

# Cornejo & Sons Inc.

2060 Tulsa P.O. Box 16204 Wichita, KS 67216  
(316) 522-5100 Fax (316) 522-8187

November 16, 1998

Mike Lindebak  
City Engineer  
City of Wichita  
455 N. Main St., 7th Floor  
Wichita, KS 67202

**RE: BRENTWOOD VILLAGE ADDT.(765305), PEBBLEBROOK ADDT.  
(765107) & CUSTER ADDT. (765370)**

Dear Mr. Lindebak:

With reference to the Tensar BX1100 specified for this project. Cornejo & Sons, Inc. would like to request an equal alternate, allowing us to use Tenax Geogrid MX220 in lieu of the material specified. Tenax Geogrid MX220 has been previously approved by the State of Kansas and Sedgwick County as an equal alternate.

A response is required as soon as possible for us to order the materials. If you have any further questions, please feel free to contract me at 522-5100.

Sincerely,


CORNEJO & SONS, INC.

  
Ron Cornejo,  
President

KJH/

enc.

c: File

11-19-98  
Called Ron today and  
he will call me back  
next week  
RECEIVED  
NOV 19 1998  
CITY - ENGINEERING  


State of Kansas

Bill Graves



Governor

Department of Health and Environment

James J. O'Connell, Secretary

April 2, 1997

Steve Miller  
401 S. Keith  
Wichita, Kansas 67209

Re: Kansas Water Pollution Control General Permit for Stormwater Runoff  
from Construction Activities, General Permit No.: S-MCST-9601-1,  
Kansas Permit No.: S-WA20-0001, Brentwood Village Addition

Dear Permittee:

You have fulfilled all filing requirements for the Kansas Water Pollution Control Permit for Stormwater Runoff from Construction Activities. We are pleased to forward your new permit. While it is permissible to make as many copies as needed, you need to retain the original permit for your files.

We suggest you carefully read the terms and conditions of your permit to ensure your Stormwater Pollution Prevention Plan meets all the requirements of the permit. The terms and conditions of the attached permit are enforceable under State law.

Please remember to send a copy of page 1 and the Notice of Termination (NOT), located on page 2, to KDHE when coverage under this general permit is no longer needed. The NOT must contain an original signature.

We look forward to working with you in achievement and maintenance of high quality water for the State of Kansas. If you have any questions concerning this permit, please contact David Freise at (913) 296-5557.

Sincerely,

A handwritten signature in black ink, appearing to read "Karl Mueldener".

Karl Mueldener, P.E.  
Director, Bureau of Water

Enclosure

pc: South Central District Office  
Chris Bratenstein, City of Wichita  
Permit

RECEIVED

APR - 4 1997

CITY - ENGINEERING

Division of Environment, B

Water, Forbes Field, Bldg. 283, Topeka, KS. 66620-0001

Telephone: (913) 296-8646  
Fax Number: (913) 296-5509

General Permit No.: S-MCST $\phi$ -9601-1

Kansas Permit No.: S-WA20-0001

Federal Permit No.: KS-R100035

Kansas Water Pollution Control General Permit  
and Authorization to Discharge

**STORMWATER RUNOFF FROM CONSTRUCTION ACTIVITIES**

Under the National Pollutant Discharge Elimination System

Pursuant to the Provisions of Kansas Statutes Annotated 65-164 and 65-165, the Federal Water Pollution Control Act as amended (33 U.S.C. 1251 et seq.; the "Clean Water Act"),

Owner: Steve Miller

Owner's Address: 401 S. Keith  
Wichita, Kansas 67209

Name of Contact Person: Steve Miller Phone Number: 316-729-6600

Name of Facility/Project to be Constructed: Brentwood Village Addition

Facility/Project Address or Location: Webb Road and Harry Street, Wichita  
Sedgwick County

Receiving Stream & Basin: Four Mile Creek via Wichita storm sewer, Walnut River Basin

is authorized to discharge stormwater runoff from construction activities at the site described herein in accordance with the limitations and conditions set forth in this general NPDES permit and shall comply with Kansas Surface Water Quality Standards (K.A.R. 28-16-28 et seq.).

The general NPDES Permit S-MCST $\phi$ -9601-1 is effective January 1, 1997 through December 31, 2001. This general NPDES permit authorization supersedes all previous permits, agreements, decrees, or orders, in effect between KDHE and the permittee for the discharge of stormwater runoff from construction activities at the site described herein. The use of this general NPDES permit for the project described herein shall become effective on April 2, 1997, and shall expire on December 31, 2001.

PROJECT DESCRIPTION:

A 50 acre residential development with 120 lots.



Secretary, Kansas Department of Health and Environment

April 2, 1997  
Date

# STORMWATER POLLUTION PREVENTION PLAN

## FOR IMPROVEMENT OF BRENTWOOD VILLAGE ADDITION

SITE DESCRIPTION	
<b>Project Name and Location:</b>	Brentwood Village Addition South of Harry on Webb Road, Wichita, Kansas
<b>Owner Name and Address:</b>	Steve Miller Wichita, Ks
<b>Description:</b> This project will consist of improving 120 lots in Blocks 1 through 4 Brentwood Village Addition.  Soil Disturbing activities will include: installing a stabilized construction entrance, perimeter, and other erosion and sediment controls; site clearing and grading; excavation for sanitary sewer, water mains, and public utilities; construction of curb and gutter; street paving; home construction; and preparation for final planting and seeding.	
The final coefficient of runoff for the site will be $c = 0.49$ .	
<b>Site Area:</b>	The site covers approximately 50.3 acres, all of which will be disturbed by construction activities.
<b>Sequence of Major Activities</b>	
The order of activities for each lot as it is improved will be as follows:	
<ol style="list-style-type: none"> <li>1. Install stabilized construction entrance.</li> <li>2. Construct earth dike around spill control area and install sediment controls.</li> <li>3. Clear and grade site.</li> <li>4. Pile topsoil.</li> <li>5. Stabilize denuded areas and stockpiles within 14 days of last construction activity in that area.</li> <li>6. Install utilities, water main, sanitary sewer, storm sewer, and curb and gutter.</li> </ol>	<ol style="list-style-type: none"> <li>7. Construct homes.</li> <li>8. Complete grading.</li> <li>9. Complete final paving.</li> <li>10. Install permanent seeding and plantings.</li> <li>11. Remove accumulated sediment.</li> <li>12. When all construction activity is complete and the site is stabilized, remove sediment controls and reseed and areas disturbed by their removal.</li> </ol>
<b>Name of Receiving Waters:</b>	The entire site will drain through storm sewers into a natural drainage channel and thence into Four Mile Creek, a tributary of the Arkansas River. The channel is approximately ¼ mile from the site.
CONTROLS	
Erosion and Sediment Controls	
Stabilization Practices	
Temporary stabilization - Top soil stock piles and disturbed portions of the site where construction activity temporarily ceases for at least 28 days will be stabilized with temporary seed and mulch no later than 21 days from the last construction activity in that area. The temporary seed shall be Rye or other approved seed mix. Prior to seeding, fertilizer shall be applied to each area being stabilized. After seeding, each area shall be mulched with straw.	
Permanent Stabilization - Disturbed portions of the site where construction activities permanently cease shall be stabilized with permanent seed no later than 14 days after the last construction activity. The permanent seed shall be tall fescue or other approved seed mix. Prior to seeding, fertilizer shall be applied to each area being stabilized. After seeding, each area shall be mulched with straw.	

## CONTROLS (Continued)

### Structural Practices

Sediment controls will be constructed at all drive entrances and the fourteen affected storm sewer inlets.

A gravel sedimentation barrier with wire screen will be placed across the face of the nine affected curb inlets. Silt fence or hay bales will be placed around the five affected yard inlets and earth dikes will be constructed across all drive entrances where drainage to street may occur. Grading of the site will prevent storm water from exiting the site except as controlled by storm sewer and pavement..

An earth dike will be constructed around the spill control area to be constructed on each site (see site map for typical).

### Storm Water Management

Storm water drainage will be provided by curb and gutter, storm sewer and grass lined drainage ditches for the developed areas. The areas that are not developed will be graded at a minimum of 0.5% and have permanent seeding or plantings. When construction is complete, the entire site will drain to grass lined ditches.

## OTHER CONTROLS

### Waste Disposal:

#### Waste Materials

All waste materials will be collected and stored in a metal dumpster rented from a licensed solid waste management company. The dumpster will meet all City and 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 a licensed solid waste collection site. No construction waste will be buried onsite. All personnel will be instructed regarding the correct procedure for waste disposal. The Contractor's superintendent 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 regulations or by the manufacturer. Site personnel will be instructed in these practices and the Contractor's superintendent will be responsible for seeing that these procedures are followed.

#### Sanitary Waste

All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor, as required by local regulation.

### Off-site Vehicle Tracking:

A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be cleaned as necessary to remove any excess mud, dirt, or rock tracked from the site.

### **TIMING OF CONTROLS/MEASURES**

As indicated in the Sequence of Major Activities, the earth dike, stabilized construction entrance and sediment controls will be constructed prior to clearing or grading of any other portions of the site. Areas where construction activity temporarily ceases for more than 28 days will be stabilized with a temporary seed and mulch within 21 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 sediment controls and the earth dike will be removed.

### **CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS**

The storm water pollution prevention plan reflects State requirements for storm water management and erosion and sediment control. There are no applicable local 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.

- 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, fabric attachment to fence posts, and fence post placement in the ground.
- The earth dike around the spill control area will be inspected and any breaches promptly repaired.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- The grass lined ditches will be regraded and reseeded as necessary to maintain positive drainage.
- A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector is attached.
- The Contractor 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 in all of 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 de-watering excavation).

### INVENTORY FOR POLLUTION PREVENTION PLAN

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

- |                             |   |
|-----------------------------|---|
| • Concrete                  | • Petroleum Based Products                      |
| • Detergents                | • Cleaning Solvents                             |
| • Paints (enamel and latex) | • Wood  |
| • Metal Studs               | • Masonry Block                                 |
| • Concrete                  | • Roofing Shingles                              |
| • Tar                       | • Other Common Non-hazardous building materials |
| • Fertilizers               |   |

### 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.
- Manufacturer's 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 re-sealable
- 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 preventative 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 recommendation.

#### **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 the manufacturer's 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.
- The Contractor's superintendent 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.

**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 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: \_\_\_\_\_

Thomas C. Ruggles, P.E.  
President  
Savoy, Ruggles, and Bohm P.A.

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
_____ Contractor's Representative		
Date: _____		

November 7, 1996

**STAFF REPORT**

(Final Plat, Preliminary Plat Approved 10/10/96)

**CASE NUMBER:** S/D 96-66 - BRENTWOOD VILLAGE ADDITION

**OWNER/APPLICANT:** Stephen G. Miller, 401 S. Keith, Wichita, KS 67209

**OWNER/APPLICANT:** Colonial Heights Baptist Church, 1758 S. Webb, Wichita, KS 67207

**SURVEYOR/ENGINEER:** Savoy, Ruggles, & Bohm, P.A., 924 N. Main, Wichita, KS 67207

**LOCATION:** East of Webb Road and south of Harry Street

**SITE SIZE:** 50.4 Acres

**NUMBER OF LOTS**

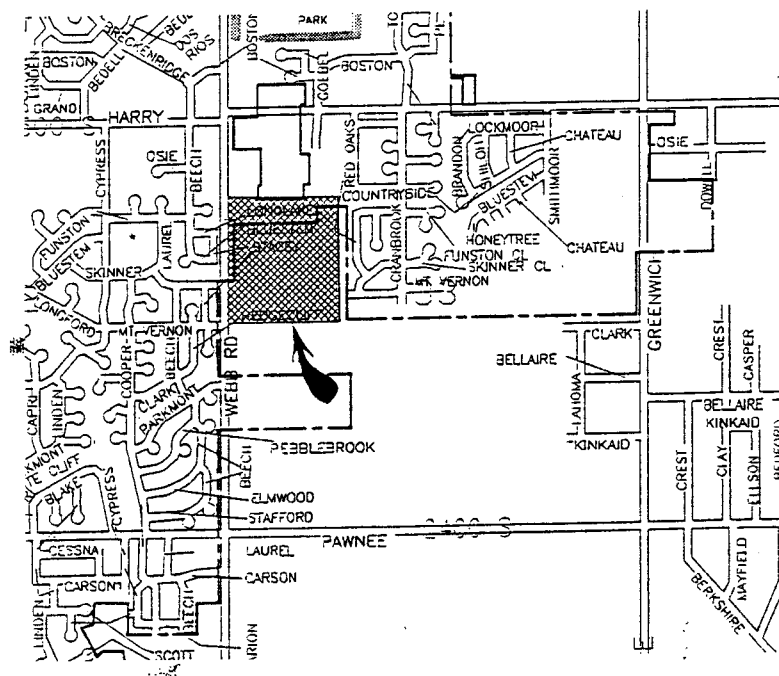
Residential:	115
Office:	1 "GO" General Office (Proposed)
Commercial:	
Industrial:	
Total:	116

**MINIMUM LOT AREA:** 7,920 sq. ft.

**CURRENT ZONING:** "SF-20"

**PROPOSED ZONING:** "SF-6", "TF-3", "GO" (upon Annexation and Proposed)

**VICINITY MAP:**



NOTE (in regard to Preliminary Plat): This plat involves a portion of the Pebblebrook II preliminary plat, reviewed by the Subdivision Committee in 1994. This portion is now shown as being under a different ownership. In comparison to the Pebblebrook II plat, this plat is proposing more lots (116 vs 92) even though two large lots are now being shown. Reserve areas are being altered (recreational area to the southwest is not now included as part of the site, while the reserve in the northeast corner appears to be for drainage), and the street systems are significantly different.

Most of this site is presently in the County, while all of the site is presently under residential zoning. The present County zoning, however, does not allow the smaller lot sizes shown by this plat. Based on the plat's application, the owner of this property also anticipates to apply for TF-3 and GO zoning for some portions of this Addition. The GO or office zoning will apparently involve lot 37, at the plat's southwest corner, adjacent to Webb Road.

NOTE (in regard to Final Plat): This final plat is showing a number of substantial changes from what was shown by the preliminary plat. Part of these changes are in response to requirements placed on the preliminary review, but most reflect the applicant's request to make such changes to the final. The extension of Stoneybrook to the plat's north line was requested by Planning. Other changes have been made by the applicant and include: the two cul-de-sacs shown along the north side of Bluestem, the realignment of Mt. Vernon and redesign of lots at the plat's southeast corner and the redesign of lots in Block 3.

#### STAFF COMMENTS:

- A. If the applicant intends to obtain a zone change for any portion of this site, such a zone change request should be applied for before submittal of a final plat (SCZ-0724 has been filed). Further, the final plat tracing will not be scheduled for City Council review until any such zone change has been approved, and the final plat tracing shall reflect any relevant conditions required by a zone change (access to Webb, Building Setbacks, lot configurations, etc.).
- B. Prior to this plat being forwarded to the City Council, all of this site shall have been annexed to the City of Wichita.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Since the guarantee will be with the County, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow for formation of a County sewer district within the City.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along both sides of Mt. Vernon (a collector), and along one side of Bluestem and Stoneybrook (from this south line to the north line of the plat).
- F. As noted by Traffic Engineering, any traffic improvements required for this plat such as, left turn lanes and/or an accel-decel lane to serve this site's primary point of access at Webb and Bluestem would be indicated at the time of final plat review. Traffic Engineering needs to now indicate any such requirements.

- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. The applicant shall guarantee construction of the storm sewers required by this plat.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. 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.
- L. 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.
- M. The final plat tracing shall indicate the recording information for the pipeline easements on this property.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. The applicant shall submit a copies of the instruments which establish the pipeline easements on this property. The applicant's agent shall determine any setback requirements from the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

Because of the numerous easements (pipeline, KG&E, etc.) listed in the platting binder, the applicant's agent shall submit a marked copy of the final plat documenting where these easements are located or if off-site, noting where the easement is located. As indicted above, all documents indicated in the plat binder need to be submitted for the plat file.

- P. On the final plat, any building setback directly related to a pipeline shall be clearly labeled as a "pipeline easement" so as to avoid confusions with setbacks required by platting/zoning requirements.

On the final plat tracing, typical 25-foot front yard, and 15-foot side yard (for corner lots) building setbacks shall be shown.

In order to protect the tree row along the south line of this plat, during the installation of utilities,

it is recommended that the easement along the plat's south line be shown as a 30-foot easement.

- S. Prior to submitting the final plat, the applicant was to discuss with the Fire Department and GIS staffs, appropriate street names for this site. Staff needs to indicate if the present street names on the final plat are acceptable.
- T. Before the final plat tracing is released for recording, proof shall be provided that the site is in the ownership of the party being shown on the plat. The plat binder presently indicates that the site is in another ownership.
- U. On the final plat tracing, the minimum building pad elevation shall also be indicated in MSL.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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 316-729-0102) 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 [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Z. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- AA. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- BB. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

I  
Q  
R.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 15

October 10, 1996

STAFF REPORT  
(Preliminary Plat)

**CASE NUMBER:** S/D 96-66 - BRENTWOOD VILLAGE ADDITION

**OWNER/APPLICANT:** Stephen G. Miller, 401 S. Keith, Wichita, KS 67209

**OWNER/APPLICANT:** Colonial Heights Baptist Church, 1758 S. Webb, Wichita, KS 67207

**SURVEYOR/ENGINEER:** Savoy, Ruggles, & Bohm, P.A., 924 N. Main, Wichita, KS 67207

**LOCATION:** East of Webb Road and south of Harry Street

**SITE SIZE:** 50.4 Acres

**NUMBER OF LOTS**

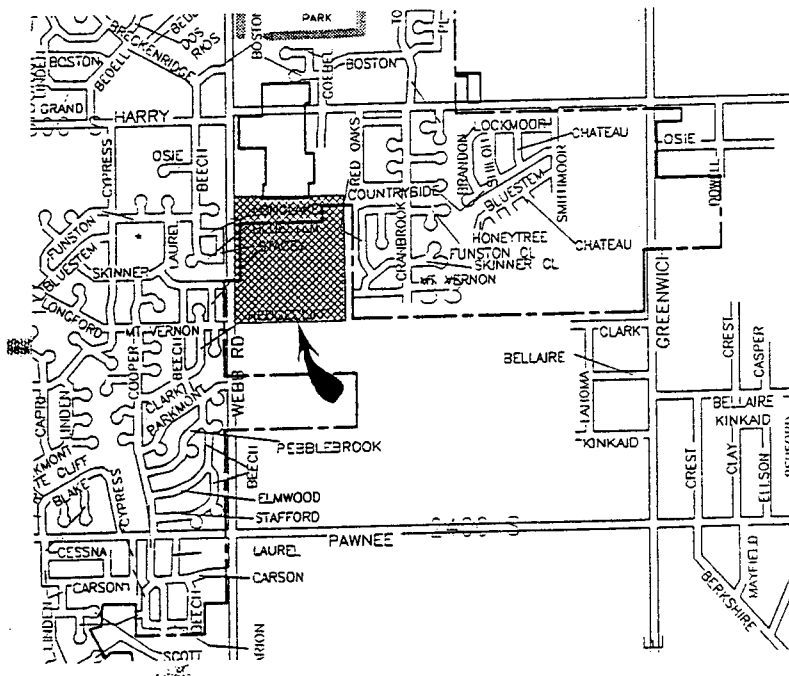
Residential:	115
Office:	1 "GO" General Office (Proposed)
Commercial:	
Industrial:	
Total:	<u>116</u>

**MINIMUM LOT AREA:** 7,920 sq. ft.

**CURRENT ZONING:** "SF-20"

**PROPOSED ZONING:** "SF-6", "TF-3", "GO" (upon Annexation and Proposed)

**VICINITY MAP:**



NOTE: This plat involves a portion of the Pebblebrook II preliminary plat, reviewed by the Subdivision Committee in 1994. This portion is now shown as being under a different ownership. In comparison to the Pebblebrook II plat, this plat is proposing more lots (116 vs 92) even though two large lots are now being shown. Reserve areas are being altered (recreational area to the southwest is not now included as part of the site, while the reserve in the northeast corner appears to be for drainage), and the street systems are significantly different.

Most of this site is presently in the County, while all of the site is presently under residential zoning. The present County zoning, however, does not allow the smaller lot sizes shown by this plat. Based on the plat's application, the owner of this property also anticipates to apply for TF-3 and GO zoning for some portions of this Addition. The GO or office zoning will apparently involve lot 37, at the plat's southwest corner, adjacent to Webb Road.

STAFF COMMENTS:

- A. If the applicant intends to obtain a zone change for any portion of this site, such a zone change request should be applied for before submittal of a final plat. Further, the final plat tracing will not be scheduled for City Council review until any such zone change has been approved, and the final plat tracing shall reflect any relevant conditions required by a zone change (access to Webb, Building Setbacks, lot configurations, etc.).
- B. Prior to this plat being forwarded to the City Council, all of this site shall have been annexed to the City of Wichita.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. **City and County Engineering** need to indicate which system will be available to serve this site, i.e. Four Mile Creek or a City line.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along both sides of Mt. Vernon (a collector), and along one side of Bluestem and Stoneybrook (from this south line to the north line of the plat).
- F. **Traffic Engineering** needs to indicate any traffic improvements required for this plat such as, left turn lanes and/or an accel-decel lane to serve this site's primary point of access at Webb and Bluestem.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. The applicant shall guarantee construction of the storm sewers required by this plat.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Based upon existing development, ownerships and platting north of this site (the Arboretum), access for a significant portion of undeveloped property is extremely limited. The only public street presently shown as entering this area is through the Arboretum plat and if no other street connection is provided, an unacceptably long, cul-de-saced street could result for development of that area.

Consequently, this plat shall show the extension of Stoneybrook to the north lane of this plat, with a temporary on-site or off-site turnaround being provided to terminate this street at this time.

- 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.
- 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. As was indicated during discussion of the Pebblebrook II plat, the Reserve areas adjacent to Webb Road and covering the pipeline in the southeast corner of this site shall be indicated as allowing for the governing body to install, for public use, bike, hike, or similar recreational facilities.

Prior to final plat submission, the applicant(s) is requested to meet with MAPD and Wichita Park Department staff to consider possible land dedication for a public park as a part of a public-private partnership, rearrangement of lot pattern to make reserve areas more accessible to future homeowners if open space remains private, and easement for recreation corridor, in accordance with the recently adopted Park Plan.

- 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 final plat shall indicate the recording information for the pipeline easements on this property.
- Q. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- R. The applicant shall submit a copies of the instruments which establish the pipeline easements on this property. The applicant's agent shall determine any setback requirements from the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- S. On the final plat, any building setback directly related to a pipeline shall be clearly labeled as a "pipeline easement" so as to avoid confusions with setbacks required by platting/zoning requirements.
- T. On the final plat, typical 25-foot front yard, and 15-foot side yard (for corner lots) building setbacks

shall be shown.

- U. In order to protect the tree row along the south line of this plat, during the installation of utilities, it is recommended that the easement along the plat's south line be shown as a 30-foot easement.
- V. On the final plat, the street "Bluestem" shall be properly spelled.
- W. City Fire Department staff needs to comment on the acceptability of the indicated street names. All names appear to be for existing streets. Of concern, however, is if Stoneybrook and/or Fox Run are addressed presently as E-W or N-S streets. This plat obviously implies that these streets are intended to be treated as having a N-S alignment.
- X. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Y. 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.
- Z. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- AA. 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.
- BB. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- CC. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- DD. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- EE. The representatives from City Engineering and/or County Engineering should be prepared to comment on the status of the applicant's drainage concept.