

MEMO



TO: Claud S. Shelor, P.E.

PROJECT NO. 36-80313-1246

Sedgwick County Department of

PROJECT: Rio Vista Estates

Public Works

3rd Addition

COPIES TO:

ATTN: Phil Dietrich

DATE: May 15, 1981

Chris Breitenstein ✓

FROM: Kristen Hart, E.I.T.

Dick Linn

REFERENCE: Drainage Concept

File

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Transmitted herewith is the Drainage Concept and supportive calculations for Rio Vista Estates 3rd Addition.

We will be filing the Preliminary Plat on May 29th to be heard by the Subdivision Committee on Thursday, June 4.

Should you have any questions, or require any further information in your review of the plans, please contact Dick Linn.



Date 5-15-80 Page 2 of 2

Project Rio Vista Estates 3rd

Item Drainage Esmt

Ditch, easement required for side lot drainage

$$Q_{100} = 9.5 \text{ cfs}$$

$$n = 0.035 \text{ (grass lined)}$$

$$Z = 4:1$$

$$S = 0.01$$

$$K' = Qn / b^{5/3} S^{1/2} \quad (\text{Handbook of Hydraulics})$$

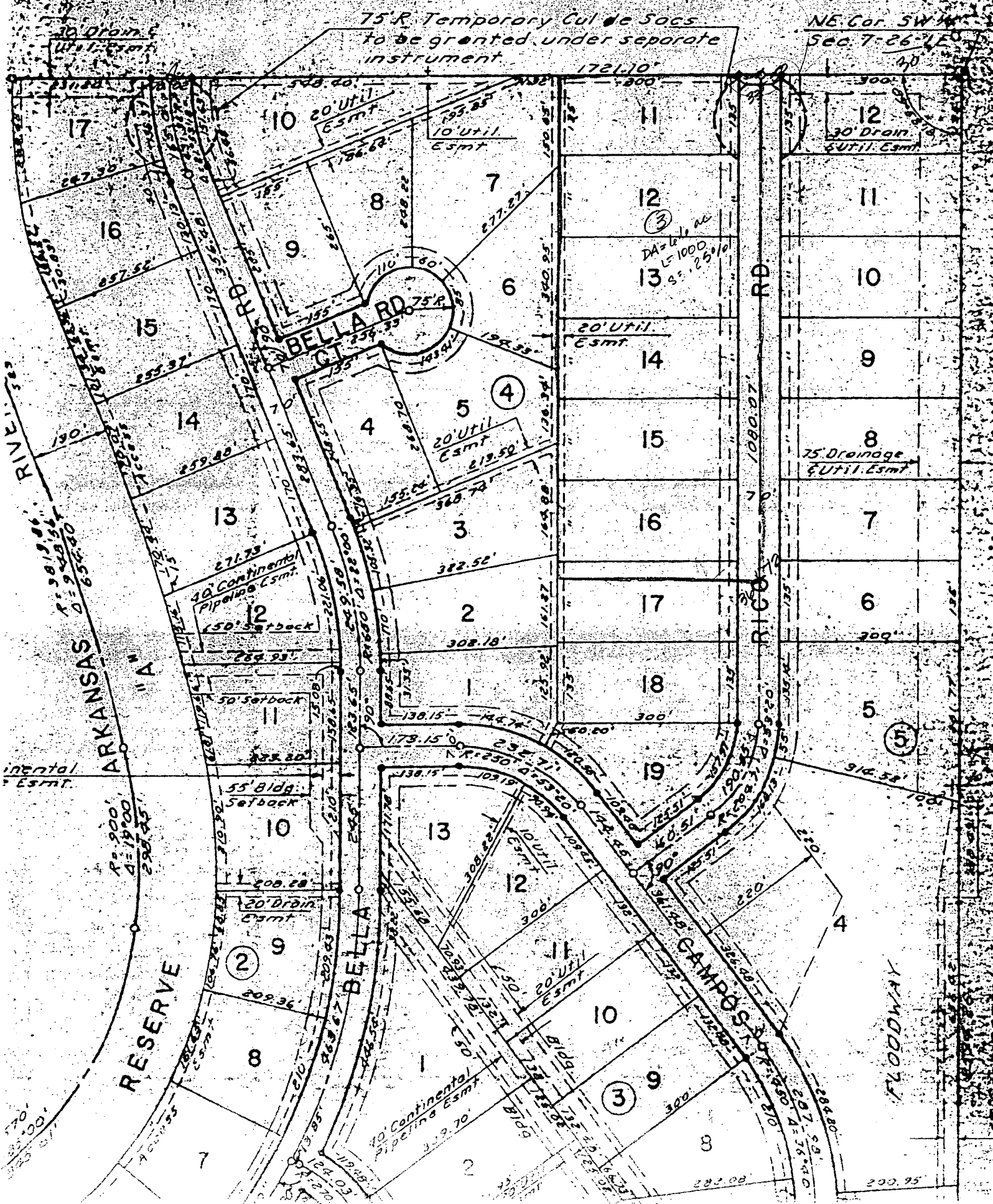
$$\text{let } b = 4'$$

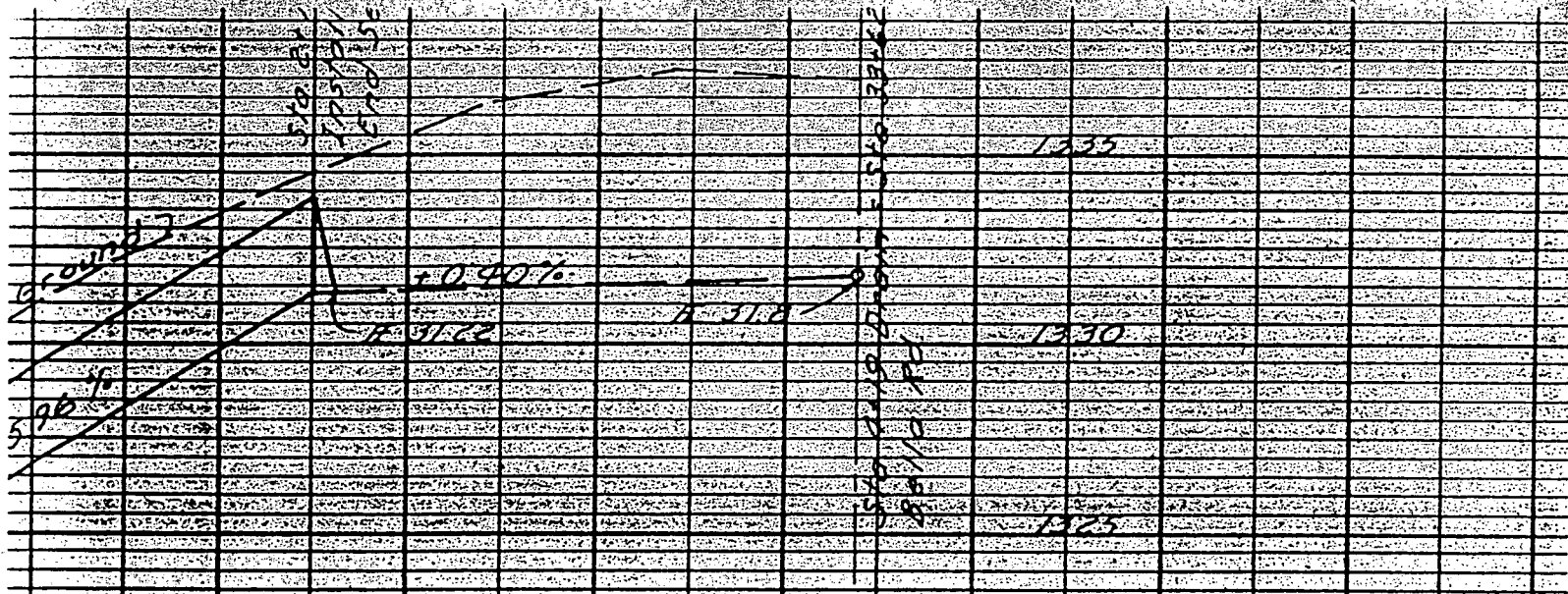
$$K' = (9.5)(0.035) / (4^{5/3})(.01)^{1/2}$$

$$K = 0.08 \quad D/b = 0.15$$

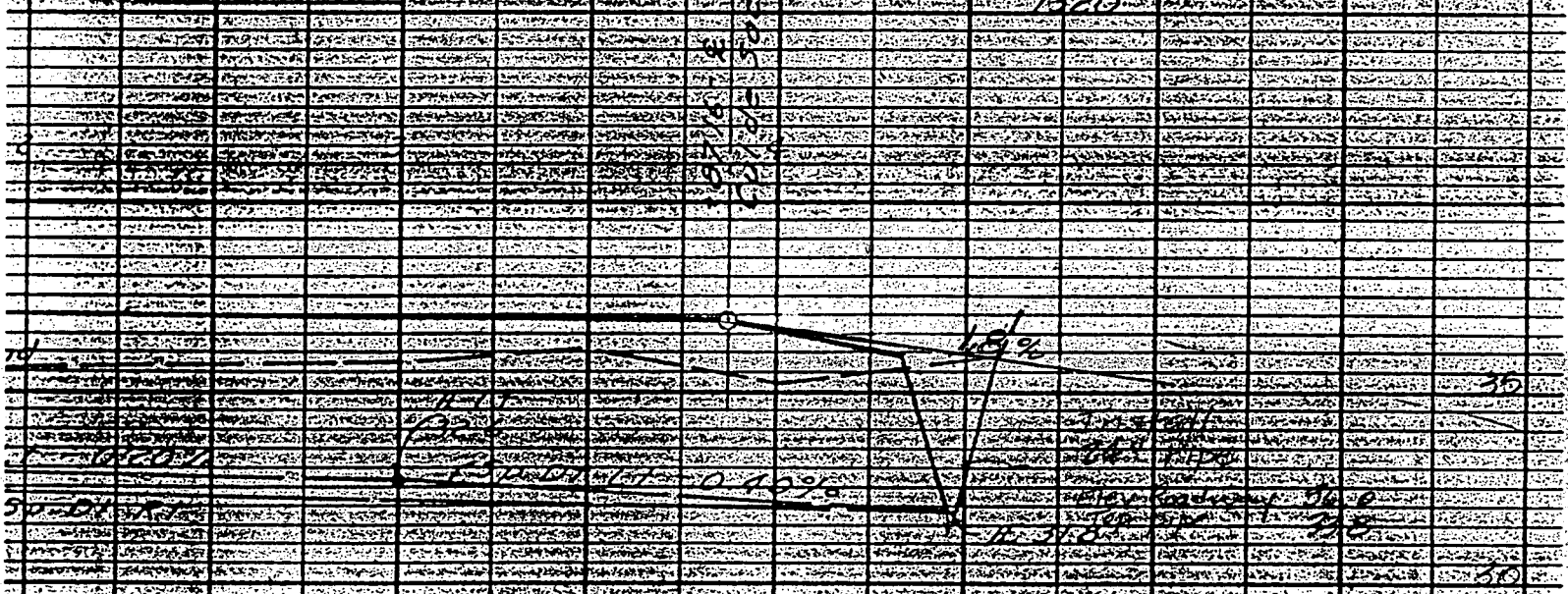
$$\text{Depth} = 0.6 + 1' \text{ freeboard} = 1.6'$$

$$TW \approx 17', 30' \text{ Drainage Esmt.}$$

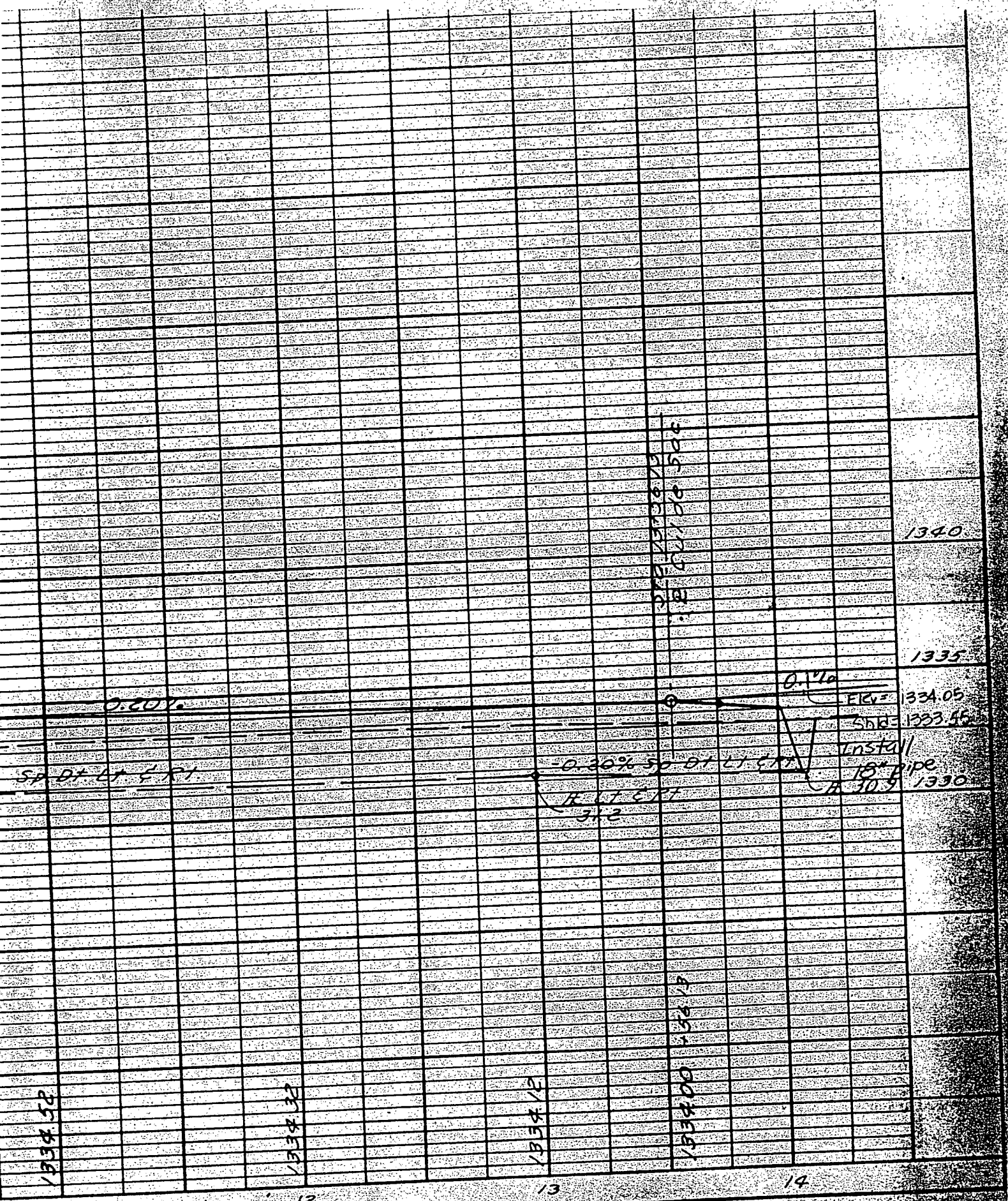




DRAIN "B"

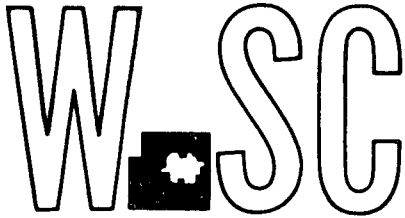


31 32 33



RICO ROAD

WICHITA—SEDGWICK COUNTY

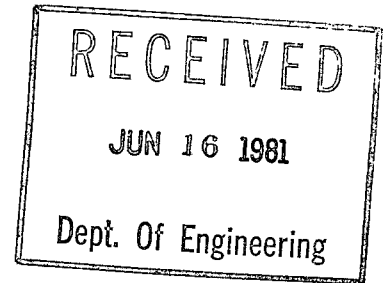


METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

Professional Engineering Consultants

(Gary Wiley)
1440 E. English
Wichita, Ks. 67211



Re: S/D 81-42 - Preliminary plat of Rio Vista Estates 3rd Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission June 11, 1981, 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. Prior to or at the time of submitting a final plat, a final drainage plan shall be submitted to County Public Works for review and approval.
- B. The applicant shall guarantee the construction of the proposed street and any necessary drainage improvements to suburban standards.
- C. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate a 15-foot maintenance access easement adjacent to Reserve A.
- 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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.

Gary Wiley, P.E.C., P.A.
June 12, 1981
Page 2

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: J. E. Rexroat, 7845 N. Broadway, Valley Center, 67147
cc: ~~Mike~~ Lindebak, City Engineering
Andy Harkness-Co. Dept. of Public Works

S/D No. 81-42 Name Rio Vista Estates 3rd Addition
Date Application Rec'd. April 17, 1981 Preliminary Approval _____
Scheduled S/D Meeting 6-11-81

DESCRIPTION

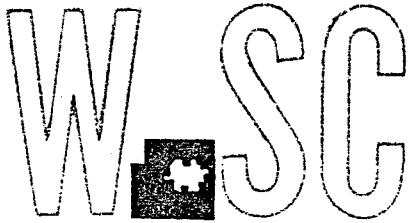
General Location 1/2 mile south of 69th St. North between Bella Rd and Rico Road (east of Meridian)

Owner J. E. Rexroat
Surveyor/Engineer Professional Engineering Consultants, P.A. (G. Wiley)
Address 1440 E. English Zip Code 67211 Phone 263-1107

- | | |
|--|--|
| <p>1. Gross Acreage of Plat <u>20.2 Ac ±</u></p> <p>2. Number of Lots :
 Residential <u>13</u>
 Commercial _____
 Industrial _____
 Other _____
 Total Number of Lots <u>13</u></p> <p>3. Minimum Lot Frontage <u>125</u></p> <p>4. Minimum Lot Area <u>40,000 sq. ft.</u></p> <p>5. Existing Zoning <u>R-1</u></p> <p>6. Proposed Zoning <u>R-1</u></p> <p>9. Is public water available _____ Yes <input checked="" type="checkbox"/> No, Name _____</p> <p>10. Is sanitary sewer available _____ Yes <input checked="" type="checkbox"/> No, Name _____</p> <p>11. Has Health Dept. approval been obtained (where applicable) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>12. City of Wichita _____ 3-Mile Area <input checked="" type="checkbox"/> Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street
 a. <u>70</u> R/W <u>1200</u> ft.
 b. _____ R/W _____ ft.
 c. _____ R/W _____ ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL _____ ft.</p> <p>8. Sidewalk adjacent to all streets _____ yes <input checked="" type="checkbox"/> no _____</p> |
|--|--|

STAFF COMMENTS:

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage concept plan and state if the minimum building pads shown are acceptable.
- B. The applicant shall guarantee the construction of the proposed street and any necessary drainage improvements to suburban standards.
- C. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- D. If improvements are guaranteed by petition a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 25, 1991

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 91-16 (Preliminary Plat) Rio Vista Estates 3rd
Addition

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 21, 1991, 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 guarantee the construction of Evanston to the suburban street standard.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. However, since this site was tested for the 1981 plat, the applicant may request the Health Department to verify to Planning, that those results are still applicable.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves. If this Reserve is being dedicated to the public, the plattor's text shall clearly indicate such dedication.

- F. The final plat shall indicate a 15-foot access easement along the north or adjoining lot lines of lots adjacent to the Reserve being platted along the Little Arkansas river. This easement shall be referenced in the plattor's text and it shall be noted that this easement is to be unobstructed.
- G. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text. It shall also be indicated if this minimum elevation involves the minimum floor or opening elevation.
- H. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- I. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- J. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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.
- L. 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.
- M. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

S/D 91-16 Rio Vista Estates 3rd Addition
Page 3

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

Enclosure

cc: J.E. Rexroat, P.O. Box 215, Valley Center, KS 67147
Don Satterthwaite, 250 N. Kansas, Suite 205, Wichita, KS
67214
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

April 18, 1991

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/21/91)

CASE NUMBER: S/D 91-16 - RIO VISTA ESTATES 3RD ADDITION

OWNER/APPLICANT: J.E. Rexroat, P.O. Box 215, Valley Center, KS 67147

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303 S. Topeka, Wichita, KS 67202

LOCATION: 1/2 Mile South of 69th Street North in an area east of Meridian

SITE SIZE: 20.2 Acres

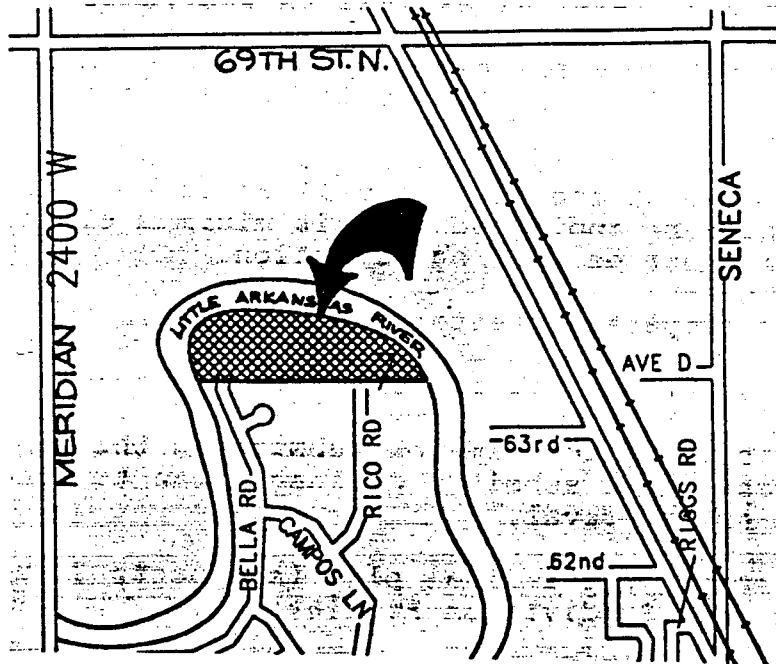
NUMBER OF LOTS

Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	13

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



NOTE: This site, in exactly the same configuration, was approved as a preliminary plat, by the Subdivision Committee, in June, 1981 (S/D 81-42). No further action, however, was taken on the site and in January, 1990 the applicant was informed that the file on this plat was being closed and a new preliminary plat would need to be submitted if, or when it was decided to pursue the site's development. Consequently, this preliminary plat has been submitted in order to keep the platting of this site in an active status. A new case file (S/D 91-16) has been assigned to the plat, with the previous file (S/D 81-42) being placed on a closed status.

STAFF COMMENTS:

- A. The applicant shall guarantee the construction of Evanston to the suburban street standard.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated in the title binder, Philomena E. Rexroat is a mortgagee along with her husband, and therefore may need to be listed along with her signature on the final plat tracing.
- E. The final plat tracing shall reference the 15-foot access easement in the platting's text and it shall be noted that this easement is to be unobstructed.
- 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- J. Recording of the plat within 30 days after approval by the City Council.
 - K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
-

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4
March 21, 1991

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 91-16 - RIO VISTA ESTATES 3RD ADDITION

OWNER/APPLICANT: J.E. Rexroat, P.O. Box 215, Valley Center, KS 67147

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303 S. Topeka, Wichita, KS 67202

LOCATION: 1/2 Mile South of 69th Street North in an area east of Meridian

SITE SIZE: 20.2 Acres

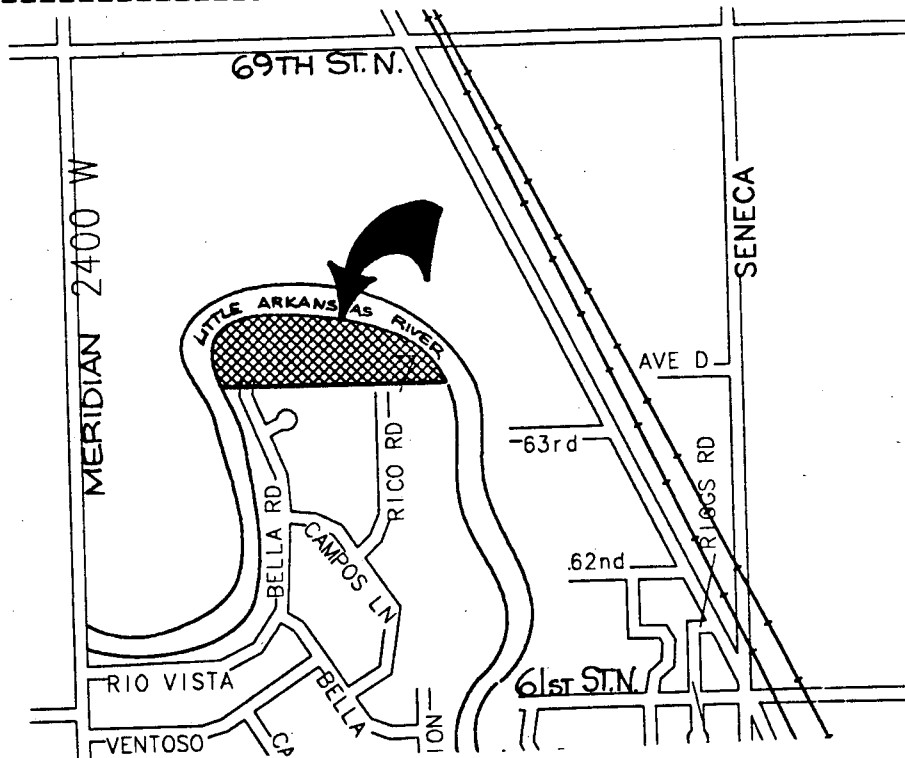
NUMBER OF LOTS

Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	13

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



NOTE: This site, in exactly the same configuration, was approved as a preliminary plat, by the Subdivision Committee, in June, 1981 (S/D 81-42). No further action, however, was taken on the site and in January, 1990 the applicant was informed that the file on this plat was being closed and a new preliminary plat would need to be submitted if, or when it was decided to pursue the site's development. Consequently, this preliminary plat has been submitted in order to keep the platting of this site in an active status. A new case file (S/D 91-16) has been assigned to the plat, with the previous file (S/D 81-42) being placed on a closed status.

STAFF COMMENTS:

- A. The applicant shall guarantee the construction of Evanston to the suburban street standard.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall state in the platlor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves. If this Reserve is being dedicated to the public, the platlor's text shall clearly indicate such dedication and that the public will have access to the Reserve.
- F. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platlor's text. It shall also be indicated if this minimum elevation involves the minimum floor or opening elevation.
- G. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- H. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- I. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).

- J. 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.
- K. 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.
- L. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate the acceptability of the minimum building pad elevations and the County's position on the dedication of reserve A to the public (County).

Date: 04-23-1991

Time: 14:40:47

=====
Interactive Coordinate Geometry
P.E.C. Version 4.01
=====

Directory: vista.proj
Project Number: 36-91000

=====
* CLOSURE RIO VISTA 3RD. ADDITION 4-23-91
=====

rdf B 900

Pt. No. = 900 1000.163125 N 2720.940901 E
rdf 9 901

Pt. No. = 901 999.999985 N 999.843909 E
rdf 12 902

Pt. No. = 902 1172.157326 N 1051.912360 E
rdf 10 903

Pt. No. = 903 982.304307 N 1368.994078 E
rdf 14 904

Pt. No. = 904 1442.072886 N 1308.002927 E
rdf 13 905

Pt. No. = 905 733.489698 N 1784.550093 E
rdf 15 906

Pt. No. = 906 1498.759106 N 1392.290286 E
rdf 16 907

Pt. No. = 907 318.028583 N 2186.373176 E
rdf 17 908

Pt. No. = 908 1624.682971 N 1623.038008 E
rdf 19 909

Pt. No. = 909 979.336694 N 1901.264796 E
rdf 20 910

Pt. No. = 910 1615.740889 N 2199.378304 E
rdf 21 911

Pt. No. = 911 1573.830470 N 2286.830390 E
rdf 22 912

Pt. No. = 912 518.083519 N 1794.278633 E
rdf 7 913

Pt. No. = 913 1225.112887 N 2721.268077 E
abr 9 0

913 900 901 902 904 906 908 910 911
From Pt. = 900 to Pt. = 901 Distance = 1721.097 Ft. ✓

From Pt. = 900 to Pt. = 901 Bearing = 89 - 59 - 40.4485 Quad. = 3 ✓

~~From Pt. = 901 to Pt. = 902 Distance = 170.959 Ft. ✓~~

From Pt. = 901 to Pt. = 902 Bearing = 16 - 49 - 40.0000 Quad. = 1
 From Pt. = 902 to Pt. = 904 Distance = 372.071 Ft.
 From Pt. = 902 to Pt. = 904 Bearing = 43 - 29 - 40.0000 Quad. = 1
 From Pt. = 904 to Pt. = 906 Distance = 101.576 Ft. ✓
 From Pt. = 904 to Pt. = 905 Bearing = 56 - 4 - 40.0000 Quad. = 1 ✓
 From Pt. = 906 to Pt. = 908 Distance = 262.871 Ft.
 From Pt. = 906 to Pt. = 908 Bearing = 61 - 22 - 40.0000 Quad. = 1
 From Pt. = 908 to Pt. = 910 Distance = 576.410 Ft.
 From Pt. = 908 to Pt. = 910 Bearing = 89 - 6 - 40.0000 Quad. = 2
 From Pt. = 910 to Pt. = 911 Distance = 98.780 Ft. ✓
 From Pt. = 910 to Pt. = 911 Bearing = 64 - 54 - 0.0000 Quad. = 2 ✓
 From Pt. = 911 to Pt. = 913 Distance = 555.528 Ft.
 From Pt. = 911 to Pt. = 913 Bearing = 51 - 7 - 0.0000 Quad. = 2
 From Pt. = 913 to Pt. = 900 Distance = 224.950 Ft. ✓
 From Pt. = 913 to Pt. = 900 Bearing = 0 - 5 - 0.0000 Quad. = 3 ✓

} chords
 } chords
 } chords
 } chords

Total Area = 835626.663 Sq.Ft. 19.183 Acres
 spl 901 902 d 902 903

From Pt. = 902 to Pt. = 903 Distance = 369.574 Ft. ✓
 Segment from Pt. 901 to Pt. 902 Radius = 369.574 Ft.
 Chord Length = 179.859 Ft.
 Arc Length = 181.683 Ft. ✓
 Segment Area = 1336.013 Sq.Ft. 0.031 Acres

Total Area = 836962.676 Sq.Ft. 19.214 Acres
 spl 902 904 d 904 905

From Pt. = 904 to Pt. = 905 Distance = 853.925 Ft.
 Segment from Pt. 902 to Pt. 904 Radius = 853.925 Ft. ✓
 Chord Length = 372.071 Ft.
 Arc Length = 375.079 Ft. ✓
 Segment Area = 5100.076 Sq.Ft. 0.117 Acres

Total Area = 842062.752 Sq.Ft. 19.331 Acres
 spl 906 908 d 906 907

From Pt. = 906 to Pt. = 907 Distance = 1422.917 Ft.
 Segment from Pt. 906 to Pt. 908 Radius = 1422.917 Ft. ✓
 Chord Length = 262.871 Ft.
 Arc Length = 263.247 Ft. ✓
 Segment Area = 1066.557 Sq.Ft. 0.024 Acres

Total Area = 843129.309 Sq.Ft. 19.356 Acres
 spl 908 910 d 908 909

From Pt. = 908 to Pt. = 909 Distance = 702.767 Ft. ✓