



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

August 16, 1995

Scott H. 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

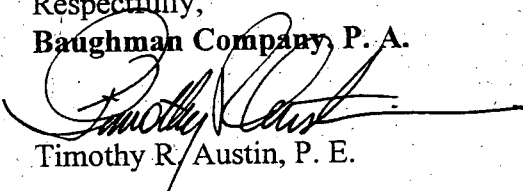
Re: NPDES Permit Application
Brandt Commercial Addition
Wichita, Kansas

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.


Timothy R. Austin, P. E.

enclosure

cc: Earl O. Brandt

Please print or type in the unshaded areas only
(fill-in areas are spaced for elite type, i.e., 12 characters/inch).

Form Approved, OMB No. 2040-0086 Approval expires 7-31-88

FORM 1 GENERAL	U.S. ENVIRONMENTAL PROTECTION AGENCY EPA GENERAL INFORMATION Consolidated Permits Program <i>(Read the "General Instructions" before starting.)</i>	I. EPA I.D. NUMBER F NOT REQUIRED D
LABEL ITEMS I. EPA I.D. NUMBER III. FACILITY NAME V. FACILITY MAILING ADDRESS VI. FACILITY LOCATION PLEASE PLACE LABEL IN THIS SPACE		GENERAL INSTRUCTIONS If a preprinted label has been provided, affix it in the designated space. Review the information carefully; if any of it is incorrect, cross through it and enter the correct data in the appropriate fill-in area below. Also, if any of the preprinted data is absent (the area to the left of the label space lists the information that should appear), please provide it in the proper fill-in area(s) below. If the label is complete and correct, you need not complete items I, III, V, and VI (except V-B which must be completed regardless). Complete all items if no label has been provided. Refer to the instructions for detailed item descriptions and for the legal authorizations under which this data is collected.

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'			SPECIFIC QUESTIONS	MARK 'X'		
	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 BRANDT COMMERCIAL ADDITION

IV. FACILITY CONTACT

A. NAME & TITLE (last, first, & title)		B. PHONE (area code & no.)		
2 BRANDT, EARL O.		316	267	4335

V. FACILITY MAILING ADDRESS

A. STREET OR P.O. BOX			
3 107 N. MARKET; SUITE 910			
B. CITY OR TOWN		C. STATE	D. ZIP CODE
4 WICHITA,		KS	67202

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER			
5 NE 1/4 33-27-1W			
B. COUNTY NAME			
SEDGWICK			
C. CITY OR TOWN		D. STATE	E. ZIP CODE
6 WICHITA			

CONTINUED FROM THE FRONT

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

A. FIRST				B. SECOND			
(specify)				(specify)			
C. THIRD				D. FOURTH			
(specify)				(specify)			

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													
C. STATUS OF OPERATOR (Enter the appropriate letter into the answer box; if "Other", specify.)						D. PHONE (area code & no.)													
F = FEDERAL		M = PUBLIC (other than federal or state)		(specify)		<table border="1"> <tr> <td>C</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>A</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		C						A					
C																			
A																			
S = STATE		O = OTHER (specify)																	
P = PRIVATE																			
E. STREET OR P.O. BOX																			
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													

EXISTING ENVIRONMENTAL PERMITS

A. NPDES (Discharges to Surface Water)			D. PSD (Air Emissions from Proposed Sources)																				
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B. UIC (Underground Injection of Fluids)			E. OTHER (specify)																				
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T	I																						
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10	17	18																					
C. RCRA (Hazardous Wastes)			E. OTHER (specify)																				
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R																							
10	17	18																					

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.

I. NATURE OF BUSINESS (provide a brief description)

The owner is developing approximately 8 acres into commercial retail property. Sanitary sewers and street improvements will be done shortly.

III. 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.

NAME & OFFICIAL TITLE (type or print)		B. SIGNATURE		C. DATE SIGNED	
BRANDT REAL ESTATE 13, L.L.C. Earl O. Brandt, Member		<i>Earl O. Brandt</i>		8-16-1995	

COMMENTS FOR OFFICIAL USE ONLY

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NPDES Permit Application for Brandt Commercial Addition

The nature of construction for this project will be installation of sanitary sewer and construction of street accel/decel lanes to serve 5 commercial lots. The location and description of the project area are enclosed. Total area of the project to be affected by excavation is approximately 8 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.

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.

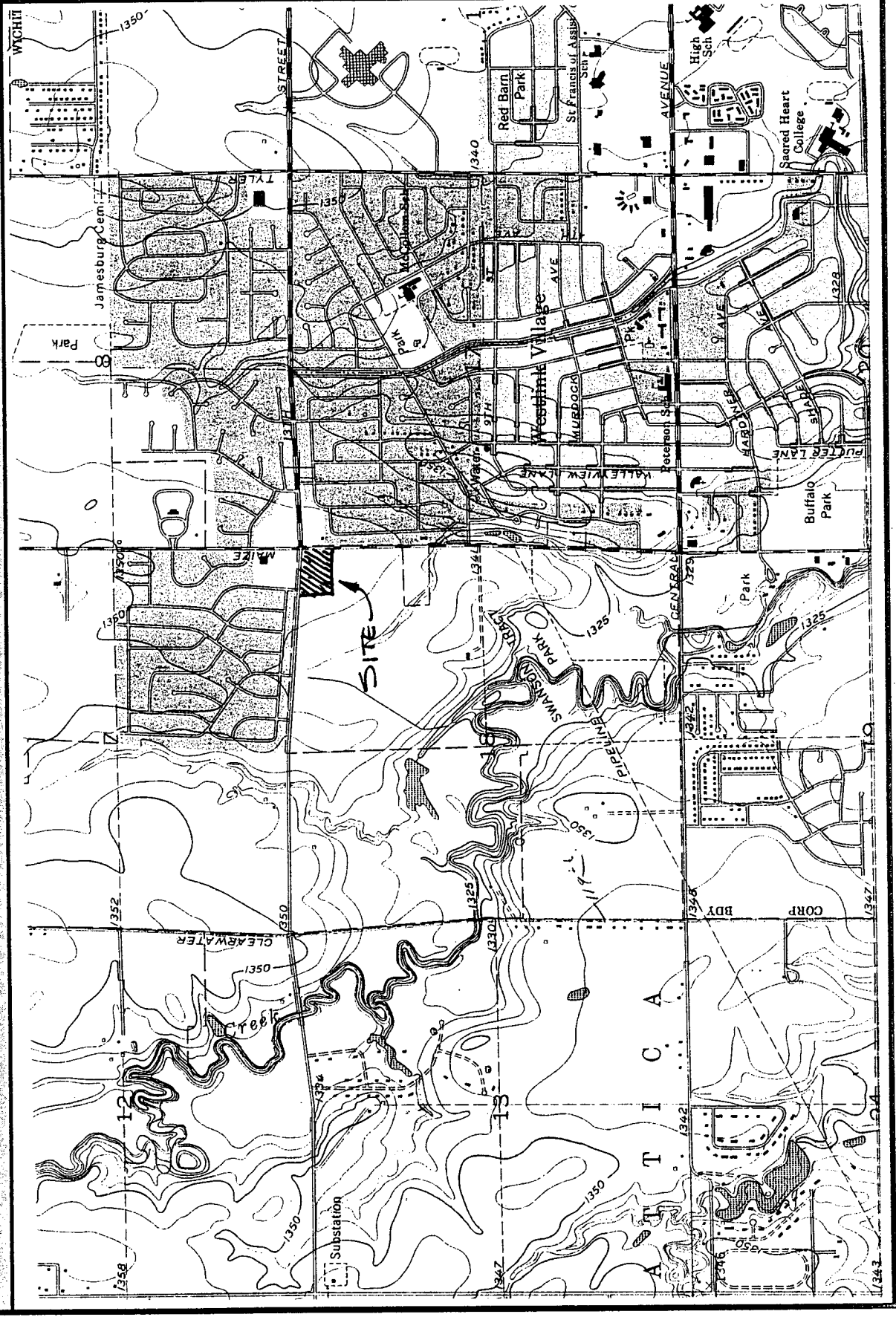
At the completion of the proposed construction and development, the cumulative runoff coefficient for the area is estimated to be 0.9 and runoff will drain southwesterly to a tributary of Cowskin Creek. The approximate impervious area will be 90% after development. The soil in the area is classified as Blanket Loam Silt. Blanket Silt Loam is a well-drained soil that is slightly sloping with slopes in the range of 0 to 1 percent.

LOCATION MAP:

Brandt Commercial Addition



Scale: 1" = 2000'



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.

BRANDT COMMERCIAL ADDITION
Name of Construction Project

Earl O. Brandt
Owner's Signature

BRANDT REAL ESTATE 13, L.L.C.
Earl O. Brandt, Member



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

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

October 27, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 9/1/94)

CASE NUMBER: S/D 94-65 BRANDT COMMERCIAL ADDITION

OWNER/APPLICANT: Earl Brandt, 107 N. Market, Wichita, KS 67202

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

LOCATION: South of 13th Street North and west of Maize Road

SITE SIZE: 8.0 Acres

NUMBER OF LOTS

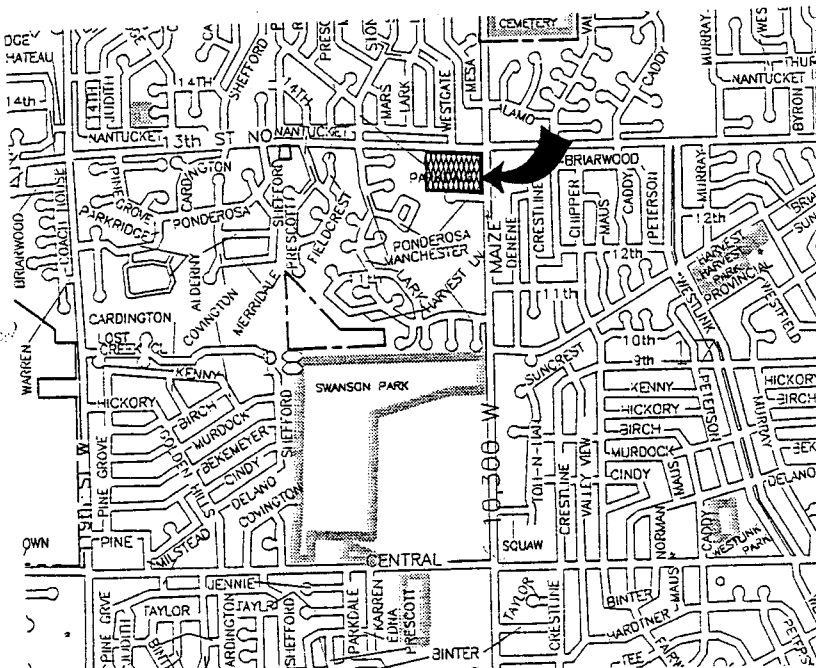
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 0.7 Acres

CURRENT ZONING: "AA" and "LC"

PROPOSED ZONING: "LC" (Z- 3139) and CUP DP-214

VICINITY MAP:



NOTE: This property is currently zoned "AA" and "LC" but a zone change (Z- 3139 "AA" to "LC") and commercial C.U.P. (DP-214) have been recommended for approval by the MAPC. City Council will review the requests 8/30/94.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. A sanitary sewer layout shall be submitted to City Engineering at the time of submission of the final plat.
- B. This property was in the County when Ponderosa Circle was dedicated and its paving guaranteed by petition with the benefit district entirely to the south. Since this property will have unlimited access to Ponderosa, the applicant shall share in the paving costs and shall guarantee a sidewalk on the north side of this street. Prior to submission of the final plat, the applicant's agent was to work with City Engineering to determine an equitable method of assessment for all owners in the benefit district. Engineering needs to indicate what guarantees are needed.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. If indicated by City Engineering, any needed cross-lot drainage agreements shall be submitted for recording with the plat.
- D. In accordance with DP-214, General Provision #13, the applicant shall guarantee construction of continuous decel lanes along 13th and Maize as well as extension of left-turn lanes for the major entrances on both streets. These guarantees shall include sidewalk construction along both arterial streets.
- E. In accordance with DP-214, General Provision #19, the applicant shall guarantee construction of the portions of the two major entrances which will be within public right-of-way. The portions of the major entrances on private property will be required to be constructed at the time of site development.
- F. In accordance with DP-214, General Provision #19, if multiple ownership is anticipated, an owners' association agreement providing for the maintenance of the open space, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. On the final plat tracing, any setback not subject to being varied based on conditions noted in the CUP, shall be platted. Specifically, a 35-foot building setback shall be indicated along the west and south lines of Lot 5, the 35-foot setback on Lot 5 to Maize Road shall be clearly shown within that lot's narrow extension out to this street, and Lot 4's 15-foot utility easement adjacent to Ponderosa Circle shall also be labeled a building setback.
- I. As requested by Southwestern Bell Telephone, a 10-foot utility easement shall be shown running along the west and south line of Lot 1 (and a 20' utility easement along the west line of Lots 3 & 4 (also crossing the area of Lot 5 between Lots 3 & 4).

- J. As indicated in the platting binder, a KG&E easement appears to be located on this site. The applicant needs to indicate the location of this easement. If this easement is being platted as a general public utility easement, the representative from K.G.&E. needs to indicate if this is acceptable.
- K. The applicant shall submit for the plat file copies of the Joint Access Easements being created by separate instrument.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

September 1, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-65 BRANDT COMMERCIAL ADDITION
OWNER/APPLICANT: Earl Brandt, 107 N. Market, Wichita, KS 67202
SURVEYOR/ENGINEER: Yung Design Group, c/o Terry Smythe, 4912 East 29th Street North, Wichita, KS 67220
and
Poe Engineering, Attn: Ken Hill, 434 North Oliver, Wichita, KS 67208

LOCATION: South of 13th Street North and west of Maize Road

SITE SIZE: 8.0 Acres

NUMBER OF LOTS

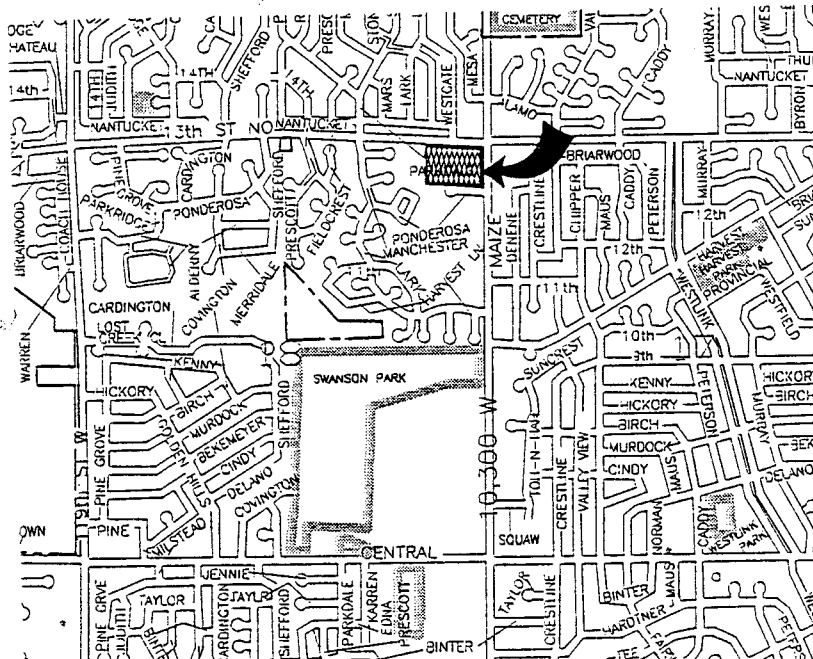
Residential:
Office:
Commercial: 5
Industrial:
Total: 5

MINIMUM LOT AREA: 0.7 Acres

CURRENT ZONING: "AA" and "LC"

PROPOSED ZONING: "LC" (Z-3139) and CUP DP-214

VICINITY MAP:



NOTE: This property is currently zoned "AA" and "LC" but a zone change (Z- 3139 "AA" to "LC") and commercial C.U.P. (DP-214) have been recommended for approval by the MAPC. City Council will review the requests 8/30/94.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. This property was in the County when Ponderosa Circle was dedicated and its paving guaranteed by petition with the benefit district entirely to the south. Since this property will have unlimited access to Ponderosa, the applicant shall share in the paving costs by repetitioning for the street paving. A sidewalk shall be included in the petition as required for commercial streets.
- C. 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.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. In accordance with DP-214, General Provision #13, the applicant shall guarantee construction of continuous decel lanes along 13th and Maize as well as extension of left-turn lanes for the major entrances on both streets. These guarantees shall include sidewalk construction along both arterial streets.
- F. In accordance with DP-214, General Provision #19, the applicant shall guarantee construction of the portions of the two major entrances which will be within public right-of-way. The portions of the major entrances on private property will be required to be constructed at the time of site development.
- G. In accordance with DP-214, General Provision #19, if multiple ownership is anticipated, an owners' association agreement providing for the maintenance of the open space, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. On the final plat, the amount of existing street right-of-way and the amount of additional street right-of-way being dedicated shall be clearly delineated.
- J. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.