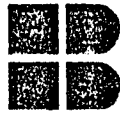


WILLIAM L. KORBER, L.S.  
N. BRENT WOOTEN, P.E.



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

October 12, 1993

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

Re: *NPDES permit applications*  
*Wichita, Sedgwick County, Kansas*

Dear Sirs,

I am providing to you herein applications for storm water discharge permits. These residential additions are located in Wichita, Sedgwick County, Kansas. Please process these applications and contact me if you should need any 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-

|                                 |  |   |  |  |  |
|---------------------------------|--|---|--|--|--|
| <b>FORM 1</b><br><b>GENERAL</b> |  | <b>EPA</b><br>U.S. ENVIRONMENTAL PROTECTION AGENCY<br><b>GENERAL INFORMATION</b><br><i>Consolidated Permits Program</i><br>(Read the "General Instructions" before starting.) |  | <b>I. EPA I.D. NUMBER</b><br>NOT REQUIRED  |  |
| <b>LABEL ITEMS</b>              |  | PLEASE PLACE LABEL IN THIS SPACE  |  | <b>GENERAL INSTRUCTIONS</b><br>If a preprinted label has been provided, fill it in the designated space. Review the information carefully; if any of it is incorrect, correct through it and enter the correct data in the appropriate fill-in areas 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. |  |
| I. EPA I.D. NUMBER              |  |   |  |  |  |
| III. FACILITY NAME              |  |   |  |  |  |
| V. FACILITY MAILING ADDRESS     |  |   |  |  |  |
| VI. FACILITY LOCATION           |  |   |  |  |  |

**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 question, 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 CHADSWORTH 2ND ADDITION

**IV. FACILITY CONTACT**

A. NAME & TITLE (last, first, & title)  
 2 MATT ECK

B. PHONE (area code & no.)  
 3 16 942 7402

**V. FACILITY MAILING ADDRESS**

A. STREET OR P.O. BOX  
 3 5512 W. CENTRAL

B. CITY OR TOWN  
 4 WICHITA

C. STATE  
 KS

D. ZIP CODE  
 67212

**VI. FACILITY LOCATION**

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

B. COUNTY NAME  
 SEDGWICK

C. CITY OR TOWN  
 6 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 |  |  |  |
| 7         |  |  |  | 7         |  |  |  |
| NA        |  |  |  | (specify) |  |  |  |
| C. THIRD  |  |  |  | D. FOURTH |  |  |  |
| 7         |  |  |  | 7         |  |  |  |
| (specify) |  |  |  | (specify) |  |  |  |

**VIII. OPERATOR INFORMATION**

|  |  |  |  |           |  |                            |  |  |  |  |  |
|--|--|--|--|-----------|--|----------------------------|--|--|--|--|--|
| A. NAME  |  |  |  |           |  |                            |  |  |  | B. Is the name listed in Item VIII-A also the owner?     |  |
| 8 NA   |  |  |  |           |  |                            |  |  |  | <input type="checkbox"/> YES <input type="checkbox"/> NO |  |
| C. STATUS OF OPERATOR (Enter the appropriate letter into the answer box; if "Other", specify.) |  |  |  |           |  |                            |  |  |  |  |  |
| F - FEDERAL  |  | M - PUBLIC (other than federal or state) |  | (specify) |  | D. PHONE (area code & no.) |  |  |  |  |  |
| S - STATE  |  | D - OTHER (specify)                      |  |           |  | A                          |  |  |  |  |  |
| E. STREET OR P.O. BOX  |  |  |  |           |  |                            |  |  |  |  |  |
| F. CITY OR TOWN  |  |  |  |           |  |                            |  |  |  | G. STATE   |  |
| 8  |  |  |  |           |  |                            |  |  |  | H. ZIP CODE  |  |
|  |  |  |  |           |  |                            |  |  |  | IX. INDIAN LAND  |  |
|  |  |  |  |           |  |                            |  |  |  | Is the facility located on Indian lands?                 |  |
|  |  |  |  |           |  |                            |  |  |  | <input type="checkbox"/> YES <input type="checkbox"/> NO |  |

**X. EXISTING ENVIRONMENTAL PERMITS**

|  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| A. NPDES (Discharges to Surface Water)   |  |  |  |  |  | D. PSD (Air Emissions from Proposed Sources) |  |  |  |  |  |
| 9 N NA                                   |  |  |  |  |  | 9 P  |  |  |  |  |  |
| B. UIC (Underground Injection of Fluids) |  |  |  |  |  | E. OTHER (specify)                           |  |  |  |  |  |
| 9 U                                      |  |  |  |  |  | (specify)                                    |  |  |  |  |  |
| C. RCRA (Hazardous Wastes)               |  |  |  |  |  | E. OTHER (specify)                           |  |  |  |  |  |
| 9 R                                      |  |  |  |  |  | (specify)                                    |  |  |  |  |  |

**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 - Matt Eck                         |  |              |  | 10-12-93       |  |

**COMMENTS FOR OFFICIAL USE ONLY**

|  |  |
|--|--|
|  |  |
|--|--|

## **NPDES Permit Application for Chadsworth 2nd 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 169 residential lots. The location and description of the project area are attached. Total area of the project to be affected by excavation is approximately 68 acres.

Management practices for control of pollutants in stormwater discharge during construction will adhere to State of Kansas and 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 south to Cowskin Creek. The approximate impervious area will be 30%. The soil in the area is classified in two series. The first is Farnum Loam, which consists of nearly level, well drained soil. The second is Milan Loam, which is gently sloping, well drained soil.





# KANSAS STATE BOARD OF AGRICULTURE

SAM BROWBACK, Secretary

## DIVISION OF WATER RESOURCES

901 S. Kansas Avenue, Second Floor  
TOPEKA, KANSAS 66612-1283

DAVID L. POPE, Chief Engineer-Director  
(913) 296-3717

Respond to: 913/296-2933  
FAX: (913) 296-1176

January 24, 1992

MR BRENT WOOTEN PE  
BAUGHMAN COMPANY PA  
315 ELLIS  
WICHITA KS 67211

Re: Mathias F. Eck  
Application Determination  
Floodplain Fill & Ditch Modification  
Cadillac Lake  
Sedgwick County  
WSN: CSG-0082

Dear Mr. Wooten:

The above referenced project has been determined to not require the approval of or a permit from the Chief Engineer. The floodplain fill does not need approval as it is not along a defined stream even though it is adjacent to a natural depression having a large drainage area. The ditch modifications also do not require a permit since this is not a natural channel or a man-made channel that has assumed the characteristics of a natural channel.

While a permit or approval is not required, it is my recommendation that any disturbance be kept to a minimum and that the amount of water diverted south through the ditch to Rolling Hills Creek remain the same or less at the same or less rate.

If there are any questions, please contact me at (913) 296-2933. Determinations such as this one may have to be made individually.

Sincerely,

Russell W. LaForce, P.E.  
Engineer

RWL:kf

pc: Chanute Regional Office  
Mr. Mathias F. Eck



DEPARTMENT OF THE ARMY  
KANSAS CITY DISTRICT, CORPS OF ENGINEERS  
700 FEDERAL BUILDING  
KANSAS CITY, MISSOURI 64106-2896

September 24, 1991

REPLY TO  
ATTENTION OF:

Project Compliance Section  
(SG, KS, NPR)

Mr. N. Brent Wooten  
Baughman Company  
315 Ellis  
Wichita, Kansas 67211

Dear Mr. Wooten:

This is in response to your letter dated August 29, 1991, regarding a determination of the requirement for obtaining a Department of the Army (DA) permit for a proposed development site located in the southwest quarter of Section 5, Township 27 south, Range 1 west, Sedgwick County, Kansas.

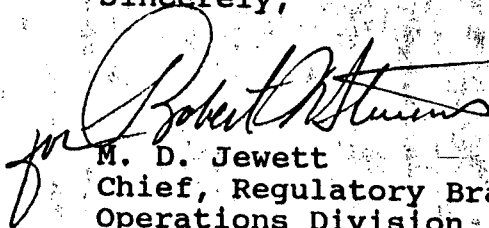
The Corps of Engineers has regulatory jurisdiction over waters of the United States pursuant to the provisions of Section 404 of the Clean Water Act (33 USC 1344), which is administered under Federal regulations 33 CFR 320-330. These provisions require prior authorization from the Corps of Engineers for the discharge of dredged or fill material into waters of the United States, including wetlands.

Our review of the information provided reveals that the project will not involve the discharge of fill material into any waters or wetlands which are within the Corps of Engineers' regulatory jurisdiction. Therefore, a DA permit will not be required for the project.

Although a DA permit will not be required, this does not preclude the possibility that other Federal, state and/or local permits may be required and you should satisfy yourself in this regard.

If you have any questions, please feel free to write me or to call Mr. Bob McDowell at 816-426-5643.

Sincerely,

A handwritten signature in cursive script, appearing to read "M. D. Jewett".

M. D. Jewett  
Chief, Regulatory Branch  
Operations Division

Copies Furnished:

Kansas Department of  
Wildlife and Parks

Kansas State Board  
of Agriculture



United States  
Department of  
Agriculture

Soil  
Conservation  
Service

7130 Maple, Suite 100  
Wichita, Kansas 67209  
(316) 942-8422

8 - 21 - 91

Brent Wooten  
Baughman Co.  
315 Ellis  
Wichita, Ks. 67211

Dear Mr Wooten:

Regarding the SW1/4 5 27S 1W. This area does not contain  
any soil or area that has been clasified as wet land.

Sincerely,

Owen C Smith  
SCS



SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10  
November 25, 1991

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 10/3/91)

CASE NUMBER: S/D 91-54 - CHADSWORTH 2ND ADDITION

OWNER/APPLICANT: Bruce & Esther Pearson, 10218 W. 21st St.  
North, Wichita, KS 67212

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. No.,  
Wichita, KS 67220; Baughman Co., 315 S. Ellis,  
Wichita, KS 67211

LOCATION: North of 21st Street North and east of Maize Rd.

SITE SIZE: 60 Acres

NUMBER OF LOTS

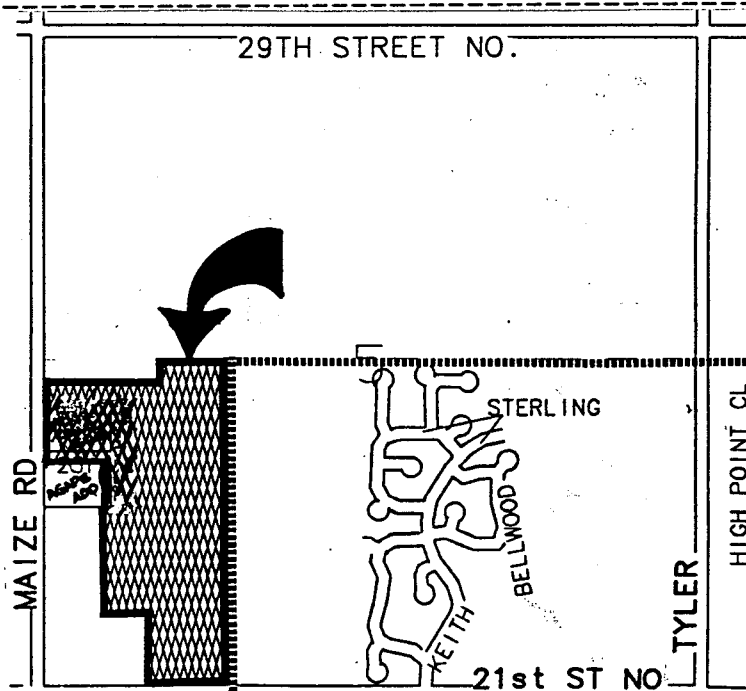
|              |                    |
|--------------|--------------------|
| Residential: | 185                |
| Office:      |                    |
| Commercial:  |                    |
| Industrial:  |                    |
| Total:       | <del>185</del> 153 |

MINIMUM LOT AREA: 7,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" One Family Dwelling

VICINITY MAP:



NOTE: This site is presently in the County but annexation to the City of Wichita has been requested and was considered by the City Council October 15, 1991. Annexation will be needed to allow for the lot sizes being platted. Upon annexation this area will be under the City's "AA" One Family zoning classification. The area to the southwest of this plat or northeast of the 21st St. North and Maize Road intersection, is also in the same ownership as the area being platted and is included in the pending annexation. Zoning for this area is "R-1" county suburban residential and will also come into the City under the "AA" classification.

In comparison to the preliminary plat, this final plat involves a fairly substantial revision. As can be noted, an extensive portion of the plat is now being shown as Reserves A & B. Consequently, lot and street configurations in the eastern portion of the plat, have also been revised. As can be noted in the plat's text, even though improvements apparently for the benefit of this development are planned for Reserves A & B, ownership and maintenance of the reserves is indicated as being with the Board of Park Commissioners. However, the plat's text is not indicating a dedication of these Reserves to the Park Board (City) nor has the applicant previously indicated that any such matter was discussed with the Park Board.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. As indicated by Traffic Engineering the applicant shall guarantee a decel lane in Maize Rd. and a decel and left turn lane/bay in 21st St. north to serve this site.
- G. As required by the City Sidewalk Ordinance and section 3-103(B)(1)(b) of the subdivision regulations, the applicant shall guarantee the construction of a sidewalk on one side of all long, continuous streets. The streets affected by this requirement are Crestline and Chartwell/Sterling. The sidewalks shall be guaranteed by including their construction in the associated street paving petition. Sidewalk shall extend along Crestline to the north as well as continue east at Chartwell and west along Sterling.

- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. As was indicated by the preliminary plat, the vacation of 23rd Street North and the half street for Crestline in the area of lots 18 thru 21, Block 4 is being made necessary or practical because of this plat. At the time the preliminary plat was reviewed, the applicant was required to submit, before or with the final plat, an application for the vacation of these streets. All adjoining property owners would need to be included in such a request and should sign the vacation application. Any platted setbacks from these streets should also be included in the vacation. However, no such application has been submitted and this plat shall not be forwarded to the City Council until this vacation request is filed.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owner's 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. Further, this covenant shall also indicate that the homeowners association will be responsible for the maintenance of the "parking" strip adjacent to this plat along both Maize Road and 21st St. North.
- K. Since this plat is indicating that Reserves A & B are to be owned and maintained by the Park Board a letter shall be submitted indicating that such a dedication has or will be accepted by the Park Board (City). Further, this letter shall indicate what agreements have been made concerning the ownership and maintenance of improvements in these reserves and specifically for those improvements which are indicated in this plat's text as being for the benefit of this subdivision.

The applicant is advised that the plat is not the means by which such a dedication can or should occur. Such a dedication needs to be created by separate instrument, through the Park Board Commission.

If these reserves are not to be dedicated to the public (Park Board/City), the final plat tracing shall make ownership and maintenance the responsibility of the homeowner's association. This covenant shall provide for the standard right of the City to enter and maintain drainage improvements in these reserves.

- L. Since Reserves A & B are also intended for utilities, the plat's text shall also note that utilities confined to easements are an allowed use.

- M. As was requested by the applicant and supported by the Subdivision Committee a waiver of street right-of-way requirements was requested to allow Greenspoint/Valleyview to be platted with a 58-foot right-of-way. However, this revised plat now shows Greenpoint at a length of 1400 feet compared to 1100 feet. Not only is this an extremely long block for a 58-foot street but with 32 lots it exceeds the 24-lot criteria. The Subdivision Committee shall either confirm its waiver to allow for a 58-foot street or require the typical 64 foot street for such a situation.
- 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 area to the southwest of this plat is in the same ownership as the area being platted. Upon annexation, this area will come under "AA" one family zoning. However, the applicant has chosen not to plat this area for residential purposes along with this plat. Apparently, non-residential development is being considered. Since such a zone change for this site cannot be assured, a logical pattern for one family residential development should be provided for.

It would appear that an extension of the street system in the Chadsworth 2nd Addition should be provided in order to integrate these residential areas, rather than making this unplatted area an isolated pocket of residential development. The final plat should therefore be designed to allow for a street connection between this plat and the area to the southwest. Some sort of a reserve and or contingent dedication may be considered as the means for establishing such a street connection.

At the time that the preliminary plat was reviewed, the applicant's agent indicated that the final plat would provide for such a connection. This final plat, however, is not indicating any such possible connection. It is recommended therefore, that the Subdivision Committee either require the applicant to resubmit a final plat showing the required connection or withhold approval of the final plat until the zone change is acted upon by the City Council.

- P. Since it appears that certain reserves which contain uses such as walls, entry monuments, flag poles, etc. may also be crossed by sanitary sewer lines, a note shall be placed in the plattor's text indicating that any such improvements, areas with sanitary sewer lines, must be approved by the City's Sewer Maintenance Office.

- Q. A significant number of easements which are apparently intended for sanitary sewer are also indicated for utilities and drainage. City Engineering needs to indicate if these easements are acceptable.
- R. Since minimum building pad elevations are required for this plat, both on site and off site bench marks shall be indicated in the final plat tracing.
- S. The applicant shall correct a typographical error in the plat's text where a parenthesis is missing where reference is made to flag poles being an allowed use for Reserves D and J.
- T. On the final plat tracing the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- U. 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.
- V. 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.
- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Y. Recording of the plat within 30 days after approval by the City Council.
- Z. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- AA. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate the acceptability of the minimum building pad elevations and the drainage easements or uses in Reserves A and B.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 15  
October 3, 1991

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 91-54 - CHADSWORTH 2ND ADDITION

OWNER/APPLICANT: Bruce & Esther Pearson, 10218 W. 21st St.  
North, Wichita, KS 67212

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. No.,  
Wichita, KS 67220; Baughman Co., 315 S. Ellis,  
Wichita, KS 67211

LOCATION: North of 21st Street North and east of Maize  
Rd.

SITE SIZE: 60 Acres

NUMBER OF LOTS

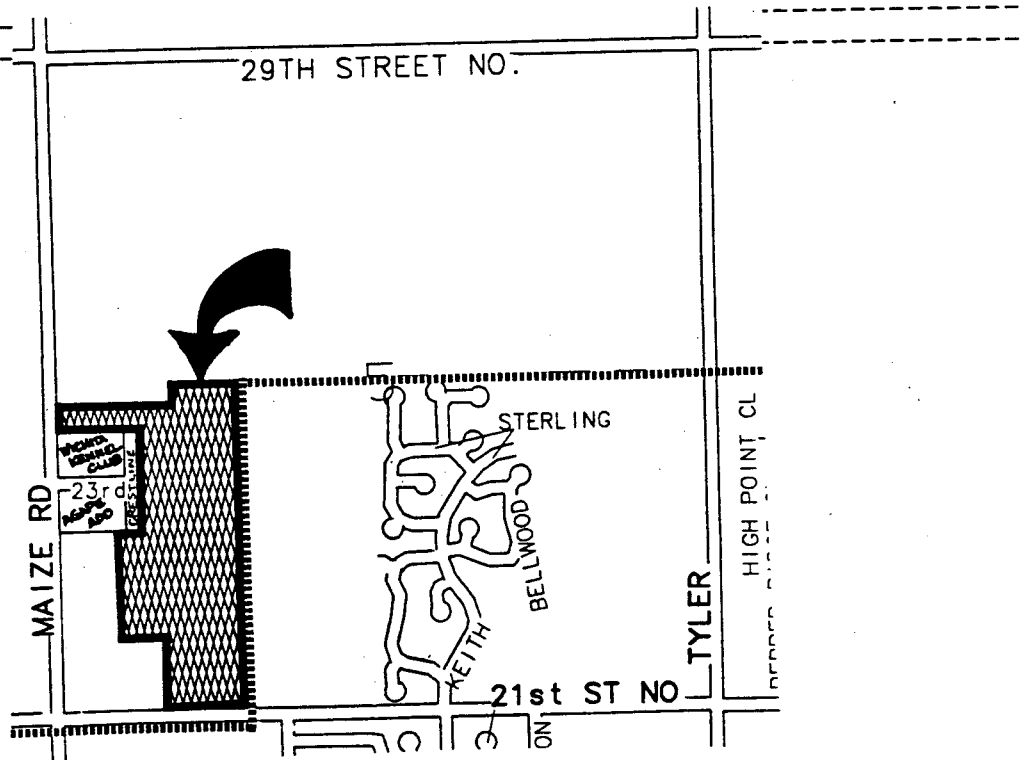
|              |     |
|--------------|-----|
| Residential: | 177 |
| Office:      |     |
| Commercial:  |     |
| Industrial:  |     |
| Total:       | 177 |

MINIMUM LOT AREA: 7,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" One Family Dwelling

VICINITY MAP:



NOTE: This site is presently in the County but annexation to the City of Wichita has been requested and will be considered by the City Council October 15, 1991. Annexation will be needed to allow for the lot sizes being platted. Upon annexation this area will be under the City's "AA" One Family zoning classification. The area to the southwest of this plat or northeast of the 21st St. North and Maize Road intersection, is also in the same ownership as the area being platted and is included in the pending annexation. Zoning for this area is "R-1" county suburban residential and will also come into the City under the "AA" classification.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. Traffic Engineering should be prepared to comment on the need for any traffic improvements for this site's entrances at 21st St. North and Maize Rd.
- G. As required by the City Sidewalk Ordinance and Section 3-103(B)(1)(b) of the Subdivision Regulations, the applicant shall guarantee the construction of a sidewalk on one side of all long, continuous streets. The streets affected by this requirement are Crestline and Chartwell/Sterling. The sidewalks shall be guaranteed by including their construction in the associated street paving petition. Sidewalk shall extend along Crestline to the north as well as continue east at Chartwell west along Sterling.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. As indicated by the preliminary plat, the vacation of 23rd Street North and the half street for Crestline in the area of Lots 13 thru 21, Block 4 is being made necessary or practical because of this plat. The applicant shall submit, before or with the final plat, an application for the vacation of this street. All

adjoining property owners will need to be included in such a request and should sign the vacation application. Any platted setbacks from these streets should also be included in the vacation.

- J. Unless provided for through a CUP, cluster development, or adjacent to a narrow 32 foot street, front yard building setbacks are required to be 25 feet. The final plat shall therefore indicate 25 foot front yard setbacks in all lots except for Lots 1 thru 12 of Block 3. Due to the large rear yard easement for drainage on these lots and the limitations for siting a home, the applicant may indicate a 20 foot front yard setback along this block face.
- K. On Lot 1, Block 2, a 15 foot side yard setback may be indicated for one side of this corner lot.
- L. In the plat's text it shall be noted that utilities may cross the wall easement.
- M. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owner's 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.
- N. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the city, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments. Further, this covenant shall also indicate that the homeowners association will be responsible for the maintenance of the "parking" strip adjacent to this plat along both Maize Road and 21st St. North.
- 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. Prior to submitting the final plat, the applicant shall meet with the Office of Central Inspection to determine if the naming of the street segment of Sterling/Chartwell across the north end of the plat is the most practical or if a more appropriate naming scheme should be used, eg. Chartwell Circle for the cul-de-sac as, with Sterling from that point out to Maize Rd.

- Q. If required, the platting of minimum building pad elevations shall be indicated on the face of the plat and referenced in the platting's text. It shall be noted if the elevation is for the lowest floor or opening level. Both on site and off site bench marks shall also be indicated in the plat.
- R. The area to the southwest of this plat is in the same ownership as the area being platted. Upon annexation, this area will come under "AA" one family zoning. However, the applicant has chosen not to plat this area for residential purposes along with this plat. Apparently, non-residential development is being considered. Since such a zone change for this site cannot be assured, a logical pattern for one family residential development should be provided for.

It would appear that an extension of the street system in the Chadsworth 2nd Addition should be provided in order to integrate these residential areas, rather than making this unplatted area an isolated pocket of residential development. The final plat should therefore be designed to allow for a street connection between this plat and the area at the southwest. Some sort of a reserve and or contingent dedication may be considered as the means for establishing such a street connection.

Alternatively, the applicant may submit a layout or sketch plan indicating how an acceptable pattern for residential development could be provided in the unplatted area should "AA" zoning be retained.

- 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. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- U. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- V. The applicant'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.
- W. 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.

- X. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
  
- Y. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if minimum building pad elevations are required for this site.