

Bo 77-2

PLAT NO. 76-72 MAP NO. 4648

NAME RAINBOW LAKES WEST SECOND ADDITION

LOCATION: North side of Central between 119th St.  
West and 135th St. West

ENGINEER K. O. Taylor

OWNER L. V. Bell

APPLICATION FILED 8-9-76

SKETCH PLAT FILED 8-9-76

PRELIMINARY FILED 10-22-76

S/D ACTION 11-4-76 approve

FINAL FILED 3-28-77

S/D ACTION 4-7-77 approve

MAPC ACTION 4-14-77 approved

BCC ACTION 11-4-77 approved

RECORDED December 7, 1977

REMARKS \_\_\_\_\_

4-14-77

Approved

M.A.P.C.

11-8-77

Approved

B.C.C./~~B.C.C.~~

S/D 76-72 - RAINBOW LAKES WEST  
SECOND ADDITION - generally located on the North side of Central between 119th St. West and 135th St. West.

Map No. 4648  
Sec. No. 13  
Twp. No. 27S  
Range 2W

Subdivision Report and Progress

S/D No.: 76-72

Name: RAINBOW LAKES WEST SECOND ADDITION

General Location: North side of Central between 119th St. West and 135th St. West

Owner: L. V. Bell  
Address: 360 N. 135th St. West, 67235 (Home-Phone: 722-4176)  
Subdivider: L. V. Bell  
Address: 360 N. 135th St. West, 67235 (Office-Phone: 722-7775)  
Engineer/Surveyor: K. O. Taylor  
Address: 1542 S. St. Francis, 67211 Phone: 264-0341

Application Received 8-9-76  
Conf. with Applicant none  
Sketch Plat Received 8-9-76  
Present Zoning R-1  
Proposed Zoning R-1  
Letter of Intent 9-22-76

FINAL PLAT RECEIVED 3-28-77  
S/D Comm. Action 4-7-77 approve  
Dept. Report on Final 4-17-77  
M.A.P.C. ACTION 4-14-77 Approved  
Dept. Report on Final 4-14-77  
Letter on Irons Received N/A  
Title/Taxes Rec'd & Reviewed 9/20-77  
Final Review 10-31-77  
Referral to B.C.C. 10-31-77

PREL. PLAT RECEIVED 10-22-76  
S/D Comm. Action 11-4-76 approve  
Dept. Report on Prel. 11-8-77

B.C.C. ACTION 11-8-77 Approved  
Recorded December 7 1977

TRACING PROGRESS:  
Received 9-26-77  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

Comments:

8-9-76 Sketch plat sent to Hamilton, McKinley, Sellers, Mitchell.  
8-13-76 Comments requested by 8-16-76.  
8-18-76 Hamilton: (possibility) that the drainage structure south of this plat will need to be rebuilt before lot 2 can be built on. Probably a Township responsibility.  
8-19-76 McKinley: no comment  
8-19-76 Sellers: no comment  
11-10-77 called K.O. Taylor to pick up plat for recording

RAINBOW LAKES WEST SEC.

Attica Township

USD #265

T9-302 (2)

HASTING, MN - LOS ANGELES  
LOGAN OH - McKEEGOR, TX U. S. A.

Symonds  
No. 2-153C

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

SD 76/77  
no zone  
case  
\$  
12-14-77

RAINBOW LAKES WEST SECOND

ADDITION was

filed for record on December 7, 1977



*Betty J. McA...*  
Register of Deeds

Return to: Wichita-Sedgwick County  
Metropolitan Area Planning Department  
(Inter-Office Mail)

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 76-72 Name Rainbow Lakes West Second Addition  
Application & Sketch Filed: 8-9-76  
Preliminary Plat Filed: 10-22-76 Approved by S/D: 11-4-76  
Final Plat Filed: 3-28-77 Approved by S/D: 4-7-77  
Approved by Metropolitan Area Planning Commission: 4-14-77

DESCRIPTION

General Location: North side of Central 1/2 mile West of 119th Street

Surveyor or Engineer: K. O. Taylor  
Owner: L. V. Ball  
Address: 360 N. 135th Street West

1. Gross Acreage of Plat <u>1.97</u>	6. Access Control	
2. Number of Lots:	St. <u>Central</u>	No. Openings <u>2</u>
Residential <u>2</u>	St. _____	No. Openings _____
Commercial _____	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other _____	St. Paving <u>not rqd.</u>	Water <u>not rqd.</u>
Total Number of Lots: <u>2</u>	Sidewalk <u>bit rqd.</u>	Drainage <u>bit rqd.</u>
3. Minimum Lot Area: <u>1.10</u> Acres	Sewer <u>not rqd.</u>	Other Health Dept. _____
4. Existing Zoning <u>R-1</u>		<u>approval for sep-</u>
5. Special Problems Discussed <u>none</u>		<u>tic tank &amp; water</u>
		<u>supply</u>

The Health Department has approved the use of septic tanks and private water supplies on subject property. The Flood Control office has approved the floodway and building pad elevations shown on the plat.

Planning Commission Recommendation:

That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

BAYOUTH moved, BELL seconded, carried UNANIMOUSLY with Greider and Savina absent and Porter resigned.

ACTION:

Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

ENDORSEMENT

L. V. Bell and Sharon A. Bell

Attached to and forming a part of

Commitment No. 254429

Issued by

CHICAGO TITLE INSURANCE COMPANY

Said Commitment is hereby amended by deleting Items 12 and 13, of Schedule B thereof.

This endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

DATED:

10-11-77

CHICAGO TITLE INSURANCE COMPANY



*John M. Bee*  
Authorized Signatory

*Alvin W. Long*  
President.

ATTEST:

*Chester C. McCallum*

Secretary.

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

ENDORSEMENT

L. V. Bell and Sharon A. Bell

Attached to and forming a part of

Commitment No. 254429

Issued by  
CHICAGO TITLE INSURANCE COMPANY

Said Commitment is hereby amended by deleting Items 12 and 13, of  
Schedule B thereof.

*Rainbow Lakes  
West 2nd Add.*

This endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

DATED:

10-11-77

CHICAGO TITLE INSURANCE COMPANY

*John M. Bee*  
Authorized Signatory



*Alvin W. Long*  
President.

ATTEST:

*Chester C. McCallough*

Secretary.

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

# CHICAGO TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

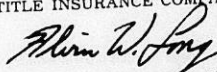
This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:  
THE SECURITY ABSTRACT &  
TITLE COMPANY, INC.  
434 North Main Street  
Wichita, Kansas 67202  
(316) AM 7-8371

  
Authorized Signatory

CHICAGO TITLE INSURANCE COMPANY

  
President.

ATTEST:

  
Secretary.



## CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE A

Number  
254429

Effective Date  
August 24, 1977 @ 7:00 A. M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: Unknown  
(Amended 10-17-70)

Proposed Insured:

City of Wichita

Loan Policy to be issued: ALTA Form 1970 Amount:  
(Amended 10-17-70)

Proposed Insured:

L. V. Bell and Sharon A. Bell

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

3. The land referred to in this Commitment is described as follows:

Commencing at the Northwest Corner of the Northwest  $\frac{1}{4}$  of Section 24, Township 27 South, Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; thence South  $0^{\circ}00'$  West along the West line of said Northwest  $\frac{1}{4}$ , 280 feet; thence North  $89^{\circ}18'30''$  East parallel with the North line of said Northwest  $\frac{1}{4}$ , 1043.55 feet to a point of beginning; thence North  $0^{\circ}00'$  East parallel with the West line of said Northwest  $\frac{1}{4}$ , 280 feet to the North line of said Northwest  $\frac{1}{4}$ ; thence North  $89^{\circ}18'30''$  East along said North line of said Northwest  $\frac{1}{4}$ , 688.55 feet to a point 891.88 feet West of the Northeast Corner of said Northwest  $\frac{1}{4}$ , said point being the Northwest Corner of Rainbow Lake Estates, Sedgwick County, Kansas; thence South  $5^{\circ}27'10''$  West along the West line of said Rainbow Lake Estates, 311.78 feet to a point 310 feet South of the North line of said Northwest  $\frac{1}{4}$ ; thence South  $89^{\circ}18'30''$  West, 204.42 feet; thence South  $0^{\circ}12'30''$  East, 20 feet; thence South  $89^{\circ}18'30''$  West, 368.12 feet to the Northeast Corner of Lot 1, Block 2, Rainbow Lakes West, Sedgwick County, Kansas; thence North  $0^{\circ}00'$  East, 50 feet; thence South  $89^{\circ}18'30''$  West, 86.45 feet to the point of beginning.

*"When sending instruments for  
filing please include the above  
referenced commitment number"*

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): Year 1976 Taxes \$1,406.00 Paid. Key #U-265.
9. An Easement to Kansas Gas and Electric Company over the NW $\frac{1}{4}$  of Section 24, Township 27 South, Range 2 West for construction and maintenance of an electric transmission line created by an instrument filed December 9, 1963, in Misc. Book 128, Page 544 and confined by an instrument filed May 1, 1958, in Misc. Book 418, Page 170.
10. An Easement to Kansas Gas and Electric Company for construction and maintenance of an electric transmission line over a strip 5 feet to the right of left of a line beginning at a point 1674 feet East and 40 feet South of the Northwest corner of Section 24, Township 27 South, Range 2 West, thence South-Southwesterly for a distance of 295 feet to a point which is 1583 feet East and 310 feet South of the Northwest corner of said Section created by an instrument filed April 16, 1960, in Misc. Book 461, Page 126.
11. Rights of the Public if any, over the North 30 feet of captioned property for road purposes.
12. Mortgage dated June 29, 1971, executed by L. V. Bell and Sharon Bell, to Seneca National Bank of Wichita, filed July 19, 1971, in Book 1723, Page 373, in the original amount of \$80,000.00.
13. Mortgage dated December 2, 1971, executed by L. V. Bell and Sharon A. Bell, to Mid Kansas Federal Savings and Loan Association, filed December 2, 1971, in Book 1738, Page 457, in the original amount of \$57,500.00.

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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/gim

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

Enc.

April 14, 1977

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

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

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on April 14, 1977, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of April 12, 1977.

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 Commission.
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 platator.
4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:bh

cc: L. V. Bell, 360 N 135th St., West 67235  
Dean Sellers, Assistant City Engineer  
Chris Brennenstuhl, County Bldg. Plng. & Insp.

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF ENVIRONMENTAL HEALTH

DATE April 8, 1977



TO Louise Oliverez, Planning

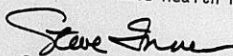
FROM Steve Innes, Coordinator, Environmental Conservation

SUBJECT Rainbow Lakes West  
Second Addition

A soil percolation test was conducted on subject property located on the north side of Central between 119th and 135th Streets, West, at the time of platting the first addition. The test indicated a percolation rate of 60 minutes.

The use of individual septic systems and water wells is approved for this addition subject to these conditions:

1. That a Sewerage Facility Permit is taken out for any new building.
2. That at such time as public sewers are available, they are utilized.
3. That water wells be constructed in accordance with Article 30 of the State Health Regulations.

  
Steve Innes, Coordinator  
Environmental Conservation

SI/gt

cc K. O. Taylor, P.E.  
1542 S. St. Francis

April 12, 1977

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

Re: S/D 76-72 - Final plat of  
RAINBOW LAKES WEST SECOND ADD.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 7, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- 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 for each lot shall be indicated on the final plat.  
*provided floodway's pad elevation on plat*  
The applicant shall guarantee the drainage improvements associated with the plat.
- C. The applicant's engineer shall contact the County Department of Public Works relative to providing some additional topographic information.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D 76-72  
April 12, 1977  
Page 2

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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, April 14, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CIN:rme  
Encl.

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

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 76-72 Name RAINBOW LAKES WEST SECOND ADDITION  
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  
Surveyor/Engineer Kenneth O. Taylor  
Address 1542 South St. Francis Phone 264-0341

1. Gross Acreage of Plat 4.97
2. Number of Lots:  
Residential 2  
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) \_\_\_\_\_  
12. City of Wichita \_\_\_\_\_: Three-Mile Area X (Yes-No)

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. 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.

November 8, 1976

G. C. McLure, Jr., Director,  
Sedgwick County Department of Public Works  
Jack H. Galbraith, Chief Planner

Rainbow Lakes West Second Addition (located north of  
Central in an area east of 135th Street West)

On November 4, 1976, the preliminary plat of Rainbow Lakes West Second Addition was submitted to the Subdivision Committee of M.A.P.C. for review and discussion. The representative from your department, Chris Brennenstuhl, presented facts and figures about the existing alignment of Central Avenue and the possible alternatives for proposed alignment. She stated that the minimum radius needed for curves on a section line road was 600 feet and the minimum radius on collectors was 350 feet. Although she made this request on your behalf, the Subdivision Committee approved the preliminary plat as drawn, showing an outside radius of 255 feet, and authorized preparation of a final plat. You may wish to contact the owner, L. V. Bell, 360 N. 135th Street West, phone 722-4176 (home) or 722-7775 (office) or his engineer, K. O. Taylor, before they submit a final plat to try to work out an equitable solution to the road alignment problem before development occurs in this area. Should a satisfactory solution not be reached, you may wish to appeal the Subdivision Committee recommendation to the Planning Commission and if they do not concur in your request, onto the Board of City Commissioners.

We will notify you when a final plat is filed but we hope that an agreement can be reached on road alignment as well as drainage before a final plat is filed.

If we can be of further assistance, please call.

-----  
Jack H. Galbraith  
Chief Planner

JHG:LO:rme

cc: Chris Brennenstuhl, County Building, Planning & Inspection

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

S/D 76-72  
November 8, 1976  
Page 2

- 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 500 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:rms  
Encl.

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

**THE CITY OF WICHITA**

**OFFICE OF** Ass't. Supt. of Public  
Works Maint.

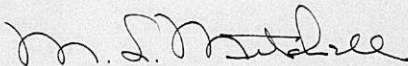
**DATE** Oct. 27, 1976



**TO** Jack Galbraith, Chief Planner, MAPD  
**FROM** M. S. Mitchell

**SUBJECT** Rainbow Lakes West 2nd Addn.

Reference is made to your letter of September 22nd regarding subject Addition. Particular attention is directed to Comment B. We earlier advised Mr. Taylor that we will take no action on establishing elevations, floodway width or review other drainage items until the revised plans for the dam and spillway in the original Rainbow Lakes Addition have been approved by the Division of Water Resources. Your assistance in this matter will be appreciated.



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



PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

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   | <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</u> sq. ft. | streets? <u>yes</u> <u>X</u> no  |                |
| 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>              |                       |                                  |                |

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 <sup>lot</sup> 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).

FORM 223

**PAYMENT NOTICE**

City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
-------------	--------

*Rainbow Lakes West  
second Addition*

Name *Bell Oil Company*

Address *360 N. 135<sup>th</sup> St. West 67235*

Type \_\_\_\_\_ Due Date \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_ By *[Signature]*

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.

Kenneth O. Taylor  
September 22, 1976  
Page 2

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

August 24, 1976

Grover McClure


Robert A. Lakin, Director of Planning

Follow up to meeting of August 23, 1976, on Sewer Construction  
in the Cowskin area

It is my understanding that you will proceed to place on the County Commission Agenda the creation of a County Sewer District to provide sewer for at least the Murray and Rainbow Lakes area tracts plus those areas along US 54 including C. Pate Wheatridge Addition, Frontier Village area, and such other areas that are currently petitioned to you. It is further my understanding that such creation of the improvement district will be with the concurrence and agreement of the Department of Public Works of the City of Wichita.

At the time of this district(s) is placed before the Board of County Commissioners there will be a concurrent resolution as authorized under the statutes which will provide for the terms and conditions at which time the City of Wichita will take over the ownership and operation of such district. I'm sure this will require the meeting of County Counsellor with City Director of Law to work out the legal requirements. It is my opinion, however, that such agreement should specify that at such time that there is a constructed interceptor sewer (which will take the sewage from this area into the City of Wichita system and be treated by the City of Wichita) that those lines, laterals, mains, and intercepts shall be transferred in title to the City of Wichita. The agreement should also provide that any special assessment bonds issued by the County will continue as special assessment bonds upon the lands receiving the benefits for both laterals, submains and/or mains. The agreement should further specify any costs that the County would expect the City of Wichita to assume from its sewer utility fund. At the moment, I'm not sure what those costs, if any, should be. The bulk of the improvement cost in this area I think will be properly assessed against those specific lands benefiting less the monies that we receive from the Environmental Protection Agency. The agreement should further provide for phase acquisition assuming that part of the system might be annexed into the City with a partial intercept constructed while other portions of the County Sewer District involved would still be operating on interim or temporary plants. The agreement should also provide a method by which it may be amended should conditions change in the future. If there are any other specifics that you think should be involved, I think we should make an attempt to put them on paper so they will be available for our attorneys to work with in the creation of this district and the development of such agreement.

I would recommend that a second and separate agreement be developed and entered to between the County Sewer District (which will be the Board of County Commissioners) and the City of Wichita relative to the operation and maintenance for whatever plants that you wish for them to operate for you. I would assure this would be the existing West Milbrook general improvement district, the Miles Westwind Estates County Sewer District, and any sewer plants developed under the terms of the new County Sewer district. The terms of this agreement should provide some firm dollar amount in which the County would be committed to establish mill levies to provide the funds. I'm a little concerned relative to the comments that Yelton made that the mill levies from those existing areas are not sufficient to pay the cost of maintenance, therefore, this should be worked out carefully between the City and the County so that there will not be any hard feelings develop through the administration of such a joint project.

  
\_\_\_\_\_  
Robert A. Lakin  
Director of Planning

RAL:lr

cc: Ray Brugerman  
Dick Linn  
Jim Allen  
John Kyncoup

Map No.: 4648  
Section No.: 13  
Twp. No.: 27S  
Range: 2W

S/D No. 76-72

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Rainbow Lakes West Second Add.

General Location: North side Central between 114th St. West + 135th St West

Name of Property Owner: L. V. Bell  
Address: 360 N. 135th St. West 67233 Home Phone: 722-4176

Name of Subdivider: L. V. Bell  
Address: 360 N. 135th St. West 67233 Office Phone: 722-7775

Name of Agent/Surveyor: R. O. Taylor  
Address: 1542 S. St. Francis 67244 Phone: 264-0341

Date of Application: 8-5-76

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 4.97
2. Number of Lots:
  - Residential 2
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 2
3. Minimum Lot Frontage 785 ft.
4. Minimum Lot Area 48,200 ft.
5. Existing Zoning R-1
6. Proposed Zoning R-1
7. Lineal Feet of New Streets:
  - a. ~~50~~ R/W ~~75~~ ft.
  - b. 100 R/W 615 ft.
  - c. 50 R/W 85 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 (Yes-No)
12. City of Wichita Three-Mile Area

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: L. V. Bell

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

Received by Albury  
Date 8-9-76  
Fee Submitted none  
(sketch plat)  
\$ 53.00 10-20-76