

PRELIMINARY
DIVISION REPORT

S/D NO. 77-108 Name Rainbow Lakes West Third Addition
Date Application Rec'd. 8-18-77 Preliminary Approval _____
Scheduled S/D Meeting 3-23-78

DESCRIPTION

General Location East side 135th Street West between Maple and Central

Owner L. V. Bell
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis (67211) Phone 264-0341

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|--|--|----------------------------------|----------------------------------|----------------------------------|---------------------------------|----------------------------------|-------------------------|
| <p>1. Gross Acreage of Plat <u>98±</u></p> <p>2. Number of Lots:
Residential <u>146</u>
Commercial _____
Industrial _____
Other _____
Total Number of Lots <u>146</u></p> <p>3. Minimum Lot Frontage <u>45</u> ft.</p> <p>4. Minimum Lot Area <u>8020 sq.</u> ft.</p> <p>5. Existing Zoning <u>R-1</u></p> <p>6. Proposed Zoning <u>AA</u></p> <p>9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>11. Health Department Approval (where applicable) _____ (Yes-No)</p> <p>12. City of Wichita <u>x</u> : Three-Mile Area _____</p> | <p>7. Lineal Feet of New Streets:</p> <table border="0"> <tr><td>a. <u>50</u> R/W <u>3245</u> ft.</td></tr> <tr><td>b. <u>64</u> R/W <u>9620</u> ft.</td></tr> <tr><td>c. <u>70</u> R/W <u>6260</u> ft.</td></tr> <tr><td>d. <u>75</u> R/W <u>525</u> ft.</td></tr> <tr><td>e. <u>100</u> R/W <u>100</u> ft.</td></tr> <tr><td>TOTAL <u>19,750</u> ft.</td></tr> </table> <p>8. Sidewalk adjacent to all streets? <u>yes</u> <u>x</u> no</p> | a. <u>50</u> R/W <u>3245</u> ft. | b. <u>64</u> R/W <u>9620</u> ft. | c. <u>70</u> R/W <u>6260</u> ft. | d. <u>75</u> R/W <u>525</u> ft. | e. <u>100</u> R/W <u>100</u> ft. | TOTAL <u>19,750</u> ft. |
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STAFF COMMENTS:

NOTE: This preliminary plat was deferred by the Subdivision Committee on January 26, 1978 for redesign and further drainage study.

- A. Blocks 1 and 2 shall either be redesigned to eliminate the 50 foot wide tract of land adjacent to the southerly line of said blocks, or the lot lines in said blocks shall be extended to the southerly line of the 50 foot tract.
- B. 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. The applicant has requested that subject property be annexed to the City of Wichita.
- C. Before submitting a final plat, the applicant or his engineer shall contact the City Department of Public Works regarding street names to be shown on the final plat.
- D. The applicant shall contact the Flood Control Office regarding the proposed lake system. If dams are to be constructed, State permits will be required. 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 stating that the lake and drainage systems have been reviewed and will be acceptable.
- E. Any raising or lowering, relocation or encasement of either the Phillips Petroleum or Cities Service pipe lines crossing this property, as a result of the required improvements associated with this plat, shall be at the sole expense of the applicant.

- F. The applicant shall establish a Homeowners Association which provides for the continued maintenance of the lakes 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.
- G. The area at the north line of the plat on the east side of Rainbow Lake Road on which appears the notation "to be platted into a lot with property north" shall be included as a lot with this plat.
- H. Sidewalks will be required on both sides of all streets except Maple.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).