is, is the off-set shown a potential problem for left turning vehicles into this site and the area east of Lark.
- H. The applicant shall guarantee any drainage improvements required by the platting of this property.
- I. The applicant shall guarantee construction of the storm sewers required by this plat.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. On the final plat complete access control shall be dedicated and shown for the lots and Reserves adjacent to Lark or 119th Street West.
- L. 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.

- M. 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 that the homeowners' association will maintain the "parking strip" areas located between this plat's perimeter and the paved or driving surfaces of 119th Street West and Lark.
- N. 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.
- O. 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.
- P. The applicant is advised that if any drainage from this site is directed to the adjacent railroad tracks (A. T. & S.F. R.R.) that a letter needs to be submitted to Planning from this railroad indicating their acceptance of such drainage.
- Q. This plat is indicating certain off-site easements. Such easements shall be created by separate instrument and shall be submitted to Planning for recording.
- R. On the final plat, Block Numbers or Letters shall be indicated.
- S. This plat has apparently made good use of existing street names. The representative from the City's Fire Department needs to indicate if any street naming conflicts do exist, however.
- T. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- U. 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.
- V. 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.
- W. 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.
- X. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- Y. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Z. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to comment on the drainage dedication being shown in the southeast corner of the site. That is, is the dedication acceptable or should the area be platted as a Reserve for drainage purposes.

**EXHIBIT**





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**Department of Health and Environment**

Robert C. Harder, *Secretary*

December 9, 1994

Mr. Paul E. Kelsey  
9420 West Central  
Wichita, Kansas 67212

Re: Stormwater Construction Application, Pollution Prevention Plan and Permit  
Lark Addition  
Lark 2nd Addition

Dear Mr. Kelsey:

The Kansas Department of Health and Environment (KDHE) has received the above referenced construction stormwater permit applications. Your applications are complete. In addition to submittal of these applications KDHE requires that a Stormwater Pollution Prevention Plan (SWPPP) be completed and implemented at the time the project breaks ground and revised as necessary during the construction process. The format and contents of the Stormwater Pollution Prevention Plan should follow closely the US Environmental Protection Agency (EPA) guidance document, STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES -- Developing Pollution Prevention Plans and Best Management Practices, Office of Water, EPA, 832-R-92-0005 (September, 1992). This document can be obtained from National Technical Information Service (NTIS) at (703) 487-4650. The NTIS order number is PB92-235951. This pollution prevention plan is a requirement of the EPA General Permit for Storm Water Discharges from Construction Activity. This permit was published in the Federal Register on September 25, 1992, pages 44412-44435. KDHE's general permit for construction activity will contain similar requirements when issued at a later date.

In general formal approval of the SWPPP is not required by KDHE prior to the initiation of construction activities. However, a copy of the plan should be signed by the owner and all involved contractors, and a signed copy maintained at the construction site. The plan shall be made available on request to KDHE or the local agency approving sediment and erosion plans, grading plans or stormwater management plans. For your information enclosed is a copy of an example Pollution Prevention Plan for a construction activity developed by EPA.

We are in the process of developing a general permit for stormwater discharge from construction sites. The permit will be quite similar to the US EPA permit, and the principal requirement will be the development and implementation of an SWPPP. The permit is not yet ready for issuance, however you will be contacted when it is available.

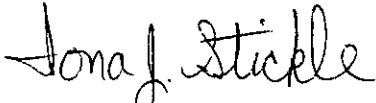
Letter to Mr. Kelsey  
December 9, 1994

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Thank you for your efforts to control water pollution related to construction activities in Kansas.

Sincerely,



Iona J. Stickle  
Engineering Associate  
Industrial Programs Section  
Bureau of Water

IJS/bd

C - South Central District Office  
Stormwater File  
Al A. Zeitoun, Baughman Company, P.A.