

Rainbow Lakes West 2nd Addn.

4-7-77

$$Q = 3600 \quad \text{State Div. Wat. Res.}$$

$$Q = CLH^{3/2}$$

$$3600 = 3.08 \times 300 \times H^{3/2}$$

$$H = (3.9)^{2/3}$$

$$H = 2.5 \quad \text{Road } 37.1 \quad \text{W.S. } 39.6$$

$$\text{Min. Ped} = 1343$$

$$3600 = 3.08 \times 350 \times H^{3/2}$$

$$H = (3.34)^{2/3}$$

$$H = 2.2 \quad \text{Road } 37.1 \quad \text{WS } 39.3$$

Use water surface 1339.5

Minimum Ped = 1343.

VOID
Use 3200 cfs per SCS
estimate of flow thru bridge,
balance over road.
See CMB sheet
dtd 8-4-77

S/D NO. 76-72 Name RAINBOW LAKES WEST SECOND ADDITION
Date Application Rec'd. 8-9-76 Preliminary Approval _____
Scheduled S/D Meeting 11-4-76

DESCRIPTION

General Location North side of Central between 119th Street West and
135th Street West
Owner L. V. Bell
Surveyor/Engineer Kenneth O. Taylor
Address 1542 South St. Francis Phone 264-0341

1. Gross Acreage of Plat 4.97
2. Number of Lots: 2
Residential _____
Commercial _____
Industrial _____
Other _____
Total Number of Lots 2
3. Minimum Lot Frontage 385 ft.
4. Minimum Lot Area 48,200 sq. ft.
5. Existing Zoning R-1
6. Proposed Zoning R-1

7. Lineal Feet of New Streets:
a. 100 R/W 615 ft.
b. 50 R/W 85 ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 700 ft.
8. Sidewalk adjacent to all streets? yes no

9. Public Water Supply No (Yes-No), Name _____
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita _____: Three-Mile Area

STAFF COMMENTS:

- 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 need to be established for each lot.
- C. The representative from the Flood Control Office shall be prepared to comment on the proposed channel realignment and floodway easement.
- D. The applicant shall guarantee any drainage improvements necessitated by this plat.
- E. "Access control except for 1 opening" shall be labeled on each 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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135th Street West

Owner L. V. Bell

Surveyor/Engineer Kenneth O. Taylor

Address 1542 South St. Francis Phone 264-0341

- | | | | |
|---|--------------------------------|---|----------------|
| 1. Gross Acreage of Plat | <u>4.97</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>100</u> R/W <u>615</u> ft. | |
| Residential | <u>2</u> | b. <u>50</u> R/W <u>85</u> ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>2</u> | TOTAL | <u>700</u> ft. |
| 3. Minimum Lot Frontage | <u>385</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>48,200 sq. ft.</u> | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> | |
| 5. Existing Zoning | <u>R-1</u> | | |
| 6. Proposed Zoning | <u>R-1</u> | | |
| 9. Public Water Supply | <u>No</u> (Yes-No), Name _____ | | |
| 10. Public Sanitary Sewers | <u>No</u> (Yes-No), Name _____ | | |
| 11. Health Department Approval (where applicable) | _____ (Yes-No) | | |
| 12. City of Wichita _____: | Three-Mile Area <u>X</u> | | |

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DESCRIPTION

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 Owner L. V. Bell
 Surveyor/Engineer Kenneth O. Taylor
 Address 1542 South St. Francis Phone 264-0341

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 Total Number of Lots 2
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 b. 50 R/W 85 ft.
 c. _____ R/W _____ ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL 700 ft.

8. Sidewalk adjacent to all streets? yes no

9. Public Water Supply No (Yes-No), Name _____
 10. Public Sanitary Sewers No (Yes-No), Name _____
 11. Health Department Approval (where applicable) _____ (Yes-No)
 12. City of Wichita _____: Three-Mile Area X

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- B. The existing 30-foot street easement on the north line of this property shall be shown on the final plat.
- C. Minimum building pad elevations for each lot shall be indicated on the final plat.
- D. The applicant shall guarantee the drainage improvements associated with the plat.
- E. The representatives of the County Public Works Department and the applicant shall be prepared to discuss the right-of-way geometrics for Central Ave. which were indicated to be of concern to the County Engineer at the time the preliminary plat was considered.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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Date Application Rec'd. 8-9-76 Preliminary Approval 11-4-76
Scheduled S/D Meeting 4-7-77

DESCRIPTION

General Location North side of Central between 119th Street West and 135th Street West
Owner L. V. Bell 360 N. 135th St. West
Surveyor/Engineer Kenneth O. Taylor
Address 1542 South St. Francis Phone 264-0341

- | | | | |
|---|--|--|---------------------------------|
| 1. Gross Acreage of Plat | <u>4.97</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>100</u> R/W <u>615</u> ft. | |
| Residential | <u>2</u> | b. <u>50</u> R/W <u>85</u> ft. | |
| Commercial | | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | | d. <u> </u> R/W <u> </u> ft. | |
| Other | | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>2</u> | TOTAL | <u>700</u> ft. |
| 3. Minimum Lot Frontage | <u>385</u> ft. | 8. Sidewalk adjacent to all streets? | <u> </u> yes <u>X</u> no |
| 4. Minimum Lot Area | <u>48,200</u> sq. ft. | | |
| 5. Existing Zoning | <u>R-1</u> | | |
| 6. Proposed Zoning | <u>R-1</u> | | |
| 9. Public Water Supply | <u>No</u> (Yes-No), Name <u> </u> | | |
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- C. Minimum building pad elevations for each lot shall be indicated on the final plat. *Need Approved Lake Plans To set Min. Pad !!*
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