

Poe and Associates of Kansas, Inc.**Consulting Engineers**

434 N. Oliver, Suite 110
 Wichita, Kansas 67208
 316/685-4114 FAX 316/685-4444

June 1, 1995

Jim Armor, P.E.
 Public Works-Construction Engr.
 City of Wichita
 455 n. Main
 Wichita, Kansas 67202

Post-it® Fax Note 7671		Date	# of pages
To	LINDEBAK	From	ARMOR
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

Re: Bradford South Addition Detention Pond

Dear Jim:

After a site visit last week I had expressed some concerns to you and the developer about the erosion of the pond banks and the safety of the pond site during construction. This is also a concern until the pond is completely filled with water. Rough calculations indicate that it may take as much as a year to fill the pond with runoff from the area draining to this site.

I also contacted Terracon Consultants and ask that they observe this site and provide any information that was relative to my concerns stated above. The letter that I received from them is enclosed.

I understand that the clay liner that is part of this project has not yet been completed. The developer may allow excavated material to be removed from adjacent lots or a proposed pond site just north of this site if additional material is needed to complete the proposed clay liner and possibly flatten the steep slopes of the pond. I would be glad to talk to him if this would help.

It was brought to my attention that some of the adjacent property owners have pumps that may be used to keep parts of their property dry for farming. If this is the case could this water be diverted and used to fill the pond? Could water from the city water department be used to partially fill the pond? The approximate volume of the pond is 11.2 million gallons.

Some type of temporary fencing might also be considered until the pond is filled with water.

The objective of this letter is to initiate procedures that will provide for the stabilization of the pond excavation below the water level and to make the site as safe as possible until the pond is completely filled.

Jim Armor, P.E.

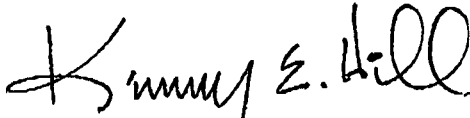
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June 1, 1995

I will be glad to meet with you and discuss any procedures that might be initiated to provide for these concerns.

Please let me know if I can help resolve these problems.

Poe & Associates of Kansas, Inc.



Kenny E. Hill, P.E.
Vice President

cc: Jay Russell

Terracon

CONSULTANTS, INC.

2111 West Harry Street
Wichita, Kansas 67213-3299
(316) 262-0171 Fax: (316) 262-8997

Gerald W. Finn, P.E.
Kent J. Schwieger, P.E.
Steven R. Fischer, CT
John K. Heinz, P.E.

May 30, 1995

Poe and Associates of Kansas, Inc.
434 North Oliver, Suite 110
Wichita, Kansas 67208

Attention: Mr. Kenny Hill

Re: Detention Pond
Bradford South Addition
Northwest of Tyler Road and 21st Street North
Wichita, Kansas

Dear Sir:

In a recent telephone conversation, you expressed concern regarding the erosion of the slopes below the inlets to a detention pond at the Bradford South Addition. This pond was recently formed when used as a borrow pit to obtain material to raise subgrade levels for homes sites at the surrounding residential development. You asked us to observe the pond and provide opinions or recommendations regarding future deterioration of the slopes below the inlets.

We visited the site on May 24, 1995 during a period of intermittent rainfall. We observed that the pond was about 25 feet deep. Although we did not make measurements, it appeared that an upper beaching slope (presumably 6:1; H:V as indicated on a drawing provided to us by Poe and Associates) extended a lateral distance of about 10 to 15 feet from the residential property levels downward, where the slope increased to about 4:1; H:V, as shown on the Poe drawing for an additional lateral distance of about 10 to 13 feet. Below the 4:1; H:V slope, the excavation appeared to slope steeply (perhaps 1:2; H:V) for a depth of about 10 to 15 feet. Water was observed in the west half of the pond. The water depth was not measured, but appeared to be relatively shallow, perhaps 1 or 2 feet. We observed dark gray-brown, lean clay in the upper exposed slopes to depths of about 2 to 4 feet. The clay transitioned to sandy clay that extended to depths of 10 to 15 feet, where pale brown or yellow-brown, fine-grained silty sand was found. The inlet discharged street runoff from the adjacent cul-de-sacs through CMP with concrete flumes onto cement bag aprons. Water was observed to waterfall from the bag aprons onto the underlying soils. These soils appeared to be highly eroded, especially in the lower silty sand zone.

You stated that the contractor was to construct an impervious clay liner over the sides and bottom of the pond. This appears to be difficult, given the present steep side slopes of the pond and the presence of water in the west half of the pond. It is our opinion that, if the clay liner is not constructed, the design conservation pool level may not occur or be maintained at that level during seasonal periods of less rainfall. We recommend that the earthen liner be constructed of clay soils that have a minimum plasticity index of 25. The clay liner should be at least 12 inches thick and compacted at above optimum moisture content to at least 95% of the maximum dry density, as determined by ASTM D 698, the Standard Proctor Procedure. It appears necessary to construct this liner at a maximum slope of 2:1; H:V to be able to utilize conventional motorized construction equipment. If a relatively impervious liner is constructed and the conservation pool can be maintained at a level where the inlets discharge into the impounded water, erosion of the slope below the inlet is expected to be significantly reduced. However, suitable erosion control should be

Offices of The Terracon Companies, Inc.

Arizona ■ Arkansas ■ Colorado ■ Idaho ■ Illinois ■ Iowa ■ Kansas ■ Minnesota
Missouri ■ Montana ■ Nebraska ■ Nevada ■ Oklahoma ■ Texas ■ Utah ■ Wyoming

Geotechnical, Environmental and Materials Engineers

QUALITY ENGINEERING SINCE 1965

Terracon

Poe and Associates of Kansas, Inc.
May 30, 1995
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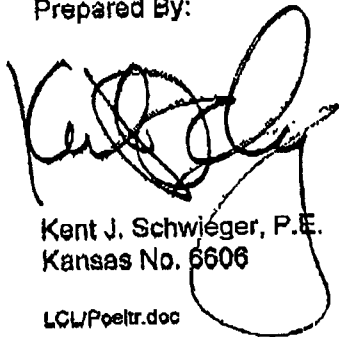
designed and constructed. As an interim measure to reduce the present erosional cycles, consideration should be given to placing a membrane (such as hypolon) on the slope below the inlet and extending it out from the pond base.

Also, we have concerns about the stability of residential structures that are to be constructed around the pond. If the completed pond has a clay liner at least 12 inches thick and a maximum slope of 2:1; H:V, without further exploratory drilling, field and laboratory testing, and analysis, we recommend that all structures be set-back from the toe of the backslope at the juncture with the pond base beyond a theoretical slope that extends upward on a 3:1; H:V slope. This would be a set-back distance of at least 75 feet where the pond is 25 feet deep. If this minimum set-back distance is objectionable, we would be pleased to develop a program of subsurface exploratory drilling and field and laboratory testing to obtain information to conduct more precise analyses regarding the stability of the pond slopes and the proposed structures.

We are pleased to be of assistance to you regarding this project. If you have any question regarding this letter, or if we may be of further assistance, please call us.

Sincerely,
TERRACON CONSULTANTS, INC.

Prepared By:



Kent J. Schwieger, P.E.
Kansas No. 6606

LGL/Poeltr.doc

By Facsimile (685-4444)

Reviewed By:

Lewis Daniel Israel



Department of Health and Environment

Robert C. Harder, Secretary

October 4, 1994

Keway Please Handle this

KAB Mail to Keway Hill P.O.E & Associates - Keep 1-copy File

Jay Russell
J.W. Russell Construction Company, Inc.
P.O. Box 9007
Wichita, KS 67212

Re: Stormwater Construction Application, Pollution Prevention Plan and Permit
Bradford South Addition

Dear Mr. Russell:

KDHE has received the above referenced construction stormwater permit application. In addition to submittal of this application 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. Please complete the enclosed statement which certifies that a SWPPP has been developed for this site. Return the completed statement to the address listed above.

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 Stormwater 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.

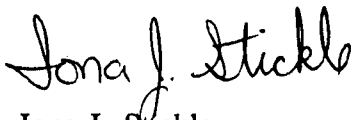
Letter to Jay Russell
October 4, 1994

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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 as soon as it is available.

If you have any questions, please contact me at (913) 296-8646.

Sincerely,



Iona J. Stickle
Engineering Associate
Industrial Programs Section

IJS/ld

Enclosure

C - South Central District Office
Stormwater File

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.

Name of Construction Project

Owner's Signature

Date



Kansas Department of Health and Environment
Bureau of Water-Industrial Programs Section
Forbes Field - Bldg. 283
Topeka, KS 66620-0001
(913) 296-5524

8/94
DF
swppp.crt

**EXAMPLE STORM WATER POLLUTION PREVENTION PLAN
FOR A CONSTRUCTION ACTIVITY**

HOMERVILLE APARTMENTS CONSTRUCTION POLLUTION PREVENTION PLAN

SITE DESCRIPTION

Project Name and Location: (Latitude, Longitude, or Address)	Homerville Apartments 21 Broadview Avenue Center City, ANY STATE 00000	Owner Name and Address:	Quality Associates 11 Main Street Center City, ANY STATE 00000
Description: (Purpose and Types of Soil Disturbing Activities)	<p>This project will consist of three low-rise, attached apartment buildings with adjacent parking facilities.</p> <p>Soil disturbing activities will include: clearing and grubbing; installing a stabilized construction entrance, perimeter, and other erosion and sediment controls; grading; excavation for the sedimentation pond, storm sewer, utilities, and building foundations; construction of curb and gutter, road, and parking areas; and preparation for final planting and seeding.</p>		
Runoff Coefficient:	The final coefficient of runoff for the site will be $c = 0.5$.		
Site Area:	The site is approximately 11.0 acres of which 9.8 acres will be disturbed by construction activities.		
Sequence of Major Activities			
The order of activities will be as follows:			
<ol style="list-style-type: none"> 1. Install stabilized construction entrance 2. Clear and grub for earth dike and sediment basin 3. Install earth dike 4. Construct sedimentation basin 5. Continue clearing and grading 6. Pile topsoil 7. Stabilize denuded areas and stockpiles within 14 days of last construction activity in that area 8. Install utilities, storm sewer, curb and gutter 		<ol style="list-style-type: none"> 9. Apply stone to parking area and road 10. Construct apartment buildings 11. Complete grading and install permanent seeding and plantings 12. Complete final paving 13. Remove accumulated sediment from basin. 14. When all construction activity is complete and the site is stabilized, remove earth dike and reseed any areas disturbed by their removal. 	
Name of Receiving Waters:	The entire site will drain into Rocky Creek which is approximately one hundred yards from the site.		

CONTROLS

Erosion and Sediment Controls	
Stabilization Practices	
<p>Temporary Stabilization - Top soil stock piles and disturbed portions of the site where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed and mulch no later than 14 days from the last construction activity in that area. The temporary seed shall be Rye (grain) applied at the rate of 120 pounds per acre. Prior to seeding, 2,000 pounds of ground agricultural limestone and 1,000 pounds of 10-10-10 fertilizer shall be applied to each acre to be stabilized. After seeding, each area shall be mulched with 4,000 pounds per acre of straw. The straw mulch is to be tacked into place by a disk with blades set nearly straight. Areas of the site which are to be paved will be temporarily stabilized by applying geotextile and stone sub-base until bituminous pavement can be applied.</p> <p>Permanent Stabilization - Disturbed portions of the site where construction activities permanently ceases shall be stabilized with permanent seed no later than 14 days after the last construction activity. The permanent seed mix shall consist of 80 lbs/acre tall fescue and 40 lbs/acre kobe lespedeza. Prior to seeding, 4,000 pounds of ground agricultural limestone and 2,000 pounds of 10-10-10 fertilizer shall be applied to each acre to be stabilized. After seeding, each area shall be mulched with 4,000 pounds per acre of straw. The straw mulch is to be tacked into place by a disk with blades set nearly straight.</p>	

too much

CONTROLS (Continued)

Structural Practices

Earth Dike - will be constructed along the uphill perimeter (north) of the site. A portion of the dike will divert runoff around the construction site. The remaining portion of the dike will collect runoff from the disturbed area and direct the runoff to the sediment basin.

Sediment Basin - will be constructed at the common drainage location on the south side of the construction site. The basin will be formed by constructing an embankment across an existing gully and excavating a storage pond with a volume of 36,000 cubic feet (0.82) acre feet. The basin will drain through a corrugated metal riser and outlet pipe to a rip rap outlet apron. Once construction activities are nearly complete, the accumulated sediment will be removed from the basin.

Storm Water Management

Storm water drainage will be provided by curb and gutter, storm sewer and catch basin, for the developed areas. The areas which are not developed will be graded at less than 0.5:1 and have permanent seeding or plantings. Two acres of the site will remain untouched and in its natural state. When construction is complete the entire site will drain to a wet detention basin. The wet detention basin will be in the location of the temporary sediment basin. When upslope areas are stabilized, the accumulated sediment will be removed from the sediment basin, and the areas on the sides of the basin will be planted with vegetation. The wet detention pond is designed with a permanent pool volume of 0.82 (acre-feet). This is equivalent to one inch of runoff for the entire drainage area. It is expected that this wet detention pond design will result in an 80 percent removal of total suspended solids from the site's storm runoff. The pond has been designed by a professional engineer to keep peak flow rates from the two and ten year/24 hour storms at their pre-development rates. The outlet of the detention basin will be stabilized by a riprap apron.

OTHER CONTROLS

Waste Disposal:

Waste Materials

All waste materials will be collected and stored in a securely lidded metal dumpster rented from the ADF Waste Management Company, which is a licensed solid waste management company in Center City. The dumpster will meet all local Center City and any State solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of twice per week or more often if necessary, and the trash will be hauled to the Center City Dump. No construction waste materials will be buried onsite. All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted in the office trailer and Mr. Doe, the individual who manages the day-to-day site operations, will be responsible for seeing that these procedures are followed.

Hazardous Waste

All hazardous waste materials will be disposed of in the manner specified by local or State regulation or by the manufacturer. Site personnel will be instructed in these practices and Mr. Doe, the individual who manages day-to-day site operations, will be responsible for seeing that these practices are followed.

Sanitary Waste

All sanitary waste will be collected from the portable units a minimum of three times per week by the TIDEE Company, a licensed Center City sanitary waste management contractor, as required by local regulation.

Offsite Vehicle Tracking:

A stabilized construction entrance has been provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be swept daily to remove any excess mud, dirt or rock tracked from site. Dump trucks hauling material from the construction site will be covered with a tarpaulin.

TIMING OF CONTROLS/MEASURES

As indicated in the Sequence of Major Activities, the earth dike, stabilized construction entrance and sediment basin will be constructed prior to clearing or grading of any other portions of the site. Areas where construction activity temporarily ceases for more than 21 days will be stabilized with a temporary seed and mulch within 14 days of the last disturbance. Once construction activity ceases permanently in an area, that area will be stabilized with permanent seed and mulch. After the entire site is stabilized, the accumulated sediment will be removed from the trap and the earth dike will be removed.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

The storm water pollution prevention plan reflects Center City requirements for storm water management and erosion and sediment control, as established in Center City ordinance 5-188. To ensure compliance, this plan was prepared in accordance with the Center City Storm Water Management, Erosion and Sediment Control Handbook, published by the Center City Department of Planning, Storm Water Management Section. There are no other applicable State or Federal requirements for sediment and erosion site plans (or permits), or storm water management site plans (or permits).

MAINTENANCE/INSPECTION PROCEDURES

Erosion and Sediment Control Inspection and Maintenance Practices

These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls.

- Less than one half of the site will be denuded at one time.
- All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
- Built up sediment will be removed from silt fence when it has reached one-third the height of the fence.
- Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- The sediment basin will be inspected for depth of sediment, and built up sediment will be removed when it reaches 10 percent of the design capacity or at the end of the job.
- Diversion dike will be inspected and any breaches promptly repaired.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector is attached.
- Mr. Doe, site superintendent, will select three individuals who will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.
- Personnel selected for inspection and maintenance responsibilities will receive training from Mr. Doe. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order.

MAINTENANCE/INSPECTION PROCEDURES (Continued)

Non-Storm Water Discharges

It is expected that the following non-storm water discharges will occur from the site during the construction period:

- Water from water line flushings.
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred).
- Uncontaminated groundwater (from dewatering excavation).

All non-storm water discharges will be directed to the sediment basin prior to discharge.

INVENTORY FOR POLLUTION PREVENTION PLAN

The materials or substances listed below are expected to be present onsite during construction:

- Concrete
- Detergents
- Paints (enamel and latex)
- Metal Studs
- Concrete
- Tar
- Fertilizers
- Petroleum Based Products
- Cleaning Solvents
- Wood
- Masonry Block
- Roofing Shingles.

SPILL PREVENTION

Material Management Practices

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

Good Housekeeping:

The following good housekeeping practices will be followed onsite during the construction project.

- An effort will be made to store only enough product required to do the job
- All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure
- Products will be kept in their original containers with the original manufacturer's label
- Substances will not be mixed with one another unless recommended by the manufacturer
- Whenever possible, all of a product will be used up before disposing of the container
- Manufacturers' recommendations for proper use and disposal will be followed
- The site superintendent will inspect daily to ensure proper use and disposal of materials onsite.

Hazardous Products:

These practices are used to reduce the risks associated with hazardous materials.

- Products will be kept in original containers unless they are not resealable
- Original labels and material safety data will be retained; they contain important product information
- If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

SPILL PREVENTION (Continued)

Product Specific Practices

The following product specific practices will be followed onsite:

Petroleum Products:

All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturers' instructions or State and local regulations.

Concrete Trucks:

Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on the site.

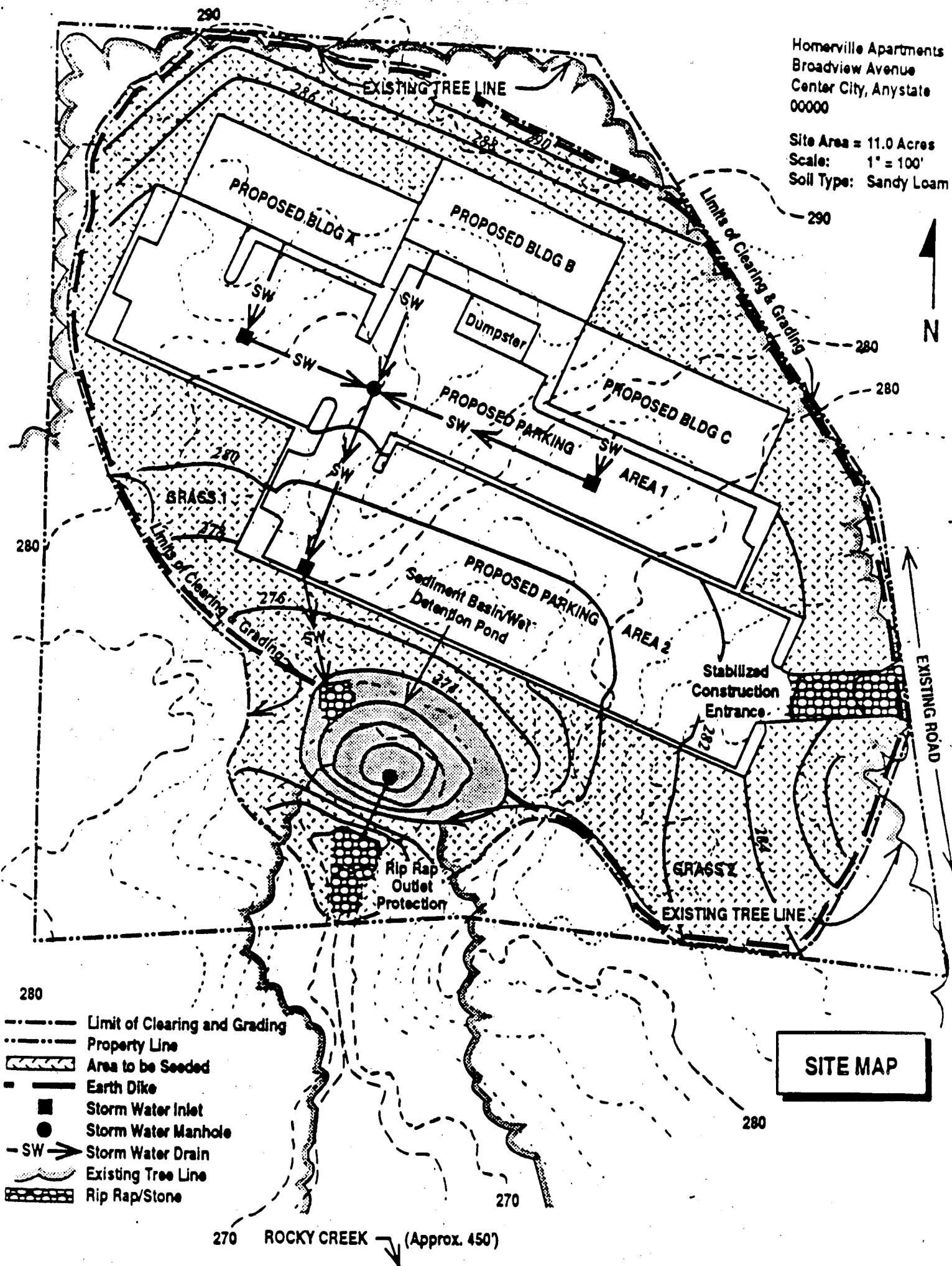
Spill Control Practices

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- Mr. Doe, the site superintendent responsible for the day-to-day site operations, will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.

Homerville Apartments
 Broadview Avenue
 Center City, Anystate
 00000

Site Area = 11.0 Acres
 Scale: 1" = 100'
 Soil Type: Sandy Loam



- Limit of Clearing and Grading
- Property Line
- ▨ Area to be Seeded
- Earth Dike
- Storm Water Inlet
- Storm Water Manhole
- SW → Storm Water Drain
- ~ Existing Tree Line
- ▨ Rip Rap/Stone

SITE MAP

270 ROCKY CREEK (Approx. 450')

POLLUTION PREVENTION PLAN CERTIFICATION

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 gathered and evaluated the information submitted. Based on my 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.

Signed: _____

John R. Quality,
President
Quality Associates

Date: _____

CONTRACTOR'S CERTIFICATION

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

Signature	For	Responsible for
<p>_____</p> <p>Joseph Contractor, President</p> <p>Date: _____</p>	<p>Center City Const., Inc. 21 Elm Street Center City, Any State 00000 (123) 399-8765</p>	<p>General Contractor</p>
<p>_____</p> <p>John Planter Vice President of Construction</p> <p>Date: _____</p>	<p>Green Grass, Inc. 4233 Center Road Outerville, Any State 00001 (123) 823-5678</p>	<p>Temporary and Permanent Stabilization</p>
<p>_____</p> <p>Jim Kay, President</p> <p>Date: _____</p>	<p>Dirt Movers, Inc. 523 Lincoln Ave. Outerville, Any State 00001 (123) 823-8921</p>	<p>Stabilized Construction Entrance, Earth Dikes, Sediment Basin</p>

HOMERVILLE APARTMENTS

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF
A RAINFALL EVENT OF 0.5 INCHES OR MORE

INSPECTOR: _____ DATE: _____

INSPECTOR'S QUALIFICATIONS:

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL _____ INCHES

STABILIZATION MEASURES

AREA	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED? (YES/NO)	STABILIZED WITH	CONDITION
BLDG. A					
BLDG. B					
BLDG. C					
PRKNG. 1					
PRKNG. 2					
GRASS 1					
GRASS 2					

STABILIZATION REQUIRED:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

HOMERVILLE APARTMENTS

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

STRUCTURAL CONTROLS

DATE: _____

EARTH DIKE: _____

FROM	TO	IS DIKE STABILIZED?	IS THERE EVIDENCE OF WASHOUT OR OVER-TOPPING?
BUILDING B	STABILIZED CONSTRUCTION ENTRANCE		
STABILIZED CONSTRUCTION ENTRANCE	SEDIMENT BASIN		
BUILDING B	SEDIMENT BASIN		

MAINTENANCE REQUIRED FOR EARTH DIKE:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

HOMERVILLE APARTMENTS

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

SEDIMENT BASIN:

DEPTH OF SEDIMENT IN BASIN	CONDITION OF BASIN SIDE SLOPES	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE:

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE?	IS THE CULVERT BENEATH THE ENTRANCE WORKING?

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

HOMERVILLE APARTMENTS

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

REASONS FOR CHANGES:

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 gathered and evaluated the information submitted. Based on my 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.

SIGNATURE: _____ **DATE:** _____



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 13, 1994

Yung Design Group
c/o Terry Smythe
4912 East 29th Street North
Wichita, Ks 67220

Re: S/D 94-13 BRADFORD SOUTH (Final Plat)

Dear Mr. Smythe:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 12, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Not only will this plat be using City of Wichita facilities but to plat the indicated lot sizes, this site will require annexation to the City. This annexation shall be requested and must be approved prior to the plat being submitted to the City Council for approval.
- 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 any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. The paving guarantee shall also provide for sidewalks along one side of Central Park and Bradford.
- G. The applicant shall also guarantee the paving of Tyler Road adjacent to this site. Since this site is also only a portion of an overall plan to develop the entire northeast quarter



section, the paving of Tyler Road up to 29th Street North and the paving of 29th Street North for 1/2 mile west of Tyler Road also needs to be addressed at this time.

Prior to submitting the final plat tracing, the applicant shall meet with Planning and City Engineering in order to determine an appropriate means for guaranteeing the paving of Tyler and 29th Street North adjacent to this site.

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The plattor's text shall be amended to also note that complete access control is being dedicated to Tyler Road from Reserve A.
- J. The platting of minimum building pad elevations shall also be noted on the face of the plat (Sheet No. 1 of 2). A note should be inserted below the north arrow which either references these elevations or indicates such elevations are as indicated in the plattor's text.
- K. In regard to the platting of minimum building pad elevations, the applicant shall meet with City Engineering to determine which lots are involved and further which lots will need to plat a lowest floor or opening level. The final plat tracing shall indicate all such requirements.
- L. 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 be responsible for maintaining the open space area or "parking strip" between this plat's east line and the paved/driving surface of Tyler Road.
- M. 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.
- N. 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.
- O. The platting binder indicates a pipeline (Arkla) as impacting this site. However, no such

pipeline is indicated on the final plat. The applicant needs to explain if such a pipeline in any way encumbers this site. If one does, it shall be shown on the final plat tracing and this plat will be subject to the standard pipeline requirement. A copy of the pipeline instrument noted in the platting binder shall be submitted to Planning before this Plat will be scheduled for City Council review.

- P. Apparently a number or portions of utility easements are to be provided off-site (as along the north line of the plat). Such easements shall first be submitted to City Engineering for review and approval and subsequently to Planning for processing with this plat.
- Q. On the final plat tracing dashed lines should be used to indicate where public streets such as Bellwood and Bradford meet the perimeter of this plat.
- R. On the final plat tracing, the MAPC Chairman's signature block shall indicate James D. Miner.
- S. Prior to this plat being released for recording, the applicant shall provide proof that all property taxes as noted in the platting binder have been paid on this site.
- T. The plattor's text shall clearly note and establish the purpose of the access (and drainage) easements serving Reserve B.
- U. As indicated by the platting binder, an interest in this site (mortgage) is shown in a Joann L. Donell. This interest needs to be shown on the plat. If, however, the interest noted in the binder is for property other than is involved in this specific plat, the applicant shall submit a marked copy of the overall preliminary plat for this quarter section, outlining those areas or parcels noted in the binder as being effected by the interest noted for Joann L. Donell.
- V. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- W. 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.
- X. 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.
- Y. 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.

S/D 94 - 13 BRADFORD SOUTH Final Plat
Page 4 - May 13, 1994

- Z. The applicant is advised that various State and Federal requirements 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.
- AA. Based upon the Comprehensive Plan, this area was intended to be developed with lot sizes of one (1) acre or larger. Approval of this plat by the Planning Commission therefore also should be considered as approving amending of the Comprehensive Plan as to the density of development being proposed by this plat.
- BB. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- CC. Recording of the plat within 30 days after approval by the City Council.

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, May 19, 1994 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: Poe and Associates, 434 North Oliver, Wichita, KS 67208
Jay Russell, P. O. Box 9007, Wichita, KS 67277-0007
Mike Lindebak, City Engineer ✓

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 12

March 3, 1994

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 94-13 BRADFORD SOUTH (The Wetlands) ADDITION

OWNER/APPLICANT: Mesa Homes, Inc., 221 S. Broadway - #302, Wichita, KS 67202

SURVEYOR/ENGINEER: Yung Design Group, c/o Terry Smythe, 4912 East 29th Street North,
Wichita, KS 67220
and
Poe and Associates, 434 North Oliver, Wichita, KS 67208

LOCATION: 1/2 mile north of 21st Street North on the west side of Tyler Road

SITE SIZE: 40 Acres

NUMBER OF LOTS

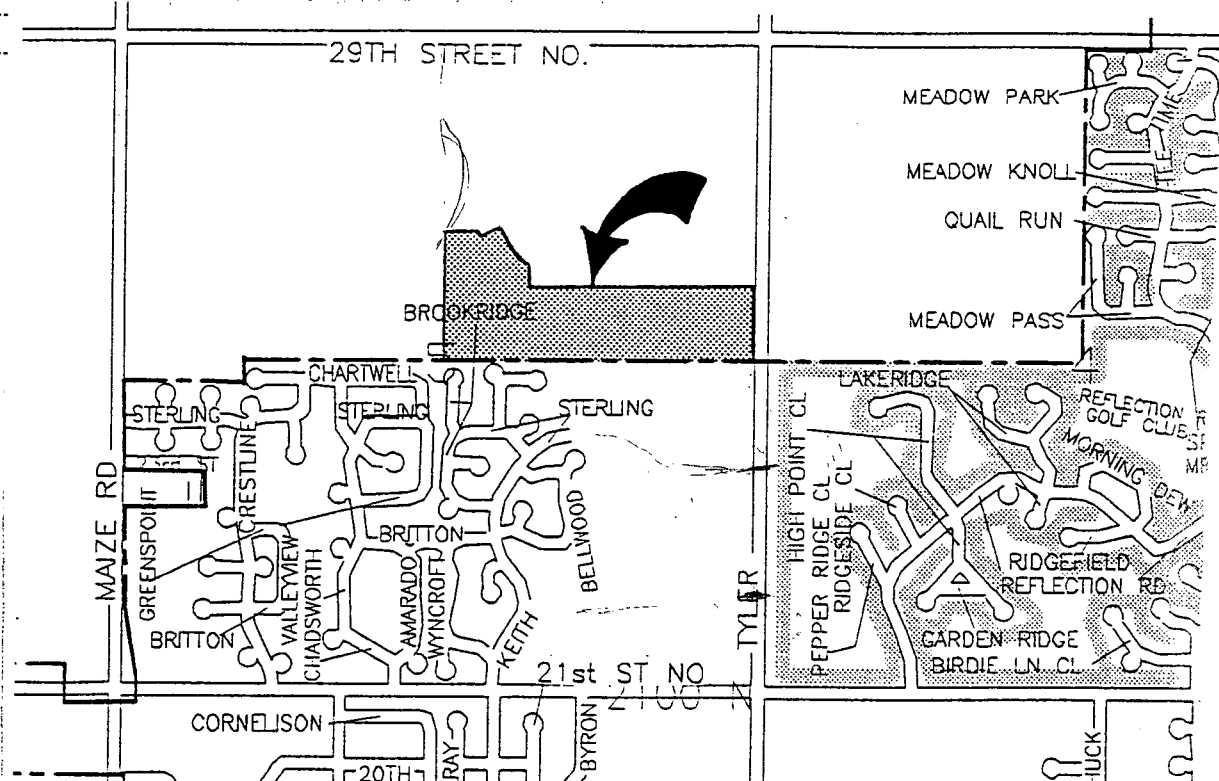
Residential:	117
Office:	
Commercial:	
Industrial:	
Total:	117

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" Upon annexation

VICINITY MAP:



NOTE: An overall sketch plat has been submitted for the entire quarter section in which this plat is located. That overall sketch plat is proposing the platting of approximately 451 single-family building sites (lots). This preliminary plat or first portion of the overall plan, is platting 40 acres of the quarter section and 117 lots. Although this is only a portion of the site, certain overall or off-site improvements should be taken into consideration. That is, this site's overall development needs to also be considered as appropriate.

STAFF COMMENTS:

- A. Not only will this plat be using City of Wichita facilities but to plat the indicated lot sizes, this site will require annexation to the City. This annexation shall be requested and must be approved prior to the plat being submitted to the City Council for approval.

Further, the applicant is advised that according to the Comprehensive Plan, this area was intended for low density development, with lot sizes being at least one acre. Therefore, any action taken to approve this plat needs to be considered as to how it relates to the recommendations of the Comprehensive Plan.

- 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 any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. The paving guarantee shall also provide for sidewalks along one side of Central Park and Bradford.
- G. The applicant shall also guarantee the paving of Tyler Road adjacent to this site. Since this site is also only a portion of an overall plan to develop the entire northeast quarter section, the paving of Tyler Road up to 29th Street North and the paving of 29th Street North for 1/2 mile west of Tyler Road also needs to be addressed at this time.

City Engineering needs to indicate if or what type of petitions and or agreements can be submitted for this plat which obligate it to participate in the future paving of the above noted sections of Tyler and 29th Street.

- H. Traffic Engineering needs to indicate if any traffic improvements such as accel, decel, or left-turn lanes need to be guaranteed for this site. Again, in terms of the overall development plans for this area, over 450 residential lots will be served by three (3) proposed street entrances off of Tyler and only one (1) street entrance at 29th Street.

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Complete access control shall be shown on the face of the plat and dedicated in the plat's text for the lots and Reserve adjacent to Tyler Road.
- K. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- L. 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 be responsible for maintaining the open space area or "parking strip" between this plat's east line and the paved/driving surface of Tyler Road.
- M. 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.
- N. 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.
- O. Regardless of the specific use to which Reserve "B" is actually put to, access needs to be provided to it for both the residents of this Addition and as a practical matter for purposes of maintenance. The final plat shall, therefore, plat at least one extension of this Reserve out to an adjacent street or court. At a minimum this should be at least a 20-foot wide segment of Reserve.
- P. Apparently a number or portions of utility easements are to be provided off-site. Such easements shall first be submitted to City Engineering for review and approval and subsequently to Planning for processing with this plat.
- Q. The representative from the City's Fire Department should be prepared to indicate the acceptability of the street names shown on this plat. In particular while Central Park is a new name, a fairly similar street name, Central Parkway, has been used at a location several miles east and south of this site (vicinity of Central and Webb).
- R. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).

- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- X. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- Y. The applicant is advised that various State and Federal requirements 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.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

May 12, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 3/3/94)

CASE NUMBER: S/D 94-13 BRADFORD SOUTH (The Wetlands) ADDITION

OWNER/APPLICANT: ~~Mesa Homes, Inc., 221 S. Broadway #302, Wichita, KS 67202~~
Jay Russell, P. O. Box 9007, Wichita, KS 67277-0007

SURVEYOR/ENGINEER: Yung Design Group, c/o Terry Smythe, 4912 East 29th Street North,
Wichita, KS 67220
and Poe and Associates, 434 North Oliver, Wichita, KS 67208

LOCATION: 1/2 mile north of 21st Street North on the west side of Tyler Road

SITE SIZE: 40 Acres

NUMBER OF LOTS

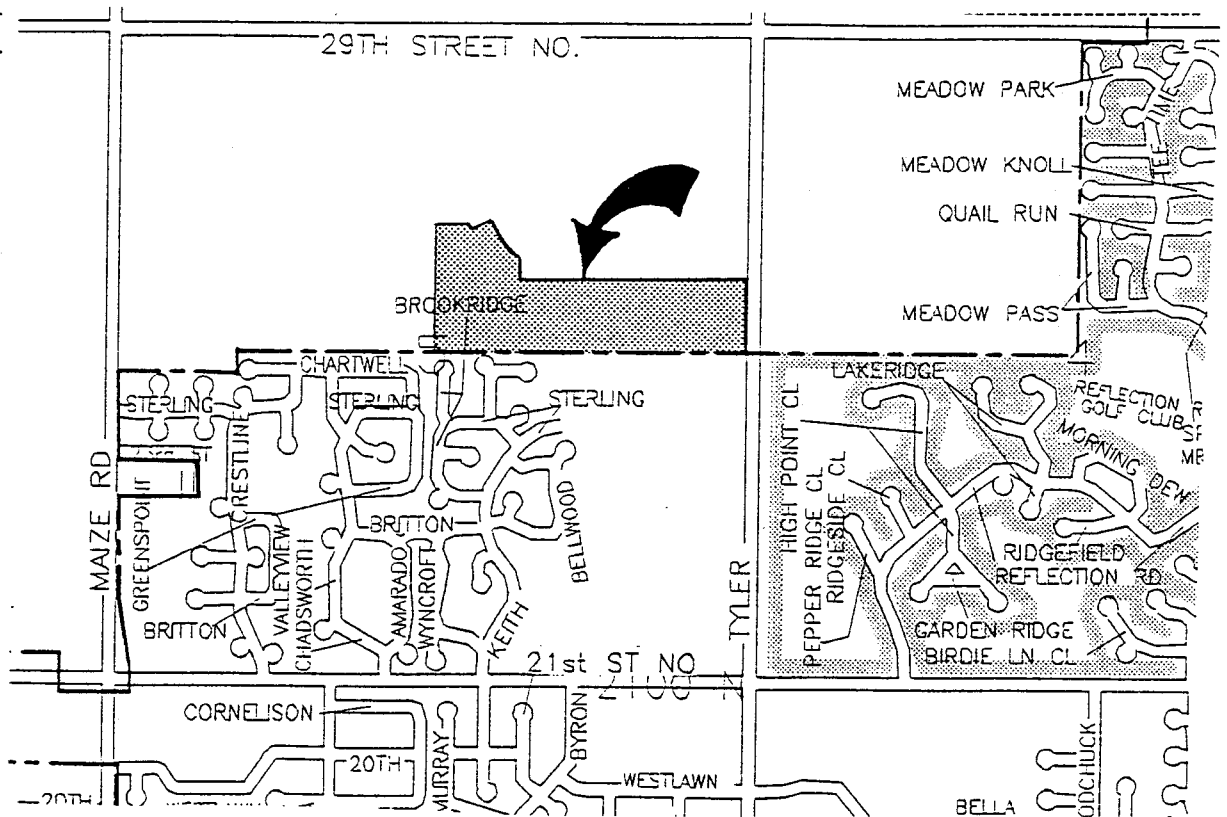
Residential:	117
Office:	
Commercial:	
Industrial:	
Total:	<u>117</u>

MINIMUM LOT AREA: 8,400 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" Upon annexation

VICINITY MAP:



NOTE: An overall sketch plat has been submitted for the entire quarter section in which this plat is located. That overall sketch plat is proposing the platting of approximately 451 single-family building sites (lots). This preliminary plat or first portion of the overall plan, is platting 40 acres of the quarter section and 117 lots. Although this is only a portion of the site, certain overall or off-site improvements should be taken into consideration. That is, this site's overall development needs to also be considered as appropriate.

STAFF COMMENTS:

- A. Not only will this plat be using City of Wichita facilities but to plat the indicated lot sizes, this site will require annexation to the City. This annexation shall be requested and must be approved prior to the plat being submitted to the City Council for approval.

Further, the applicant is advised that according to the Comprehensive Plan, this area was intended for low density development, with lot sizes being at least one acre. Therefore, any action taken to approve this plat needs to be considered as to how it relates to the recommendations of the Comprehensive Plan.

- 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 any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. The paving guarantee shall also provide for sidewalks along one side of Central Park and Bradford.
- G. The applicant shall also guarantee the paving of Tyler Road adjacent to this site. Since this site is also only a portion of an overall plan to develop the entire northeast quarter section, the paving of Tyler Road up to 29th Street North and the paving of 29th Street North for 1/2 mile west of Tyler Road also needs to be addressed at this time.

Prior to submitting the final plat tracing, the applicant shall meet with Planning and City Engineering in order to determine an appropriate means for guaranteeing the paving of Tyler and 29th Street North adjacent to this site.

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The plattor's text shall be amended to also note that complete access control is being dedicated to Tyler Road from Reserve A.

- J. The platting of minimum building pad elevations shall also be noted on the face of the plat (Sheet No. 1 of 2). A note should be inserted below the north arrow which either references these elevations or indicates such elevations are as indicated in the platting's text.
- K. 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 be responsible for maintaining the open space area or "parking strip" between this plat's east line and the paved/driving surface of Tyler Road.
- L. 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.
- M. 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.
- N. The platting binder indicates a pipeline (Arkla) as impacting this site. However, no such pipeline is indicated on the final plat. The applicant needs to explain if such a pipeline in any way encumbers this site. If one does, it shall be shown on the final plat tracing and this plat will be subject to the standard pipeline requirement. A copy of the pipeline instrument noted in the platting binder shall be submitted to Planning before this Plat will be scheduled for City Council review.
- O. Apparently a number or portions of utility easements are to be provided off-site (as along the north line of the plat). Such easements shall first be submitted to City Engineering for review and approval and subsequently to Planning for processing with this plat.
- P. The applicant was to meet with the representative from the City's Fire Department to determine the acceptability of the street names shown on this plat. In particular while Central Park is a new name, a fairly similar street name, Central Parkway, has been used at a location several miles east and south of this site (vicinity of Central and Webb). Street names such as Meadow Pass and Keith would appear to be more appropriate for this site. The representative from the Fire Department needs to indicate the acceptability of the street names shown on this final plat.
- Q. On the final plat tracing dashed lines should be used to indicate where public streets such as Bellwood and Bradford meet the perimeter of this plat.

- R. On the final plat tracing, the MAPC Chairman's signature block shall indicate James D. Miner.
- S. Prior to this plat being released for recording, the applicant shall provide proof that all property taxes as noted in the platting binder have been paid on this site.
- T. The platting text shall clearly note and establish the purpose of the access (and drainage) easements serving Reserve B.
- U. As indicated by the platting binder, an interest in this site (mortgage) is shown in a Joann L. Donell. This interest needs to be shown on the plat. If, however, the interest noted in the binder is for property other than is involved in this specific plat, the applicant shall submit a marked copy of the overall preliminary plat for this quarter section, outlining those areas or parcels noted in the binder as being effected by the interest noted for Joann L. Donell.
- 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 applicant is advised that various State and Federal requirements 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.
- Z. Based upon the Comprehensive Plan, this area was intended to be developed with lot sizes of one (1) acre or larger. Approval of this plat by the Planning Commission therefore also should be considered as approving amending of the Comprehensive Plan as to the density of development being proposed by this plat.
- AA. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- BB. Recording of the plat within 30 days after approval by the City Council.
- CC. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.