

WILLIAM L. KORBER, L.S.

N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

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

March 11, 1994

Stormwater Permitting Program
Bureau of Water
Kansas Department of Health and Environment
Forbes Field, Building 740
Topeka, KS 66620-0001

Re: *NPDES Permit Application*

AUBURN HILLS ADDITION

Dear Sirs,

I am providing to you herein an application for storm water discharge permit. This addition is located in Wichita, Sedgwick County, Kansas. Please process this application and contact me if you need additional information or have any questions.

Thank you for your cooperation.

Sincerely,

N. Brent Wooten, P.E.

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		U.S. ENVIRONMENTAL PROTECTION AGENCY GENERAL INFORMATION <i>Consolidated Permits Program</i> <i>(Read the "General Instructions" before starting.)</i>	EPA I.D. NUMBER F NOT REQUIRED
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 VI-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 AUBURN HILLS ADDITION

IV. FACILITY CONTACT

A. NAME & TITLE (last, first, & title) J. W. RUSSELL

B. PHONE (area code & no.) 316 722 2417

V. FACILITY MAILING ADDRESS

A. STREET OR P.O. BOX 3 P. O. BOX 9007

B. CITY OR TOWN WICHITA

C. STATE KS

D. ZIP CODE 67277

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER 5 NW 1/4 SEC 25 TWP 27-S R-2-W

B. COUNTY NAME SEDGWICK

C. CITY OR TOWN WICHITA

D. STATE KS

E. ZIP CODE

F. COUNTY CODE (if known)

CONTINUED FROM THE FRONT

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

A. FIRST				B. SECOND			
C	7	(specify)	NA	C	7	(specify)	
13	14	15	16	13	14	15	16
C. THIRD				D. FOURTH			
C	7	(specify)		C	7	(specify)	
13	14	15	16	13	14	15	16

VIII. OPERATOR INFORMATION

A. NAME												B. Is the name listed in Item VIII-A also the owner?	
C	NA											<input type="checkbox"/> YES <input type="checkbox"/> NO	
8												66	
20													
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)		C							
S - STATE		D - OTHER (specify)				A							
P - PRIVATE						13		14 - 18		19 - 21			
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?	
B						<input type="checkbox"/> YES <input type="checkbox"/> NO	
13 14				40	41 42	47	51

X. EXISTING ENVIRONMENTAL PERMITS

A. MPOES (Discharges to Surface Water)						D. PSD (Air Emissions from Proposed Sources)					
9 N NA						9 P					
13 14 15 16 17 18						13 14 15 16 17 18					
B. UIC (Underground Injection of Fluids)						E. OTHER (specify)					
9 U						9 (specify)					
13 14 15 16 17 18						13 14 15 16 17 18					
C. RCRA (Hazardous Wastes)						E. OTHER (specify)					
9 R						9 (specify)					
13 14 15 16 17 18						13 14 15 16 17 18					

XI. 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.

XII. NATURE OF BUSINESS (provide a brief description)

The owner is developing this area into single family residential home sites. Streets, Storm Sewers, Sanitary Sewers, and Water Lines will be installed by the City of Wichita. The owner will build homes or sell to other builders the lots within the addition.

XIII. CERTIFICATION (see instructions)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attachments and that, based on my inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

A. NAME & OFFICIAL TITLE (type or print)	B. SIGNATURE	C. DATE SIGNED
Owner - J. W. Russell		3-11-94

COMMENTS FOR OFFICIAL USE ONLY

C	
13	14

NPDES Permit Application for Auburn Hills Addition

The nature of construction for this project will be installation of sanitary and storm sewers, municipal water service, and construction of streets to serve 68 residential lots. The location and description of the project area are enclosed. Total area of the project to be affected by excavation is approximately 24 acres.

Management practices for control of pollutants in stormwater discharge during construction will adhere to the State of Kansas and the City of Wichita erosion and sedimentation standards. Compliance with these standards will be subject to verification by those State and City entities and the Engineer.

When construction is completed, measures such as screened inlets, vegetative cover, and rip-rapped outlet control will have been taken to minimize pollutant discharge and erosion due to stormwater conveyance. The stormwater sewer system will be completed in compliance with the State of Kansas and the City of Wichita standards.

At the completion of the proposed construction, the cumulative runoff coefficient for the area is estimated to be 0.5 - 0.6 and runoff will drain southeast to Cowskin Creek. The approximate impervious area will be 30%. The soil in the area is classified in the Vanoss Silt Loam series (1 to 3 percent slopes), which is gently sloping, well drained soil.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

March 31, 1994

STAFF REPORT

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

CASE NUMBER: S/D 94-12 AUBURN HILLS [Previously CANNONBALL ADDITION (135th & Maple)]

OWNER/APPLICANT: Jay Russell, P. O. Box 9007, Wichita, KS 67277

SURVEYOR/ENGINEER: Yung Design Group, c/o Terry Smythe, 4912 East 29th Street North, Wichita, Kansas 67220
and
Baughman Company, 315 S. Ellis, Wichita, KS 67211

LOCATION: West of 119th Street West and south of Maple Street

SITE SIZE: 24 ± Acres

NUMBER OF LOTS

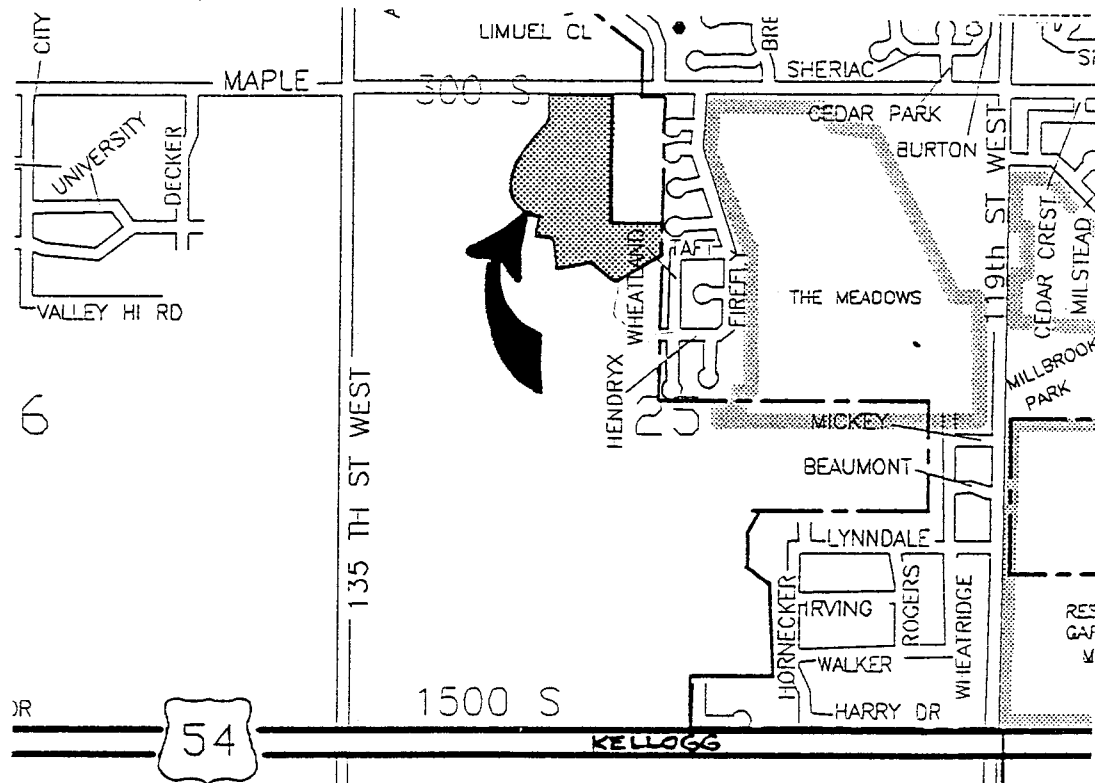
Residential: 68
Office:
Commercial:
Industrial:
Total: 68

MINIMUM LOT AREA: 8,600 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" (Upon Annexation)

VICINITY MAP:



NOTE: An overall sketch plat has been submitted for most of the northwest quarter section in which this Addition is located. As indicated on this preliminary plat, a large tract to the east of the plat is being excluded and is apparently being considered as a future church site. An even larger area (16 acres) at the southwest corner of Maple and 135th was excluded from the sketch but was shown as being proposed for light-commercial zoning. The original ownership, if not still the same at this time, was under one entity and consequently this site's development is still in essence under the control of one party. Except for the proposed church and "LC" sites, the remaining quarter section bounded by Maple and 135th Street West is being planned for residential, one-family development.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, this site will need to be annexed to the City. Annexation is required in order to plat the size of lots being indicated by this plat. Although this portion of the quarter section does abut the present City Limits at its eastern most property line and can therefore be annexed by itself, it is recommended that the applicant(s) submit an annexation request for the entire quarter section.
- 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.
- G. The above paving petition shall also provide for sidewalks along one side of Auburn Hills. Based upon the overall sketch plat, some portions of sidewalks could be considered, as an alternative, being located in an open space/drainage corridor that crosses this site from west to east. At this time the applicant shall guarantee sidewalk adjacent to the street up to the vicinity of Lot 1, Block B. Based upon the applicant's overall plans for this area and indicated agreement, an equivalent segment of sidewalk may be placed in the open space reserve to be platted south of this site rather than along the remaining portion of Auburn Hills.
- H. In terms of the overall development planned for this quarter section, 135th Street West can be expected to be a major means of access to both the residential development and if a 16 acre area of "LC" zoning is obtained, even more so for these uses. As an unpaved street consequently, paving is going to be needed for this street south from Maple. This plat and all subsequent plats in this quarter section need to therefore guarantee their participation in future paving of 135th Street that is proportionate to the traffic impact created by this development.

Therefore, before submitting the final plat tracing for City Council review, the applicant shall meet with Planning and City Engineering in order to determine an appropriate guarantee from this site for the paving of 135th Street West.

- I. The overall plan for this site is indicating that approximately 370 single family lots will be

developed. Only one entrance, as shown on this plat, and two off of 135th Street West will be used for access. These improvements need to be considered not only in light of the anticipated number of residential lots but also the potential "LC" zoning being proposed. As indicated by Traffic Engineering, a guarantee shall be provided for left-turn improvements in Maple to serve this site's entrance at Maple.

- 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 provide that the homeowners' association will maintain the open space area or "parking strip" located between this plat's north line and the paved surface of Maple.
- 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 representative from the City's Fire Department needs to comment upon the acceptability of the street names now being shown on this plat.
- M. The platting binder presently indicates that this site is owned by another party or not as is indicated on this final plat. Before the plat will be released for recording, proof of ownership shall be shown for the party indicated on the final plat.
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Further, the applicant needs to determine with Engineering the nature or extent of any detailed drainage study needed for the overall quarter section in which this plat is located.

- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 11

March 3, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-12 CANNONBALL ADDITION (135th & Maple)

OWNER/APPLICANT: Jay Russell, P. O. Box 9007, Wichita, KS 67277

SURVEYOR/ENGINEER: Yung Design Group, c/o Terry Smythe, 4912 East 29th Street North,
Wichita, Kansas 67220
and
Baughman Company, 315 S. Ellis, Wichita, KS 67211

LOCATION: West of 119th Street West and south of Maple Street

SITE SIZE: 24 ± Acres

NUMBER OF LOTS

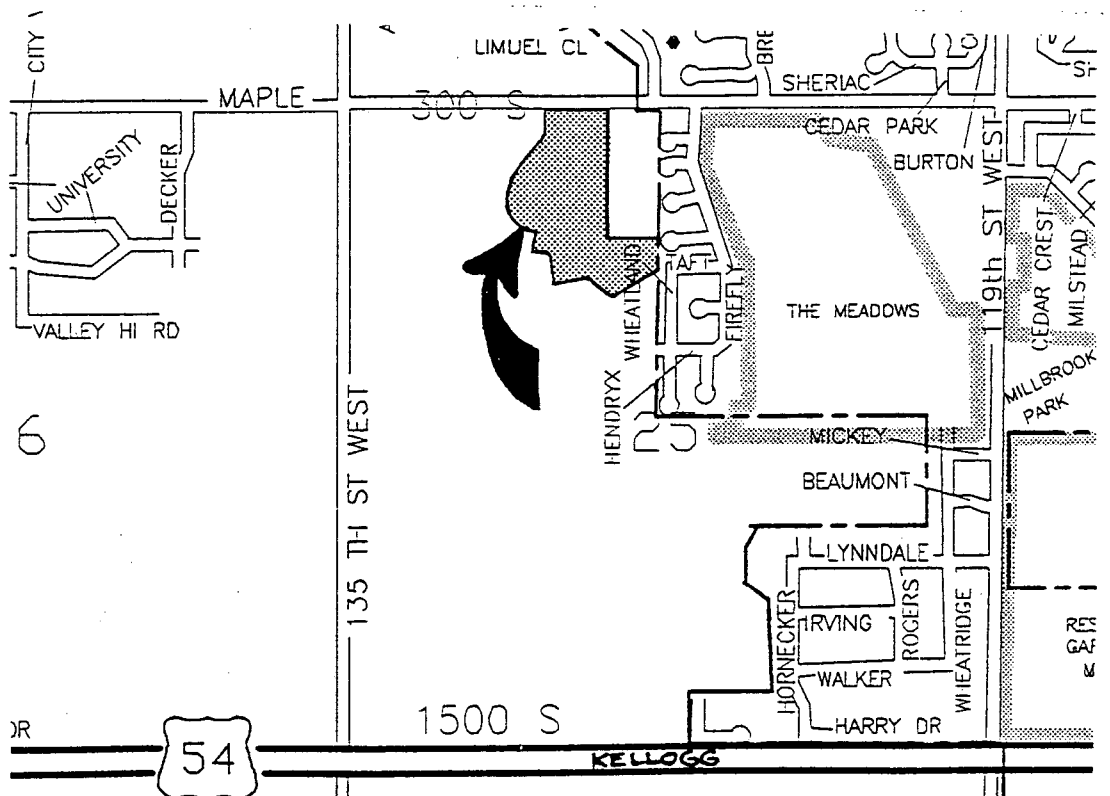
Residential:	68
Office:	
Commercial:	
Industrial:	
Total:	<u>68</u>

MINIMUM LOT AREA: 8,600 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA"

VICINITY MAP:



NOTE: An overall sketch plat has been submitted for most of the northwest quarter section in which this Addition is located. As indicated on this preliminary plat, a large tract to the east of the plat is being excluded and is apparently being considered as a future church site. An even larger area (16 acres) at the southwest corner of Maple and 135th was excluded from the sketch but was shown as being proposed for light-commercial zoning. The original ownership, if not still the same at this time, was under one entity and consequently this site's development is still in essence under the control of one party. Except for the proposed church and "LC" sites, the remaining quarter section bounded by Maple and 135th Street West is being planned for residential, one-family development.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, this site will need to be annexed to the City. Annexation is required in order to plat the size of lots being indicated by this plat. Although this portion of the quarter section does abut the present City Limits at its eastern most property line and can therefore be annexed by itself, it is recommended that the applicant(s) submit an annexation request for the entire quarter section.
- 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.
- G. The above paving petition shall also provide for sidewalks along one side of Cannonball. Based upon the overall sketch plat, some portions of sidewalks could be considered, as an alternative, being located in an open space/drainage corridor that crosses this site from west to east. However, it is not clear from this portion of the overall site as to precisely where or how this corridor will actually be platted. No alternative can therefore be considered at this time.
- H. In terms of the overall development planned for this quarter section, 135th Street West can be expected to be a major means of access to both the residential development and if the 16 acres of "LC" zoning is obtained even more so for these uses. As an unpaved street consequently, paving is going to be needed for this street south from Maple. This plat and all subsequent plats in this quarter section need to therefore guarantee their participation in future paving of 135th Street that is proportionate to the traffic impact created by this development.

City Engineering needs to indicate if or what forms of petitions or agreements may be required at this time in order to have this site participate in the paving of 135th Street West.
- I. The overall plan for this site is indicating that approximately 370 single family lots will be developed. Only one entrance, as shown on this plat, and two off of 135th Street West will

be used for access. Traffic Engineering needs to indicate if this situation requires this site to guarantee traffic improvements such as accel, decel, left turn lanes for the entrance at Maple. These improvements need to be considered not only in light of the anticipated number of residential lots but also the potential "LC" zoning being proposed.

- J. Based upon the Comprehensive Plan for this area, an open space-recreational corridor is planned along Maple to provide access to a planned park east of this site. To provide for this corridor the final plat shall dedicate 20 to 25 additional feet of right-of-way along Maple.
- K. On the final plat, complete access control shall be shown on the face of the plat and dedicated in the plat's text to Maple Street from the lots and Reserves adjacent to this street.

In regard to Cannonball, as an internal, residential street, there is no need to plat access control and such access control may be deleted from the final plat.

- L. The final plat shall indicate an appropriate name for this plat. Apparently, the applicant has indicated the intention to use the name "Cannonball".
- M. 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.
- N. 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 provide that the homeowners' association will maintain the open space area or "parking strip" located between this plat's north line and the paved surface of Maple.
- 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 Fire Department needs to comment upon the acceptability of this plat's street names. Cannonball does not apparently line up precisely with existing names in this area and would appear to be an acceptable new name. However, Maple in some parts of the County may still be called by this name.
- Q. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. 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.
- S. 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.

- T. 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.
- U. 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.
- V. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- X. 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.