

PLAT NO. S/D 84-109 MAP NO. 4647 C

NAME RAINBOW LAKES WEST 7TH ADDITION

LOCATION: On the east side of 135th Street West,
1/2-mile north of Maple

ENGINEER Professional Engineering Consultants, P.A.

OWNER Stan Bell (L.V. Bell)

APPLICATION FILED 11-21-84

SKETCH PLAT FILED _____

PRELIMINARY FILED 11-21-84

S/D ACTION 12-6-84 *approved*

FINAL FILED _____

S/D ACTION _____

MAPC ACTION _____

BCC ACTION _____

RECORDED _____

REMARKS _____

3/16/90 File Closed

SP COMMITTEE
M.A.P.C. _____
R.C.C./B. CO. C. _____

3/16/90 File Closed

S/D 84-109 - RAINBOW LAKES WEST 7TH ADDN.
On the east side of 135th Street West,
1/2-mile north of Maple.
(P.E.C., P.A.)

POSTED 11-30-84 KY
OF 133

ACTION

S/D
S/D COMMITTEE (prelim) approved 12-6-84 DATE
(final) _____

M.A.P.C. _____

R.C.C./B. CO. C. _____

3/16/90 File Closed

S/D 84-109 - RAINBOW LAKES WEST 7TH ADDN.
On the east side of 135th Street West,
4-mile north of Maple.
(P.E.C., P.A.)

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 2, 1990

Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 84-109 - RAINBOW LAKES WEST 7TH ADDITION

Gentlemen:

On November 21, 1984, you filed the above-referenced request for subdivision approval. Since the last action on this application was on December 6, 1984, we request that you notify this office by January 31, 1990, if you intend to complete this subdivision case. If we have not heard from you by February 5, 1990, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact this office at 268-4421.

Very truly yours,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Stan Bell, 360 N. 136th Street West, Wichita, KS 67235

FILE COPY

December 7, 1984

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 84-109 - Preliminary Plat of Rainbow Lakes West
7th Addition.

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 6, 1984, 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 extension of sanitary sewer to serve each lot.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat shall shift Lot 3's south line to the north to clear the floodway.
- D. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the County Engineer's office for review and approval.
- 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).

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
Re: S/D 84-109 - Preliminary Plat of Raingow Lakes West 7th Addition.
December 7, 1984
Page 2

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

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Stan Bell, 360 North 136th Street West, Wichita, KS 67235
Mike Lindebak, City Engineer
Claud Shelor, County Engineer

Preliminary Plat
SUBDIVISION REPORT

B DIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-109 Name: RAINBOW LAKES WEST 7TH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/6/84

DESCRIPTION

General Location: On the east side of I35th Street West, 1/2 mile north
of Maple.

Owner: Stan Bell (L. V. Bell)

Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 1.7 Acre +
2. Number of Lots: 3
Residential: 3
Office:
Commercial:
Industrial:
Total: 3
3. Minimum Lot Area: 20,000 sq. ft.
4. Existing Zoning: AA
5. Proposed Zoning: AA

STAFF COMMENTS:

NOTE: This plat is a replat of part of Reserve "A" of Rainbow Lakes
West 4th Addition.

- A. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The representative from the County Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this property. Specifically, is the reduction of the floodway acceptable and do any drainage improvements need to be guaranteed by this plat?
- 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).

Map No.: 4647 C
Section: 24
Twp.: 27S
Range: 2W

S/D No. 84-109
#3

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Rainbow Lakes West 7th Addition

General Location: on the east side of 135th Street West, 1/2 mile north of Maple

Name of Property Owner: Stan Bell (L. V. Bell)
Address: 360 N. 136th St. West Zip Code: 67235 Phone: 722-4176
Name of Subdivider: Same Zip Code: _____ Phone: _____
Address: _____ Zip Code: _____ Phone: _____
Name of Engineer/Surveyor: Professional Engineering Consultants, P.A. (Gary Wiley)
Address: 1440 East English Zip Code: 67211 Phone: 262-2691
Date of Application: November 21, 1984

SUBDIVISION INFORMATION:

- | | |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 1. Gross Acreage of Plat <u>1.7 Ac. +</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> 3 </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> 3 </u> | TOTAL-0- New <u> </u> ft. |
| 3. Minimum Lot Frontage <u> 100 </u> ft. | 8. Are Sidewalks existing? |
| 4. Minimum Lot Area <u>20,000 Sq. Ft.</u> | Yes <u> </u> No <u> X </u> |
| 5. Existing Zoning <u> AA </u> | |
| 6. Proposed Zoning <u> AA </u> | |
| 9. Is a public water supply available? <u> X </u> Yes <u> </u> No, Name <u> </u> City of <u>Wichita</u> | |
| 10. Is a sanitary sewer available? <u> X </u> Yes <u> </u> No, Name <u> </u> City of <u>Wichita</u> | |
| 11. Has Health Department approval been obtained (where applicable) <u> n/a </u> Yes <u> </u> No <u> </u> | |
| 12. City of Wichita <u> </u> Three Mile Area <u> X </u> Outside of 3-mile area <u> </u> | |

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 for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: *Stan Bell*

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

Received by FCW
Date 11/21/84
Fee Submitted \$215.00

Orig

