WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

September 22, 1976

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

Re: Sketch plat of Rainbow Lakes West Second Addition

Dear Mr. Taylor:

We have reviewed the above referred to two lot sketch plat and have the following comments:

A. Subject property is located in an area which should be served by sanitary sewer in order for development to take place. As you and the applicant are aware, the same comments have been made on the Rainbow Lakes West and Rainbow Lakes Estates plats south of subject property. The general area has poor soil percolation rates and is located at the fringe of the designated urban growth area for the City of Wichita. As more parcel by parcel development occurs in this area, the need for sanitary sewer becomes more critical. Therefore, it is our opinion that this general area should not develop further without sanitary sewer being available. For the proposed two lot plat, any septic tank or other waste treatment system to be utilized even on a temporary basis, approval of the Environmental Health Division will be required and said approval will be also a requirement of the plat approval.

B. Prior to submission of a preliminary or final plat, the applicant and/or his engineer shall meet with M. S. Mitchell of the Flood Control Office relative to establishing minimum building pads, floodway widths and methods of guaranteeing any necessary drainage improvements such as channel realignment, filling in of low areas, etc.

C. "Access control except for 1 opening per lot", shall be indicated adjacent to the north side of Central on the preliminary or final plat.

D. Appropriate easements shall be provided on the plat for the existing utility service lines crossing subject property.

Received SEP 23 1976

E. Requirements for a preliminary plat (see Article 5, Part 3) of the MAPC Subdivision Regulations.

Enclosed for your information is a marked "engineer's copy" of the sketch plat. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: L. V. Bell, 360 N. 135th St. West, 67235
M. S. Mitchell, Maintenance-Flood Control

WICHITA-SEDGWICK COUNTY

DATE 8-9-76

METROPOLITAN AREA PLANNING DEPARTMENT

TO Tim Hamilton
Bill McKinley, Assistant Traffic Engineer
✓M. S. Mitchell, Maintenance-Flood Control
Dean Sellers, Assistant City Engineer

FROM Louise Olivarez, Planning Analyst

SUBJECT Sketch plat of S/D 76-72 Rainbow Lakes West Second Addition
S/D 74-81 Arbor Lakes (revised)

The above referenced sketch plat was recently submitted to our office. I would appreciate your review of this plat with any comments you may have returned to me no later than Monday August 16, 1976.

Louise Olivarez
Louise Olivarez
Planning Analyst

LO:rme
Attachments

Received AUG 9 1976

October 27, 1976

Mr. Larry Henry
District Conservationist
United States Dept. of Agric.
Soil Conservation Service
4100 Maple Street
Wichita, Kansas 67209

Subject: Revised plans for dam and spillway, Rainbow Lake Estates Addn., in Section 24, T-27-S, R-2-W

Dear Mr. Henry:

Reference is made to our conversation of last Thursday in which I requested your assistance in making a soil cover complex study for the drainage basin above subject dam. I am enclosing a print of the drainage area map submitted with K. O. Taylor's plan on which we have outlined the 2209 acre drainage area. If we can be of any assistance in obtaining the data from which the Division of Water Resources can estimate the maximum runoff for spillway design, please advise.

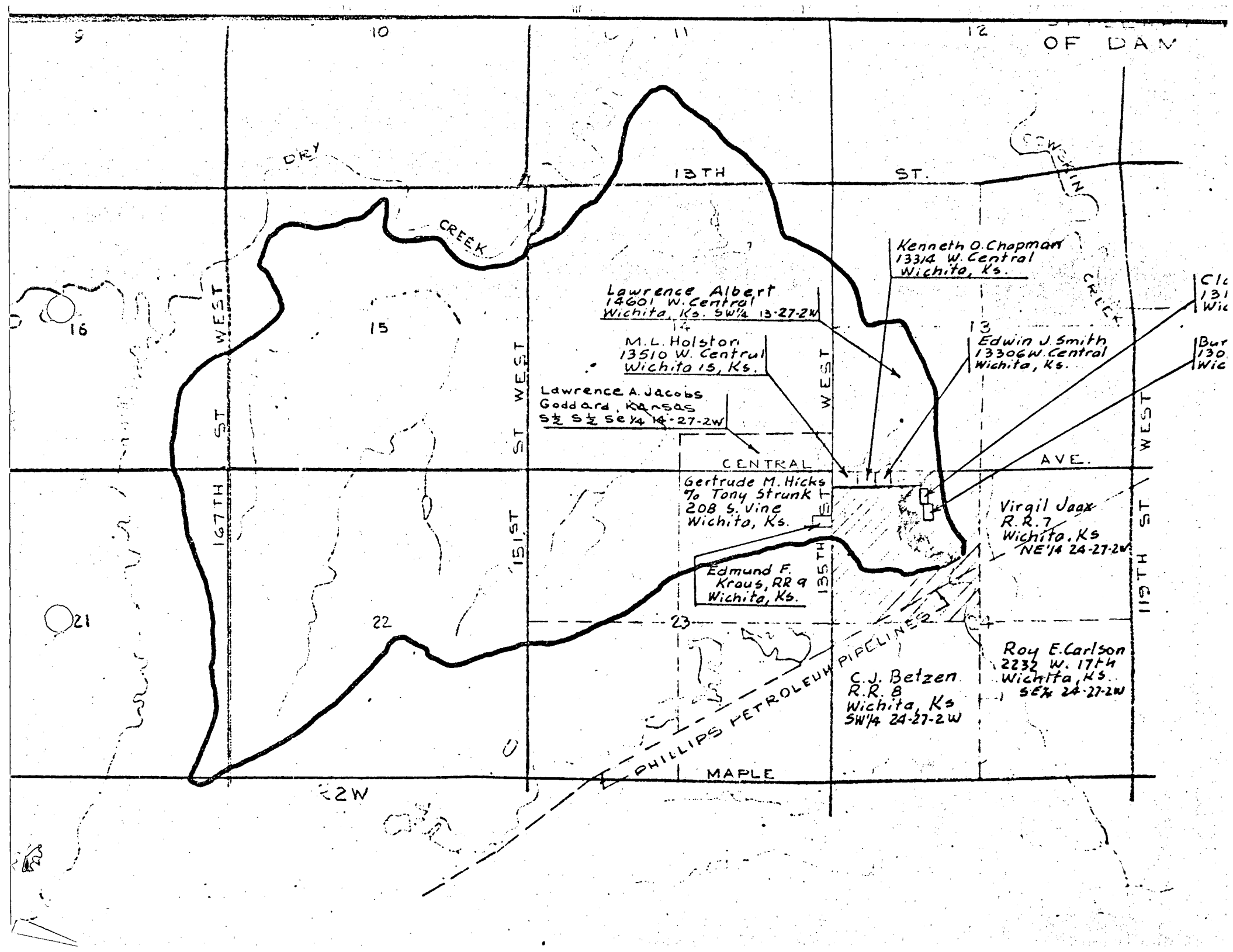
Yours truly,

M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
G. C. McLure
K. O. Taylor
Div. of Water Resources, c/o Keller Cordon
Rainbow Lakes West 2nd Addn. Plat File

Attach.


OF DAM
9
10
11
12
DRY
CREEK
13TH
ST.
Kenneth O. Chapman
1331/4 W. Central
Wichita, Ks.
Lawrence Albert
14601 W. Central
Wichita, Ks. SW¼ 13-27-2W
M. L. Holston
13510 W. Central
Wichita 15, Ks.
Lawrence A. Jacobs
Goddard, Kansas
S½ S½ SE¼ 14-27-2W
Edwin J. Smith
13306 W. Central
Wichita, Ks.
16
15
13
14
167TH ST WEST
151ST ST WEST
135TH WEST
119TH ST WEST
CENTRAL
AVE.
Gertrude M. Hicks
% Tony Strunk
208 S. Vine
Wichita, Ks.
Virgil Jaax
R.R. 7
Wichita, Ks
NE¼ 24-27-2W
Edmund F.
Kraus, RR 9
Wichita, Ks.
21
22
23
PHILLIPS PETROLEUM PIPELINE
C. J. Betzen
R.R. 8
Wichita, Ks
SW¼ 24-27-2W
Roy E. Carlson
2232 W. 17th
Wichita, Ks.
SE¼ 24-27-2W
MAPLE
=2W

1. Location: Rainbow Lakes — Estates Addn / Rainbow Lakes West Addn / West 2nd Addn

2. Request No.: FC-76-270

3. Name of Caller: Gary Tunbury

4. Address: Kingston Cove Apts.

5. Telephone: 267-7221 ext

6. REMARKS: Gary is building on Lot 9 Blk 1 Rainbow Lakes Estates — he was wondering what he would be allowed to do in the Floodway if anything — He was advised of the Ord.

7. Date: 10/29/76

8. Time: 11:15A

9. How Received: Mail ☐ Phone ☐ Personal ☒

10. Received By

11. Referred To

12. INVESTIGATION REMARKS: could build well in the Floodway.

13. Est. Completion Date

14. Signature Date

15. COMPLETED: MSM advised him that he felt a well was ok in the Floodway and any apparent would be approved —

16. Signature: M Shaw Date: 10-29-76

REQUEST FOR SERVICE FORM 000-001

Sedgwick County Highway Department

By CNB

Date 8-4-77 Page ____ of ____

Project RAINBOW LAKES 2nd

Item FLOODWAY

Design Q = 3200 cfs

Culvert — 16'(192) x 7'(84) x 18' RCAC

with inlet control HW = 8' Q/B = 65' Q = 1040 cfs

with outlet control HW = 8' Q = 1900 cfs

Q (over road) = 3200 - 1040 = 2160 cfs

$Q = CLH^{3/2} = 3.08 L H^{3/2}$ H = HW elev - 377.3

#1 HW elev = 382 H = 0.9' L = 310' Q = 815 cfs

#2 HW elev = 390 H = 1.7' L = 385' Q = 2628

#3 HW elev = 388 H = 1.5' L = 366' Q = 2070 cfs

HW elev @ dam (DWR) — 1337.00

August 8, 1977

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

Subject: Rainbow Lakes West 2nd Addn.
S/D 76-72

Dear Mr. Taylor:

Reference is made to our earlier suggestion that subject plat not be given final approval until a State permit had been issued for revision to the dam in the original Rainbow Lakes Subdivision. Since the Metropolitan Area Planning Commission and the governing body did not follow that recommendation, we have had to establish a floodway and minimum building pad elevation based on the assumption that the maximum water surface elevation of the lake in the original Subdivision will not be permitted to exceed elevation 1339.

In concert with the County Department of Public Works a design flow of 3200 cfs was routed through the present bridge on Central and over the existing roadway cross section. We find that this elevation will reach 1339 MSL, and that the floodway should be revised as outlined in black on the enclosed print. The minimum building pad elevation then should be set at 1342 MSL. I trust this information is sufficient to permit you to complete the plat; however, if further discussion is desired, please advise.

Yours truly,

M. S. Mitchell,
Ass't. Supt. of Public Works Maintenance

MSM/glm

cc: G. H. Wilton
G. C. McLure
Jack Galbraith
Rainbow Lakes West 2nd Addn. Plat File

Enc.

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

November 8, 1976

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

Re: S/D 76-72 - Preliminary plat of RAINBOW LAKES WEST SECOND ADDITION.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 4, 1976, 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. Subject property is located in an area which should be served by a sanitary sewer system in order for development to take place. Since such a system is not available at the present time, approval must be obtained from the Health Department for some type of waste treatment system to be utilized temporarily. Approval for private water wells will also be required. A letter of approval obtained from the Health Department shall be submitted to the Planning Department.

B. Minimum building pad elevations shall be established for each lot before submission of a final plat.

C. The right-of-way needed for floodway easement shall be determined before submission of a final plat.

D. The applicant shall guarantee any drainage improvements necessitated by this plat.

E. "Access control except for 1 opening" shall be labeled on each lot adjacent to the north line of Central Avenue.

F. Appropriate easements shall be provided on the plat for the existing utility service lines crossing subject property or satisfactory arrangements shall be made with the utility company to relocate the lines.

G. The existing 30-foot street easement on the north line of this property shall be shown on the final plat.

H. A 10-foot utility easement shall be shown on the west line of subject property.

I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

In addition to the above comments, it should be noted that County design standards for section line roads require a minimum radius of 600 feet for curves. Even considering Central as just a collector would require a radius of 350 feet. We encourage you to meet with the County Engineer to resolve this road design problem before submission of a final plat.

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,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: L. V. Bell, 360 N. 135th Street West, 67235
/Dean Sellers, Assistant City Engineer
Chris Brennenstuhl, County Building, Planning & Inspection