

PLAT NO. S/D 77-80 MAP NO. 3539

NAME RIO TRANQUILA

LOCATION: North of 71st Street South, in an area east of 311th Street West

ENGINEER Baughman Company

OWNER James R Sellers

APPLICATION FILED 6-15-77

SKETCH PLAT FILED 6-15-77 *Approved 8-11-77*

PRELIMINARY FILED 11-18-77

S/D ACTION 12-1-77 *approve*

FINAL FILED \_\_\_\_\_

S/D ACTION 1-26-78 *approve*

MAPC ACTION 2-2-78 *Approved*

BCC ACTION \_\_\_\_\_

RECORDED \_\_\_\_\_

REMARKS \_\_\_\_\_

*Closed  
No response  
to letter  
/ FW*

POSTED  
6-20-77  
S

# ACTION

	DATE
S/D COMMITTEE (S/2006) approve	8-11-77
M.A.P.C. Approval	2-2-78
B.C.C./B. CO. C.	—
S/D (Prelim.) approve	12-1-77
S/D final approve	1-26-78

S/D 77-80 - RIO TRANQUILA - North  
of 71st Street South, in an area  
east of 311th Street West, by  
Baughman Company

Map No. 3539  
Sec. No. 31  
Twp. No. 28  
Range 3W

Subdivision Report and Progress

S/D No.: 77-80

Name: RIO TRANQUILA

General Location: North of 71st Street South in an area east of 311th Street West

Owner: James R. Sellers Phone: 943-9538  
Address: 3417 Leonine, 67217  
Subdivider: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Engineer/Surveyor: Baughman Company  
Address: 330 Laura, 67211 Phone: 262-7271

Application Received 6-15-77  
Conf. with Applicant \_\_\_\_\_  
Sketch Plat Received 6-15-77 *(8-4-77)*  
Present Zoning None  
Proposed Zoning \_\_\_\_\_  
Letter of Intent \_\_\_\_\_

FINAL PLAT RECEIVED \_\_\_\_\_  
S/D Comm. Action 1-26-78 *Approved*  
Dept. Report on Final \_\_\_\_\_  
M.A.P.C. ACTION 2-2-78 *Approved*  
Dept. Report on Final \_\_\_\_\_  
Letter on Irons Received \_\_\_\_\_  
Title/Taxes Rec'd & Reviewed \_\_\_\_\_  
Final Review \_\_\_\_\_  
Referral to B.C.C. \_\_\_\_\_

PREL. PLAT RECEIVED 11-18-77  
S/D Comm. Action 12-1-77 *Approved*  
Dept. Report on Prel. \_\_\_\_\_

B.C.C. ACTION \_\_\_\_\_

TRACING PROGRESS:

Received \_\_\_\_\_  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

Recorded \_\_\_\_\_

Comments:

1-23-78 *plat/stuff comments to: Leithing, Va. Title Co, 113 S. Lincoln Ave.,  
Charlottesville, Va 22903 and Subj. City, Essex Corp. Attn: Jack D. Robinson  
P.O. Box 220, Chevy, Va 22852 (6)*

February 16, 1982

James R. Sellers  
3417 Leonine  
Wichita, Ks. 67217

Re: S/D 77-80 - Request for approval of Rio Tranquilla Addition -  
located north of 71st Street South, in an area east of 311th  
Street West

Dear Mr. Sellers:

We are in the process of going through our active subdivision files in order to close those files for which approval is no longer requested. The above-referenced subdivision case has remained inactive since February 2, 1978. Our letters to your platting engineer, Baughman Company, dated February 2, 1978 and January 30, 1978, outline the conditions of approval for this proposed subdivision.

Would you please contact me at 268-4421 and advise me of your intentions regarding this 1977 subdivision application? If have not heard from you by March 16, 1982, the case will be marked "closed."

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Baughman Company, 330 Laura, 67211

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE May 18, 1978



TO Curtis Newby, Junior Planner

FROM Steve Innes, Environmental Conservation Coordinator

SUBJECT Rio Tranquila Addition  
S/D 77-80

Because of insufficient ground cover above the water table on this 4 lot addition, we are unable to approve it for on-site sewage disposal. It may be possible for the plat to be redesigned in such a way that individual or a community sewerage system of the soil absorption type could be located on higher ground where the water table would be deeper than ten feet.

*Steve Innes*

Steve Innes, Coordinator  
Environmental Conservation

SI/1b

cc: Jim Sellers

February 2, 1978

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 77-80 - Final plat of Rio Tranquilla

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 2, 1978, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 30, 1978.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Department.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plat.
4. Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,

Jack H. Galbraith  
Chief Planner

JHG:bh cc:  
Dean Sellers, Assistant City Engineer  
James R. Sellers, 3417 Leonine, 67217

January 30, 1978

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 77-80 Final plat of Rio Tranquilla

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 26, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The plat's text shall be amended to indicate that no change in the Floodway can be made without the permission of the Sedgwick County Department of Public Works.
- B. The pad elevation indicated on the plat shall be labeled as being mean sea level datum.
- C. The applicant shall obtain approval from the Environmental Health Division for the use of septic tanks. That portion of the lots outside of the designated floodway must be large enough for the lateral fields. A memo obtained from the Health Division shall be submitted to the Planning Department when such approval has been obtained.
- D. The applicant shall submit to the Planning Department for review, a covenant running with the land which shall provide that at such time any further selling off, division, or platting of land occurs which would involve this road reserve, said road shall be dedicated as a public road along with the appropriate guarantee for its improvements to County standards. Said covenant, when approved and properly executed, shall be forwarded with the final plat to the Board of County Commissioners.
- E. Both the telephone and electric service shall be installed underground as required by the Subdivision Regulations.

F. Recording of the plat within 30 days after approval by the Board of County Commissioners.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 2, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:et  
cc:

Dean Sellers, Assistant City Engineer  
James R. Sellers, 3417 Leonine, Wichita, Kansas 67217

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 77-80 Name Rio Tranquilla  
Date Application Rec'd. 6-15-77 Preliminary Approval 12-1-77  
Scheduled S/D Meeting 1-26-78

DESCRIPTION

General Location North of 71st street south in an area east of 311th street west

Owner James R. Sellers  
Surveyor/Engineer Baughman Company  
Address 330 Laura (67211) Phone 262-7271

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>8</u>  | 7. Lineal Feet of New Streets:                                    |
| 2. Number of Lots:   | a. <u>        </u> R/W <u>        </u> ft.                        |
| Residential <u>4</u>   | b. <u>        </u> R/W <u>        </u> ft.                        |
| Commercial <u>        </u>   | c. <u>        </u> R/W <u>        </u> ft.                        |
| Industrial <u>        </u>   | d. <u>        </u> R/W <u>        </u> ft.                        |
| Other <u>        </u>  | e. <u>        </u> R/W <u>        </u> ft.                        |
| Total Number of Lots <u>4</u>  | TOTAL <u>none</u> ft.   |
| 3. Minimum Lot Frontage <u>190</u> ft.                                     | 8. Sidewalk adjacent to all                                       |
| 4. Minimum Lot Area <u>30,500</u> ft.                                      | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>none</u>   |   |
| 6. Proposed Zoning <u>        </u>   |   |
| 9. Public Water Supply <u>no</u> (Yes-No), Name <u>        </u>            |   |
| 10. Public Sanitary Sewers <u>no</u> (Yes-No), Name <u>        </u>        |   |
| 11. Health Department Approval (where applicable) <u>        </u> (Yes-No) |   |
| 12. City of Wichita <u>no</u> ; Three-Mile Area <u>no</u>                  |   |

STAFF COMMENTS:

- A. The applicant shall obtain approval from the Environmental Health Division for the use of septic tanks. That portion of the lots outside of the designated floodway must be large enough for the lateral fields. A memo obtained from the Health Division shall be submitted to the Planning Department when such approval has been obtained.
- B. The applicant shall submit to the Planning Department for review, a covenant running with the land which shall provide that at such time any further selling off, division, or platting of land occurs which would involve this road reserve, said road shall be dedicated as a public road along with the appropriate guarantee for its improvement to County standards. Said covenant, when approved and properly executed, shall be forwarded with the final plat to the Board of County Commissioners.
- C. Both the telephone and electric service shall be installed underground as required by the Subdivision Regulations.
- D. Recording of the plat within 30 days after approval by the Board of County Commissioners.



**COUNTY OF SEDGWICK  
FIRE DEPARTMENT**

CHIEF  
GARY L. NICHOLS

4343 N. WOODLAWN, WICHITA, KANSAS, 67220

ASST. CHIEF  
ELMER C. NOORDHOEK

TELEPHONE 744-0471

ASST. CHIEF  
HARRY L. PRICE, JR.

15 December 1977

TO: James R. Sellers  
FROM: Harry L. Price, Fire Marshal  
SUBJECT: Your Proposed Plat - Access Road

This letter is in regards to your proposed plat of ground in the area of 71st Street South and 311th Street West.

The Uniform Fire Code states "all buildings shall front directly upon, or have access to a public street and/or access way not less than 20 feet in width. The access shall be within a 30 ft. wide unobstructed area having a vertical clearance of 12 feet unobstructed and maintained only as access to the public street or on the access way. The access shall have a hard, all-weather surface suitable for use by fire apparatus".

I will accept your word that the road at the above location will support fire apparatus. However, if at a future date it proves not to support fire apparatus, you will at that time, be required to bring the road to a surface which will be acceptable.

*Harry L. Price*  
\_\_\_\_\_  
Harry L. Price, Fire Marshal

HLP/bj

December 2, 1977

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 77-80 Rio Tranquila Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 1, 1977, 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 portions of the lots west of the fence line shall be labeled as a "Floodway" on the final plat and with the appropriate language in the plat's text.
- B. - A ten (10) foot utility easement shall be indicated ~~across the front of all the lots adjacent to the private drive reserve.~~ *only to the south line of lot 4.*
- C. - A twenty (20) foot utility easement shall be indicated across the front of all the lots adjacent to the private drive reserve.
- D. - The applicant and/or his surveyor shall contact the County Public Works Department and the Flood Control Office relative to minimum building pad elevations to be indicated on the final plat.
- E. - "Reserve" A shall be indicated on the final plat as being reserved for private road purposes until such time as it is dedicated to the public.
- F. - The applicant shall submit to the Planning Department for review, a covenant running with land which shall provide

Baughman Company  
Re: S/D 77-80  
December 2, 1977  
Page Two

that at such time any further selling off, division, or platting of land which would involve this road reserve occurs, said road shall be dedicated as a public road along with the appropriate guarantee for its improvement to County Standards. Said covenant, when approved and properly executed, shall be forwarded with the final plat to the Board of County Commissioners.

- OK*
- The applicant shall obtain a letter from the County Fire Department stating a satisfactory agreement has been submitted assuring that the private road to be constructed on "Reserve A" will have an approved all-weather driving surface such as sand, gravel, black top, etc. A copy of this letter shall be submitted to the Planning Department prior to forwarding the final plat to the Board of County Commissioners.
- H. The applicant shall obtain a letter from the Environmental Health Division of the Department of Community Health approving the lot sizes indicated on the plat for the use of septic tanks and private water wells. A copy of this letter shall be submitted to the Planning Department.
- I. Both the telephone and electric service shall be installed under ground as required by the Subdivision Regulations.
- J. Requirements for a final plat 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.

Sincerely

Curtis L. Newby  
Junior Planner

CLN:et  
cc:  
James R. Sellers, 3417 Leonine, Wichita, Kansas 67217

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 77-80 Name Rio Tranquila  
Date Application Rec'd. 6-15-77 Preliminary Approval Sketch 8-11-77  
Scheduled S/D Meeting 12-1-77

DESCRIPTION

General Location North of 71st street south in an area east of 311th street west

Owner James R. Sellers  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>8</u>  | 7. Lineal Feet of New Streets:             |
| 2. Number of Lots:   | a. <u>        </u> R/W <u>        </u> ft. |
| Residential <u>4</u>   | b. <u>        </u> R/W <u>        </u> ft. |
| Commercial <u>        </u>   | c. <u>        </u> R/W <u>        </u> ft. |
| Industrial <u>        </u>   | d. <u>        </u> R/W <u>        </u> ft. |
| Other <u>        </u>  | e. <u>        </u> R/W <u>        </u> ft. |
| Total Number of Lots <u>4</u>  | TOTAL <u>none</u> ft.                      |
| 3. Minimum Lot Frontage <u>190</u> ft.                                     | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>30,500</u> ft.                                      | streets? <u>yes</u> <u>x</u> <u>no</u>     |
| 5. Existing Zoning <u>none</u>   |  |
| 6. Proposed Zoning <u>        </u>   |  |
| 9. Public Water Supply <u>no</u> (Yes-No), Name <u>        </u>            |  |
| 10. Public Sanitary Sewers <u>no</u> (Yes-No), Name <u>        </u>        |  |
| 11. Health Department Approval (where applicable) <u>        </u> (Yes-No) |  |
| 12. City of Wichita <u>no</u> : Three-Mile Area <u>no</u>                  |  |

STAFF COMMENTS:

- A. "Reserve A" shall be indicated on the final plat as being reserved for private road purposes until such time as it is dedicated to the public.
- B. The applicant shall submit to the Planning Department for review, a covenant running with land which shall provide that at such time any further selling off, division, or platting of land which would involve this road reserve occurs, said road shall be dedicated as a public road along with the appropriate guarantee for its improvement to County Standards. Said covenant, when approved and properly executed, shall be forwarded with the final plat to the Board of County Commissioners.
- C. The applicant shall obtain a letter from the County Fire Department stating a satisfactory agreement has been submitted assuring that the private road to be constructed on "Reserve A" will have an approved all-weather driving surface such as sand, gravel, black top, etc. A copy of this letter shall be submitted to the Planning Department prior to forwarding the final plat to the Board of County Commissioners.
- D. The applicant shall obtain a letter from the Environmental Health Division of the Department of Community Health approving the lot sizes indicated on the plat for the use of septic tanks and private water wells. A copy of this letter shall be submitted to the Planning Department.
- E. Both the telephone and electric service shall be installed underground as required by the Subdivision Regulations.
- F. Requirements for a final plat of the MAPC Subdivision Regulations.

FORM 21-021

PAYMENT NOTICE  
City of Wichita

	Code	Fee	Copies
Bldg.	Use of Str.	Hse Moving	Lic.
Elec	Elev. Insp.	Pav. Cuts	Cert.
Mech	Boiler Insp.	Sewer	Elev.
Pibg	Exam Fees	Cement	M.S.P.
Signs	Plan <del>Fee</del> Det		

DESCRIPTION	AMOUNT
Introduction <i>copy</i>	\$59.00
Plan <i>copy</i>	
NAME	
ADDRESS	
FUND	
COMMENTS	
DATE	

NAME

ADDRESS

FUND

COMMENTS

DATE

DUE DATE

BY

SCCD-Cons-5

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Rio Tranquila

MAILED TO:

Location North of 71st St. South in an  
area East of 311 St. West

Wm. Korber

Name

Date 8-12-77

Baughman Company

Firm

262-7271

Phone

Prepared by Larry L. Henry, District Conservationist  
USDA-Soil Conservation Service  
4100 Maple, Wichita, Kansas 67209  
Phone: 942-8422

Requested by Wichita-Sedgwick County Metropolitan  
Area Planning Commission

\*\*\*\*\*

A. SOIL TYPE: Canadian fine sandy loam  
Prime Farmland

Class I-1

B. SITUATION: This unit is subject to severe wind erosion if not protected  
with cover at all times.

-----  
Conservation Starts When Construction Starts. A Ground Plan Outdoors Is  
As Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to  
the above named property will be indicated by a checkmark.)

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed  
for construction; protect the rest to preserve their esthetic and  
erosion-control values.
3. Stockpile topsoil and protect it with anchored straw mulch or jute  
mat material.
4. Disturbing as small an area as possible, install streets, curbs,  
water mains, electric and telephone cables, storm drains, and  
sewers in advance of home or other building construction.
5. Install erosion and sediment control practices according to the  
Sedgwick County Conservation District standards and specifications.

\* CONTINUED \*

- ✓ 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet  
Tall fescue, 3 pounds per 1,000 square feet  
Brome grass, 3 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet  
Brome grass, 2 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

- 7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- ✓ 8. Stabilize each lot within 60 days after work starts on home or other building construction.
- ✓ 9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
- 10. Discharge water from outlet structures at non-erosive velocities.
- ✓ 11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316-942-8422.
- 12. Divert foreign runoff water around area during construction.
- ✓ 13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks mortar and concrete can cause real difficulties in lawn maintenance and later construction.
- 14. OTHER \_\_\_\_\_  
\_\_\_\_\_

August 16, 1977

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 77-80 - Sketch plat of  
RIO TRANQUILA

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 11, 1977, the above captioned sketch plat was considered. The action of the Committee was to approve the sketch plat subject to the following:

- A. The street reserve indicated on the plat shall be developed for present as a private street subject however to approval of the County Fire Department as to the type of driving surface to be provided to insure that there is an all-weather driving surface such as sand, gravel, blacktop, etc. The applicant shall contact the County Fire Department relative to submission of an acceptable written agreement that such a road will be provided and maintained by the property owners. A letter obtained from the County Fire Department stating that a satisfactory agreement has been submitted shall be submitted to the Planning Department.
- B. The applicant shall submit a covenant running with the land which shall provide that at such time any further selling off, division, or platting of land which would involve this road occurs, said road shall be dedicated as a public road along with the appropriate guarantee for its improvement to County standards.
- C. The applicant shall obtain a letter from the Environmental Health Division of the Department of Community Health approving the lot sizes as indicated on the plat. Said letter shall be submitted to the Planning Department.

S/D 77-80  
August 16, 1977  
Page 2

- D. The telephone and electric service shall be installed underground as required by the Subdivision Regulations.
- 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 of a preliminary plat of the MAPC Subdivision Regulations.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: James R. Sellers, 3417 Leonine, 67217

SKETCH PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 77-80 Name Rio Tranquilla  
Date Application Rec'd. 6-15-77 Preliminary Approval N/A  
Scheduled S/D Meeting 8-11-77

DESCRIPTION

General Location North of 71st St. South, in an area east of 311th St. West

Owner James R. Sellers  
Surveyor/Engineer Baughman Company  
Address 330 Laura, 67211 Phone 262-7271

- |   |  |  |  |
|---|--|--|--|
| 1. Gross Acreage of Plat                          | <u>8</u>                                 | 7. Lineal Feet of New Streets:                 |  |
| 2. Number of Lots:                                |  | a. <u>        </u> R/W <u>        </u> ft.     |  |
| Residential                                       | <u>4</u>                                 | b. <u>        </u> R/W <u>        </u> ft.     |  |
| Commercial  | <u>        </u>                          | c. <u>        </u> R/W <u>        </u> ft.     |  |
| Industrial  | <u>        </u>                          | d. <u>        </u> R/W <u>        </u> ft.     |  |
| Other   | <u>        </u>                          | e. <u>        </u> R/W <u>        </u> ft.     |  |
| Total Number of Lots                              | <u>4</u>                                 | TOTAL <u>        </u> None <u>        </u> ft. |  |
| 3. Minimum Lot Frontage                           | <u>190</u> ft.                           | 8. Sidewalk adjacent to all                    |  |
| 4. Minimum Lot Area                               | <u>30,500</u> Sq.ft.                     | streets? <u>yes</u> <u>X</u> no                |  |
| 5. Existing Zoning                                | <u>None</u>                              |  |  |
| 6. Proposed Zoning                                | <u>None</u>                              |  |  |
| 9. Public Water Supply                            | <u>No</u> (Yes-No), Name <u>        </u> |  |  |
| 10. Public Sanitary Sewers                        | <u>No</u> (Yes-No), Name <u>        </u> |  |  |
| 11. Health Department Approval (where applicable) | <u>Yes</u> (Yes-No)                      |  |  |
| 12. City of Wichita                               | <u>        </u> : <u>Three-Mile Area</u> |  |  |

STAFF COMMENTS:

NOTE: This sketch plat has been reviewed by the Planning Department and in accordance with the Metropolitan Area Planning Commission Subdivision Regulations, the applicant was advised that the road indicated on the sketch plat should be dedicated as a public street. The applicant, however, is desirous of maintaining as much privacy as possible for the 4 lots to be developed. The applicant proposes to designate the road as a reserve for a future public street on the plat.

- A. Should the Subdivision Committee recommend that the applicant not be required to dedicate the road as a public street with the plat, the applicant shall submit a covenant running with the land which shall provide that at such time any further selling off, division, or platting of land which would involve this road occurs, said road shall be dedicated as a public road along with the appropriate guarantee for its improvement to County standards.
- B. The applicant shall obtain a letter from the Environmental Health Division of the Department of Community Health approving the lot sizes as indicated on the plat. Said letter shall be submitted to the Planning Department.
- C. The telephone and electric service shall be installed underground as required by the Subdivision Regulations.
- D. 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.
- E. Requirements of a preliminary plat of the MAPC Subdivision Regulations.

July 25, 1977

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: Sketch plat of RIO TRANQUILA

Gentlemen:

We have reviewed the above referred to sketch and find that there are a number of problems involved with the plat. First, the minimum lot size indicated is less than the minimum 40,000 square feet of lot area required for septic tank use by the County Health Code and the MAPC Subdivision Regulations. Secondly, if the applicant is wanting to put in a road to serve the four lots as indicated, the entire length of the road should be dedicated with the plat as a public road and not an access easement or reserve. The future owners of the four lots should be assured of a good well maintained access to their homes and should not therefore be dependent upon someone at sometime in the future maybe dedicating the balance of the proposed future street reserve if someone should decide to finish platting the balance of the property. There is also an elevation problem with the location of the intersection of the road with 71st Street as the intersection is on the range approach to the bridge over the Minnescah River. Third, it is questionable if the four lots are of such elevation as to be above the 100 year flood contour. Finally, as for as the overall plan is concerned, one of the east-west cul-de-sac streets should be extended to the east line of the plat to provide for future extension of an east-west street into the adjoining area to the east. It also appears that Lot 1 is not a very useable lot because of the pipeline easement. This lot perhaps should be combined with Lot 2.

We would recommend that our office be contacted so that a meeting might be arranged to discuss the problems on this plat with representatives from County Public Works, Flood Control and Health Department before proceeding any further with this plat.

Baughman Company  
July 25, 1977  
Page 2

If you have any questions, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: James P. Sellers, 3417 Leonine, 67217  
M. S. Mitchell, Maintenance-Flood Control  
Chris Brennenstuhl, County Building, Planning & Inspection  
Steve Innes, Environmental Health

Map No.: 2539 (no map)  
Section No.: 31  
Twp. No.: 28  
Range: 3W

S/D No. 77-80

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Rio Tranquila  
General Location: north of 71st Street South in an area east of 311th Street West  
Name of Property Owner: James R. Sellers  
Address: 3417 Leonine 17 Phone: 943-9538  
Name of Subdivider: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name of Agent/Surveyor: Baughman Company  
Address: 330 Laura 11 Phone: 262-7271  
Date of Application: June 15, 1977

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 8 acres
2. Number of Lots: Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Other \_\_\_\_\_  
Total Number of Lots 4
3. Minimum Lot Frontage 190 ft.
4. Minimum Lot Area 30,500 ft.
5. Existing Zoning none
6. Proposed Zoning \_\_\_\_\_
7. Lineal Feet of New Streets:  
a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL none 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 no Three-Mile Area no

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: James R. Sellers

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, 10th Floor, City Hall,  
455 North Main, Wichita, Kansas 67202.

Received by L.O.  
Date 6-15-77  
Fee Submitted none  
(Sketch)

Map No. 3539  
Sec. No. 31  
Twp. No. 28  
Range 3W

Subdivision Report and Progress

S/D No.: 77-80

Name: RIO TRANQUILA

General Location: North of 71st Street South in an area east of 311th Street West

Owner: James R. Sellers

Address: 3417 Leonine, 67217 Phone: 943-9538

Subdivider: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Engineer/Surveyor: Baughman Company

Address: 330 Laura, 67211 Phone: 262-7271

**PLAT DATA**

1. Gross Acreage of Plat 8

2. Number of Lots:

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Total 4

3. Min. Lot Frontage \_\_\_\_\_ ft.

4. Min. Lot Area \_\_\_\_\_ sq.ft.

5. Lineal Feet of New Streets:

(a) \_\_\_\_\_ R/W \_\_\_\_\_ ft.

(b) \_\_\_\_\_ R/W \_\_\_\_\_ ft.

(c) \_\_\_\_\_ R/W \_\_\_\_\_ ft.

(d) \_\_\_\_\_ R/W \_\_\_\_\_ ft.

(e) Total \_\_\_\_\_ ft.

6. Existing Zoning None

7. Proposed Zoning \_\_\_\_\_

8. Lot Area Required by

Zoning \_\_\_\_\_ sq. ft.

9. Assoc. Zoning Case \_\_\_\_\_

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLAT PROGRESS**

Application Received 6-15-77

Conf. with Applicant \_\_\_\_\_

Sketch Plat Received 6-15-77

Letter of Intent \_\_\_\_\_

PREL. PLAT RECEIVED \_\_\_\_\_

S/D Comm. Action \_\_\_\_\_

Dept. Report on Prel. \_\_\_\_\_

FINAL PLAT RECEIVED \_\_\_\_\_

S/D Comm. Action \_\_\_\_\_

Dept. Report on Final \_\_\_\_\_

M.A.P.C. ACTION \_\_\_\_\_

Dept. Report on Final \_\_\_\_\_

Tracing Received \_\_\_\_\_

Letter on Irons Rec'd \_\_\_\_\_

Title/Taxes Rec'd & Reviewed \_\_\_\_\_

Final Review \_\_\_\_\_

Referral to B.C.C. \_\_\_\_\_

B.C.C. ACTION \_\_\_\_\_

Prints \_\_\_\_\_

Released \_\_\_\_\_

Recorded \_\_\_\_\_