



WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1

October 20, 1988

STAFF REPORT

CASE NUMBER: V-1568 - REQUEST VACATION OF PLATTED OPEN AREA, FLOODWAY, AND LAKE RESERVE USES.

OWNER/APPLICANT: Arkansas Valley State Bank, P.O. Box 185, Valley Center, Kansas 67147.

AGENT: Matlack & Foote, P.A., 301 North Market, Wichita, Kansas 67202

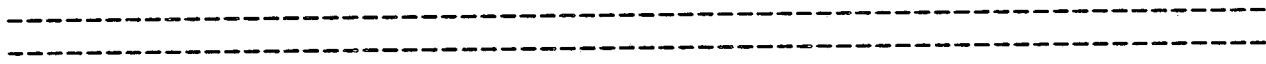
LEGAL DESCRIPTION: See Attachment A

LOCATION: East side of 135th Street West, in an area south of Rolling Hills.

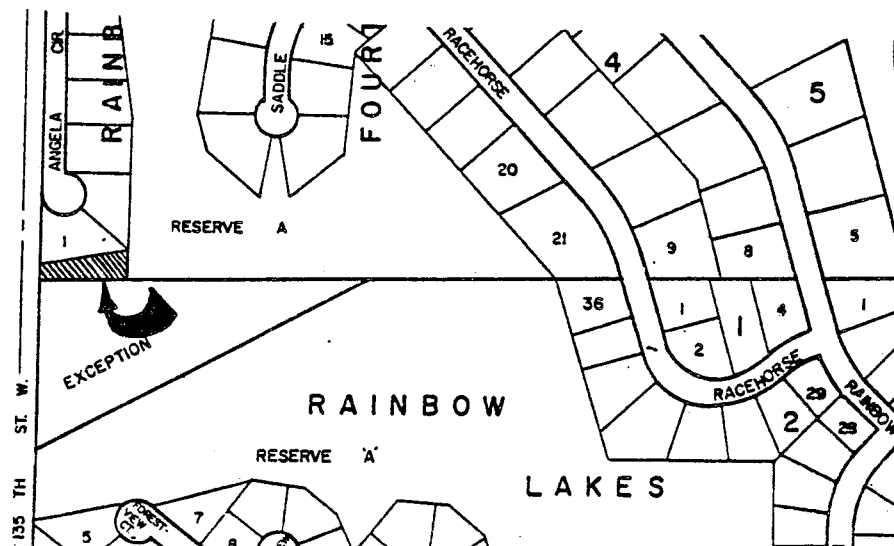
REASON FOR REQUEST: The vacation is necessary to clear title.

SITE SIZE: Approximately a 200' x 40' area.

CURRENT ZONING: "AA" One-family Dwelling District



VICINITY MAP:



STAFF COMMENTS:

Note: Deferred from the October 6, 1988 meeting.

- A. Any drainage improvements made necessary by this vacation of portions of the original floodway shall be at the applicant's expense.
- B. The representatives from City Engineering and the utility companies should be prepared to comment on the acceptability of this vacation.

ATTACHMENT A

LEGAL DESCRIPTION:

Part of Reserve A, Block 3, RAINBOW LAKES WEST FOURTH ADDITION, Sedgwick County, Kansas, described as follows: Commencing at the southwest corner of said Reserve A; thence  $N0^{\circ}04'07''W$  along the west line of said Reserve A, 402.21 feet to a point of beginning, said point being on the south line of the NW 1/4 of Section 24, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; thence  $N0^{\circ}00'E$  along the west line of said Reserve A, 40 feet to the southwest corner of Lot 1, Block 3, in said Rainbow Lakes West Fourth Addition; thence  $N81^{\circ}40'28''E$  along the south line of said Lot 1, Block 3; 207.18 feet to the southeast corner of said Lot 1, Block 3, 207.18 feet to the southeast corner of said Lot 1, Block 3; thence  $S0^{\circ}00'W$ , 64.70 feet to the south line of said NW 1/4; thence  $S88^{\circ}31'08''W$  along the south line of said NW 1/4, 205.07 feet to the point of beginning.

*Defendants who*

STAFF REPORT

CASE NUMBER: V-1568 - REQUEST VACATION OF PLATTED OPEN AREA,  
FLOODWAY, AND LAKE RESERVE USES.

OWNER/APPLICANT: Arkansas Valley State Bank, P.O. Box 185, Valley  
Center, Kansas 67147.

AGENT: Matlack & Foote, P.A., 301 North Market, Wichita,  
Kansas 67202

LEGAL DESCRIPTION: Part of Reserve A, Block 3, RAINBOW LAKES WEST FOURTH  
ADDITION, Sedgwick County, Kansas, described as  
follows: Commencing at the southwest corner of said  
Reserve A; thence N0°04'07"W along the west line of  
said Reserve A, 402.21 feet to a point of beginning,  
said point being on the south line of the NW 1/4 of  
Section 24, Township 27 South, Range 2 West of the  
6th P.M., Sedgwick County, Kansas; thence N0°00'E  
along the west line of said Reserve A, 40 feet to the  
southwest corner of Lot 1, Block 3, in said Rainbow  
Lakes West Fourth Addition; thence N81°40'28"E along  
the south line of said Lot 1, Block 3; 207.18 feet to  
the southeast corner of said Lot 1, Block 3, 207.18  
feet to the southeast corner of said Lot 1, Block 3;  
thence S0°00'W, 64.70 feet to the south line of said  
NW 1/4; thence S88°31'08"W along the south line of  
said NW 1/4, 205.07 feet to the point of beginning.

*with choice maps*

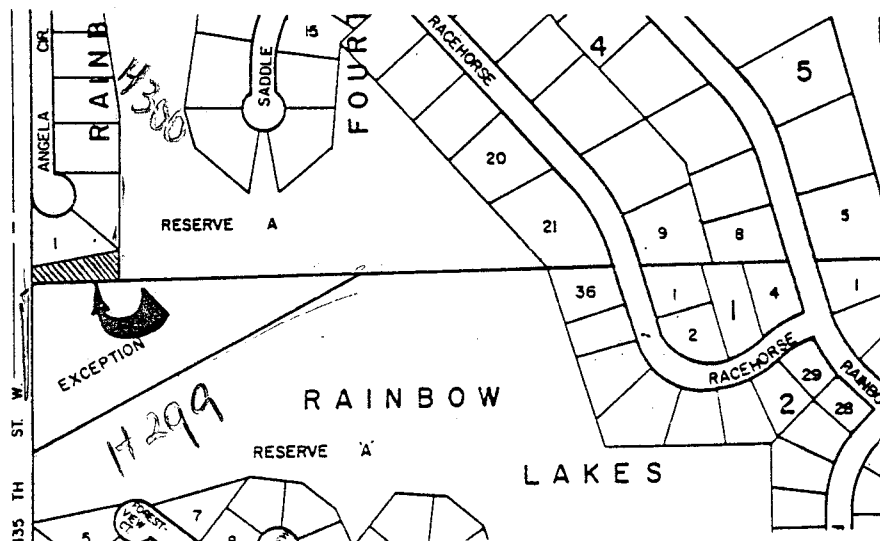
LOCATION: East side of 135th Street West, in an area south of  
Rolling Hills.

REASON FOR REQUEST: The vacation is necessary to clear title.

SITE SIZE: Approximately a 200' x 40' area.

CURRENT ZONING: "AA" One-family Dwelling District

VICINITY MAP:

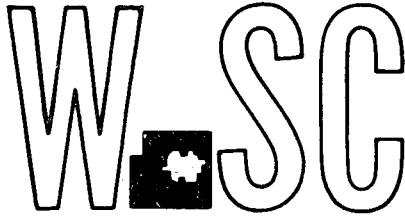


STAFF COMMENTS:

- A. Any drainage improvements made necessary by this vacation of portions of the original floodway shall be at the applicant's expense.
- B. The representatives from City Engineering and the utility companies should be prepared to comment on the acceptability of this vacation.

D. Sullivan

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 18, 1978

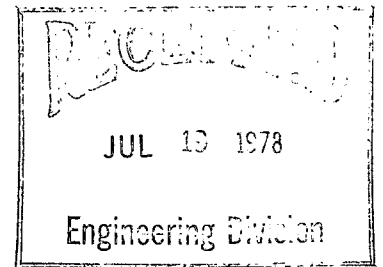
K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 78-61 Preliminary plat of Rainbow Lakes West Fourth  
Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 13, 1978, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall be advised that the soil conditions on subject property are such that measures need to be taken during development to control both wind and water erosion.
- B. Easements as marked on the "engineer's copy" of the preliminary plat shall be indicated on the final plat.
- C. The rear lot utility easements adjacent to the lake shall be increased to 20 feet in width.
- D. The applicant shall contact the County Fire Department relative to location of fire hydrants within the subdivision.
- E. The applicant and/or his engineer shall contact the County Public Works and City Public Works Departments relative to proper street names to be indicated on the final plat.
- F. The narrow triangular strip of ground at the southeast corner of 135th Street West and Rolling Hills is not large enough to be used as a lot or as open space. The area as well as the street intersection should be redesigned. Also, an appropriate street name should replace the cul-de-sac designated as 135 Street West.



Re: S/D 78-61  
July 18, 1978  
Page Two

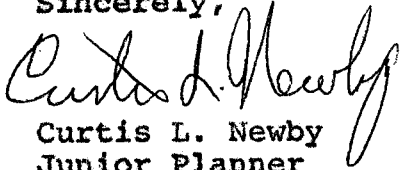
- G. The transition in right-of-way from 70 feet to 64 feet on Rainbow Lake Road should either take place at a street intersection, or the transition should be made by tapering the right-of-way from 70 feet to 64 feet instead of the abrupt change in right-of-way indicated on the plat.
- H. An appropriate zone change request from R-1 to AA, shall be submitted and approval of the plat shall be subject to the approval of said zone change request.
- I. This property is within the urban growth area, is being designed as an urban plat, and therefore must have municipal sewer and water systems and paved streets. Before submitting a final plat, definite arrangements shall be made for the sewer and water systems to serve each lot.
- J. Any drainage improvements required by the platting of this property shall be guaranteed by the applicant. Before submission of a final plat, the applicant shall obtain a memo from the Flood Control Office and City Engineer stating that the lake and drainage systems have been reviewed and will be acceptable.
- K. Any raising or lowering, relocation or encasement of the pipe line crossing this property, as a result of the required improvements associated with this plat, shall be at the sole expense of the applicant.
- L. The applicant shall establish a Homeowners Association which provides for the continued maintenance of the lake and all other common open space. Said association agreement shall also contain a provision or clause which will assure that the governing body can, upon proper notice and hearing, cause necessary maintenance to be done to said areas and the cost thereof assessed to the benefiting properties in the event the Homeowners Association fails to do so.
- M. Sidewalks will be required on both sides of all streets except 135th Street and Central.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5, of the MAPC Subdivision Regulations).

Re: S/D 78-61  
July 18, 1978  
Page Three

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script that reads "Curtis L. Newby". The signature is written in dark ink and is positioned to the left of the typed name.

Curtis L. Newby  
Junior Planner

CLN:et

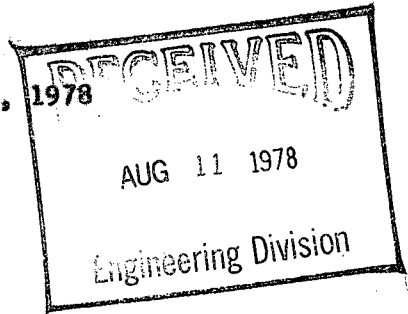
cc:

Dean Sellers, Assistant City Engineer

L. V. Bell, 360 N. 135th St. West, Wichita, Kansas 67235

**Flood Control Maintenance**

August 11, 1978



Jack Galbraith, Chief Planner, MAFD

Max Greene

- Drainage Plans for  
Rainbow Lakes West 3rd and 4th Addns.

On August 10th, 1978, Chris Brennenstuhl from the County Engineer's Office, Yash Desai from the City Engineer's Office and I met with K. O. Taylor to review subject plans. We are in agreement and approve the basic concept of subject drainage plans. The following conditions still need to be resolved:

- 1) Approval from Phillips Pipeline Company for proposed crossing of their lines in Rainbow Lakes West 3rd Addition.
- 2) Appropriate guarantees for the drainage acceptable to the County Director of Public Works for both Additions.
- 3) One acceptable Homeowner's Agreement covering both Additions for maintenance of the Floodway area.

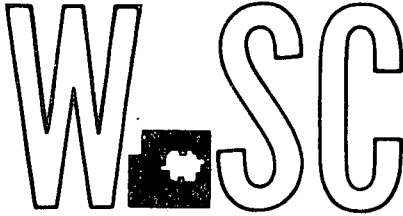
I trust this information will satisfy your needs; however, if further information or discussion is desired, please advise.

Max Greene,  
Flood Control Engineer  
Flood Control Maintenance

MG/glm

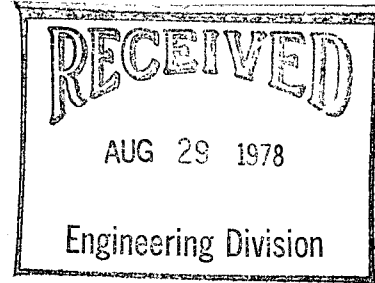
cc: G. H. Wilton  
Chris Brennenstuhl/County  
Yash Desai/City Engineer  
K. O. Taylor  
Rainbow Lakes West 3rd Addn. Plat File  
Rainbow Lakes West 4th Addn. Plat File

**WICHITA—SEDGWICK COUNTY**



**METROPOLITAN AREA PLANNING  
DEPARTMENT**

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



**August 25, 1978**

**Mr. K. O. Taylor  
1542 S. St. Francis  
Wichita, Kansas 67211**

**Re: S/D 78-61 - Final Plat of Rainbow Lakes West Fourth Addition**

**Dear Mr. Taylor:**

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 24, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. A zone change from "R-1" to "AA" is necessary for the lot sizes which are proposed. This zone change request shall be filed and approved prior to forwarding the plat to MAPC.
- B. The applicant shall guarantee the extension of municipal type sewer and water to serve all lots.
- C. A drainage concept has been approved. Final drainage plans shall be submitted to the City and County Public Works Departments and approved prior to forwarding the plat to MAPC.
- D. Any raising, lowering, relocation, or encasement of the Phillips pipeline crossing this property as a result of requirements for improvements on this plat shall be at the sole expense of the applicant. The applicant shall obtain a letter from the Phillips Pipeline Company indicating that they need no additional easement width for their pipeline and indicating what building setback, if any, from said line need to be indicated on the plat.
- E. The applicant shall establish a Homeowners Association which provides for the continued maintenance of the lake and all other common open space. Said association agreement shall also contain a provision or clause which will assure that the governing body can, upon proper notice and hearing, cause necessary maintenance to be done to said areas and the cost thereof assessed to the benefiting properties in the event the Homeowners Association fails to do so.

August 25, 1978

- F. The street name "Saddle Court" shall be changed to "Saddle Circle" and "Bridle Court" shall be changed to "Rolling Hills Court."
- G. The applicant shall guarantee the construction of sidewalks on the east side of Rolling Hills Court and both sides of all other interior streets.
- H. The applicant shall guarantee the paving of all interior streets to City of Wichita standards.
- I. Appropriate plans and profiles for the street improvements shall be submitted to the City Engineer for review and approval and an approved copy of said plans and profiles shall be submitted to the County Engineer.
- J. A 10-foot utility easement shall be indicated between Lots 8 and 9, Block 3 and on the south 10 feet of Lot 21, Block 3.
- K. The ingress and egress easement between Lots 2 and 3 in Block 5 shall be dimensioned and the plat's text shall state to whom the easement is granted and for what purpose.
- L. The dimensions for the utility easement at the south end of Saddle Circle shall be labeled on the face of the plat.
- M. The applicant shall contact the County Fire Department regarding the location of fire hydrants within the subdivision.
- N. A minimum building pad elevation shall be indicated on Block 3.
- O. The applicant shall make satisfactory arrangements with K.G. and E. for the abandonment of an existing line. A letter obtained from K. G. and E. stating that satisfactory arrangements have been made shall be submitted to the Planning Department.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

This plat will not be forwarded to the Planning Commission until the zone change has been approved by the Board of County Commissioners and the final drainage plans have been approved.

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

If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez  
Junior Planner  
LO:bh

August 25, 1978

Encl.

cc: L. V. Bell, 360 N. 135th St., West, 67235  
Joe Freeman, Sedgwick County Department of Public Works,  
Courthouse, 67203  
Dean Sellers, Assistant City Engineer

# THE CITY OF WICHITA



DEPARTMENT OF ENGINEERING  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

March 19, 1981

Mr. W.C. Payne, P.E. Chief Engineer  
Sedgwick County Dept. of Public Works  
1250 South Seneca  
Wichita, KS 67213

Dear Mr. Payne:

Subject: Sanitary Sewer Plan Review - Rainbow Lakes West 4th Addition

I have reviewed the above noted plans and specifications and my comments are as follows:

- 1.) Note #5 on Sheet #2 is very vague.
- 2.) Note #1 on Sheet #2 must be written to insure that manholes on pipes larger than 8" will be Type "A" or "D", unless otherwise noted.
- 3.) Show Main "I" between Station 0+44 and 5+84 to be constructed 18' East of centerline of 135th Street West.
- 4.) Manhole #3 must be specified as an outside drop manhole.
- 5.) Our Construction Engineer recommends that the 5' length on 4" Stubs be deleted so that the ends of the stubs can be set flush with the outside of the manhole. Typical all locations.
- 6.) I presume top of manhole elevations have been set to match proposed finished grade. There is little information shown on the plans which can be used to verify this.
- 7.) Four inch stubs for Lot 17 out of Manhole #16 and for Lot 10 out of Manhole #17 is not required.
- 8.) I believe there is a platted utility easement along the alignment of Main "II" between Station 11+74 and 12+33.
- 9.) There is a 10' utility easement platted along the rear lot lines in Block 1, Rainbow Lakes West Addition. The Addition name is Rainbow Lakes West Addition and not Rainbow Lake West 1st Addition.

# THE CITY OF WICHITA

- 10.) Manhole #29 is not dimensioned as to how far North of the South lot line it is to be constructed.
- 11.) Four inch stub required out of Manhole #45 to serve Lot 5.
- 12.) Manhole #41 must be constructed 5' South of South Right-of-Way line of Rolling Hills. Easement must be dedicated on Northwest Corner of Lot 1, Block 6 to facilitate this location.
- 13.) Manhole #48 must be constructed 5' South of Northerly line of Lot 1 with 8" stub North to facilitate future extension of sewer along rear lot lines North of proposed manhole. I believe there is a 20' platted utility easement along the rear lot lines of the lots in Rainbow Lakes West Addition North of this proposed manhole.
- 14.) Does Manhole #47 clear Phillips pipelines?
- 15.) Title Sheet shows addition as Rainbow Lakes 4th Addition; the correct name is Rainbow Lakes West 4th Addition.
- 16.) Depth of Manhole #48 at its present location requires it to be a Type "B" or Type "C" Manhole.
- 17.) Note #8 on Sheet #10 should read "Plastic lining shall be Amer-Plate, T-Lock, or approved equal."
- 18.) Recommend installing 8" stubs West in Manholes #2 and #3.
- 19.) It appears to be necessary to remove and replace some wood rail fence along the East side of 135th Street West. There is no indication as to how this will be paid for.
- 20.) Bid items in bid schedule will need to be adjusted to conform to changes on the plans. It appears that Bid Item No. 11 should be "Manhole Outside Drop Connection".
- 21.) Specifications require concrete encasement of sewer lines in certain instances when crossing water lines. Bid schedule, however, does not contain a bid item for reinforced concrete encasement.
- 22.) There appears to be a conflict in the specifications on backfilling between Section 3 on Page WS-2 and Section 19 on Page WS-17.
- 23.) Delete requirement in Section 18 on Page WS-17 of specifications requiring concrete encasement of sewers with less than 30" of cover and in lieu of this, require contractor to mound excess excavated material over the top of pipe such that a minimum cover of 30" will be maintained over the sewer pipe.

# THE CITY OF WICHITA

- 24.) Layout Map on Sheet #2 must indicate which lots are in the improvement district and which lots are not in the improvement district.

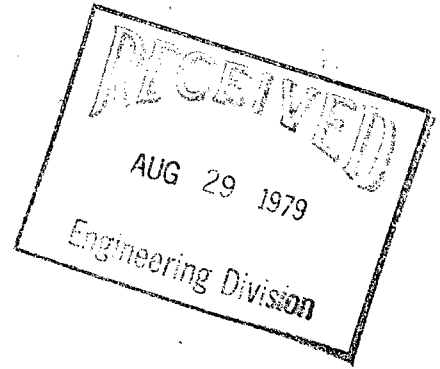
Please contact me if you have any questions. Our Department will need a reproducible set of completed plans for our permanent files.

Very truly yours,

Donald E. Schneider, P.E.  
Sanitary Engineer

DES/dla

cc: Paul Graves, Chief Engineer



XXXXXX

August 28, 1979

Mr. K. O. Taylor  
1542 So. St. Francis  
Wichita, Kansas 67211

Subject: Rainbow Lakes West 4th Addn.,

Dear Mr. Taylor:

Please be advised that the drainage system for subject Addition involving the proposed lake and channel have been reviewed and approved subject to the following:

- 1) Provide a channel bottom width of 10 feet rather than the 6 foot shown.
- 2) Provide riprap to extend from the drop inlet at the west edge of the channel to a point at least 30 feet east of Bridle Court, same to be placed on the bottom and slopes of the channel.
- 3) Eliminate the proposed swales entering the lake from Racehorse and Saddle Court by increasing the pipe size accordingly to handle the 100-year storm.

The latter requirement was necessitated when it was realized that the swale from the east was expected to cross the levee built up at this location. Installation of a flap gate would have been required along with riprap extending from the swale around the outfall to the bottom of the lake.

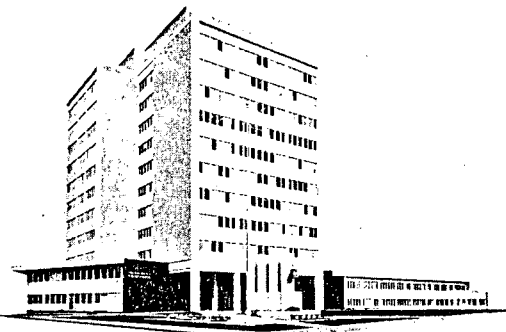
Yours truly,

Paul Johnston,  
Flood Control Engineer  
Flood Control and Landfill Div.

PJ/glm

cc: Phil Dietrich-Sedgwick County  
Yash Desai/City Engineer's Office  
Jack Galbraith/MAPD  
Rainbow Lakes West 3rd Addn. Plat File  
Rainbow Lakes West 4th Addn. Plat File

Rainbow Lakes West 4<sup>th</sup> Add.



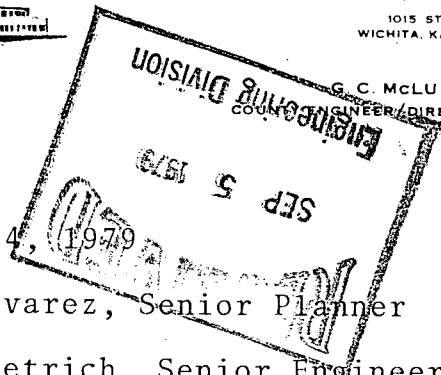
**COUNTY OF SEDGWICK**  
DEPARTMENT OF PUBLIC WORKS

1015 STILLWELL  
WICHITA, KANSAS 67213

PHONE 268-7901

SEDGWICK COUNTY COURTHOUSE

G. C. MCLURE, JR., P. E.  
COUNTY ENGINEER / DIRECTOR OF PUBLIC WORKS



DATE: September 4, 1979  
TO: Louise Olivarez, Senior Planner  
FROM: Phillip Dietrich, Senior Engineer *PEO*  
SUBJECT: Drainage Plan: Rainbow Lakes West 4th Addition

Be advised this Office has reviewed the drainage plan for above-referenced sub-division and approve same, subject to comments in a letter dated August 28, to Mr. K.O. Taylor from Paul Johnston of Flood Control.

It should be noted that drainage plan shows that the spillway of the lake has been increased in size from its "as built" configuration. We therefore recommend an additional guarantee be submitted for this additional construction, OR assurances that this will be tied in with final street plans.

If you should have any additional questions, please advise.

cc: Paul Johnston, Flood Control  
Yash Desai, City Engineer's Office ✓

Rainbow Lakes West Fourth Addition

Sanitary Sewer Cost Evaluation

8740 L.F.

8" Pipe @ 20.00 = \$174,800

46

Manholes @ 2,000 = \$ 92,000

\$ 266,800

Engg & Conting 53,360

\$ 320,160

~~28P~~ 12/16/78

Readjusted - OK ~~28P~~ 1/15/78