

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 14.

July 9, 1998

STAFF REPORT  
(One-Step Final Plat)

CASE NUMBER: S/D 98-74 - RAINBOW LAKES WEST FIFTH ADDITION

OWNER/APPLICANT: John C. Whittit, 8430 Nantucket, Wichita, KS 67212

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm; Attn: Mark Savoy,  
924 N. Main, Wichita, KS 67203

LOCATION: South of Central, East of 135th St. West

SITE SIZE: .5 acres

NUMBER OF LOTS

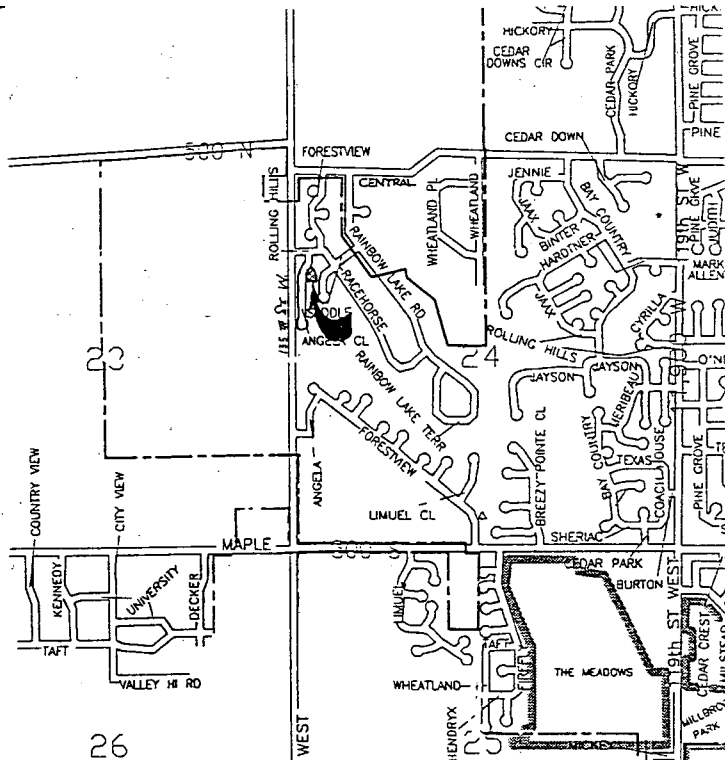
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 21,878 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of Lot 6, Block 3 in the Rainbow Lakes West 4th Addition, to incorporate part of the existing Reserve. Since a portion of the Reserve area is proposed to be vacated, adjoining property owners and the homeowners association were required to be notified to determine the existence of any objections.

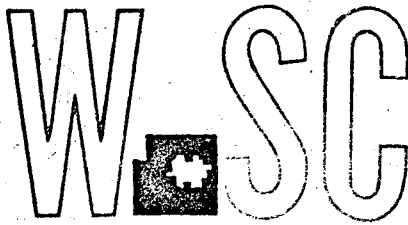
STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. On the final plat tracing, the plat's text shall note that the access controls are being dedicated to the City of Wichita.
- E. The final plat shall reference a tie point to a section corner.
- F. 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.)
- G. 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.
- H. 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.
- I. 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 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.

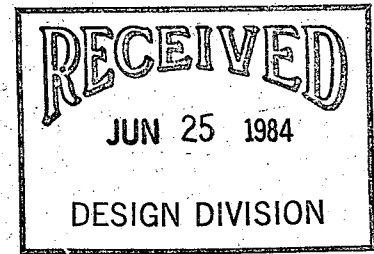
- J. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- N. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561



June 22, 1984

Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211

Re: S/D-84-67 - RAINBOW LAKES WEST FIFTH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 21, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall submit a revised outside-the-City water service agreement and make arrangements with the Water Department for serving the extra lots being created by this plat. A memorandum specifying that these arrangements have been made shall be submitted to the Planning Department.
- B. The final plat tracing shall indicate the recording information for the Phillips Pipeline Easement existing through this plat.
- C. The applicant shall submit to County Public Works information regarding the square footage of each lot in order to refigure special assessments for this plat.
- D. The final plat tracing shall indicate a 15-foot utility easement adjacent to the south line of Lot 20.
- E. The applicant shall submit a copy of the Phillips Pipeline Easement Agreement which affects this property.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

T.P.M.

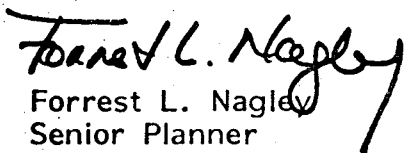
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The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 28, 1984. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:blw

cc: Marvin Niedens, 125, Inc., 6725 West Shade St., Wichita, 67212.  
Mike Lindebak, City Engineer  
Claud Shelor, Director of County Public Works