

FINAL PLAT OF  
"RAINBOW ESTATES SECOND ADDITION"

SEDGWICK COUNTY, KANSAS

IN THE NW 1/4 OF SECTION 29, T28S, R1E OF THE 6TH P.M.

This plat of "RAINBOW ESTATES SECOND ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chairman  
Francis S. Garofalo

\_\_\_\_\_, Secretary  
Marvin S. Krout

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

WICHITA CITY COUNCIL

\_\_\_\_\_, Mayor  
Bob Knight

\_\_\_\_\_, City Clerk  
Pat Burnett

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

COUNTY COMMISSIONERS

\_\_\_\_\_, Chairman  
Bill Hancock

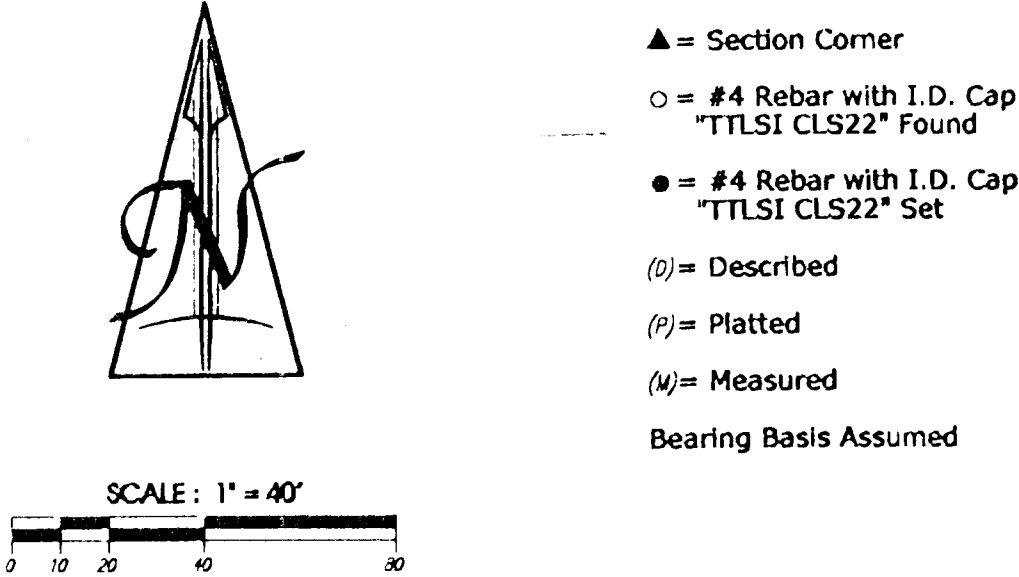
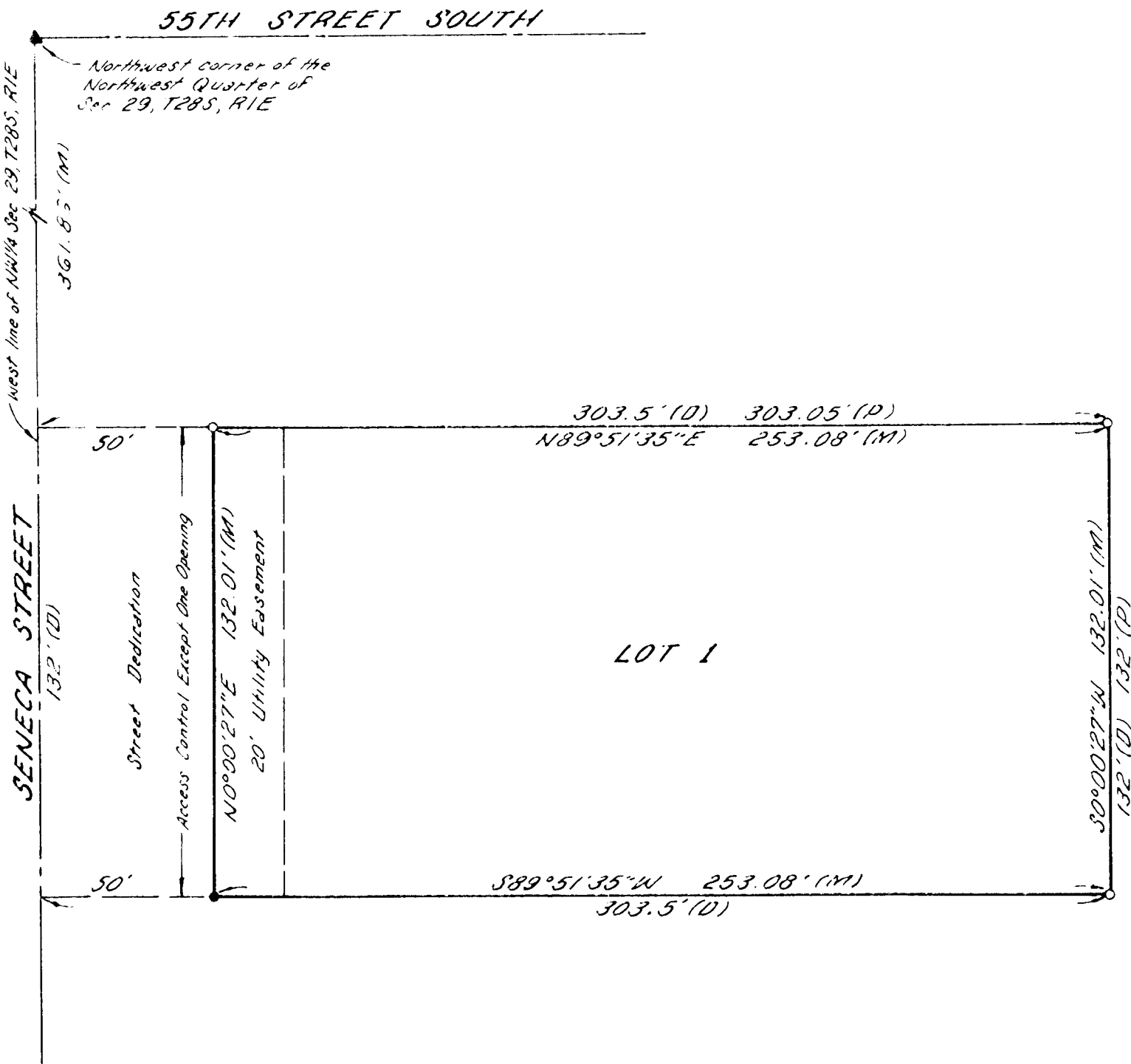
Attest: \_\_\_\_\_, County Clerk  
James Alford

State of Kansas )  
Sedgwick County ) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office, at \_\_\_\_\_ o'clock \_\_\_\_\_.M., on the \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Linda Kizzire



FLOOD ZONE:  
Subject property is in Zone C, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0225 A, effective June 3, 1986.

State of Kansas )  
Sedgwick County ) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "RAINBOW ESTATES SECOND ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The South 132 feet of the West 303.5 feet of the South Half of the North 15 acres of the West Half of the Northwest Quarter of Section 29, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

TERRA TECH LAND SURVEYING, INC.

\_\_\_\_\_  
Michele Goodrich LS #958

\_\_\_\_\_  
December 3, 1999  
Date



Know all men by these presents that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and a Street, to be known as "RAINBOW ESTATES SECOND ADDITION", Sedgwick County, Kansas. The utility easement as shown hereon is hereby granted for the construction and maintenance of all public utilities. The Street is hereby granted to and for the use of the public. All abutters' rights of access to or from Seneca Street, over and across the West line of Lot 1, are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to Seneca Street at one location. A drainage plan has been developed for this plat and all drainage easements, rights of way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

\_\_\_\_\_  
Scotty W. Branum

\_\_\_\_\_  
Denice L. Branum

State of Kansas )  
Sedgwick County ) ss

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by Scotty W. Branum and Denice L. Branum.

\_\_\_\_\_, Notary Public  
Karen L. Nicholson

My Commission Expires: \_\_\_\_\_

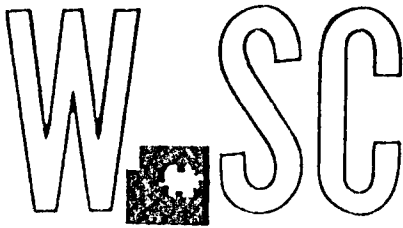
Reviewed in accordance with K.S.A. 58-2005 on this 24 day of December, 1999.

\_\_\_\_\_  
Tricia L. Robello, LS#1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_, County Clerk  
James Alford

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

December 17, 1999

Terra Tech Land Surveying, Inc.  
C/O Michele Goodrich  
239 N. Ohio  
Wichita, KS 67214

RE: S/D 99-80 -- One-Step Final Plat of RAINBOW ESTATES SECOND ADDITION

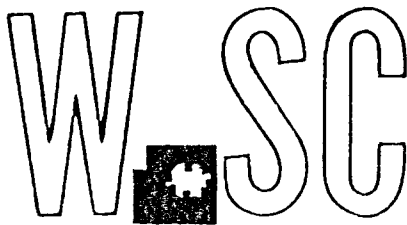
At the regular meeting of the Metropolitan Area Planning Commission on December 16, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 3, 1999.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.



# WICHITA — SEDGWICK COUNTY



## METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

December 6, 1999

Terra Tech Land Surveying, Inc.  
C/O Michele Goodrich  
239 N. Ohio  
Wichita, KS 67214

RE: S/D 99-80 -- One-Step Final Plat of RAINBOW ESTATES SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 2, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

### STAFF COMMENTS:

- A. City Engineering needs to indicate if petitions for extensions of municipal water or sanitary sewer need to be provided at this time. *Municipal water is available to serve the site. A petition for extension of sanitary sewer is required.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. *County Engineering has requested a drainage easement along the north lot line.*
- E. County Engineering needs to comment on the need for access controls. The preliminary plat denotes two existing access openings. *County Engineering has limited the site to one access opening. The access controls shall be referenced in the plat's text on the final plat tracing.*
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.



- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. 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.
- K. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also,

S/D 99-80 -- One-Step Final , . of RAINBOW ESTATES SECOND ADDITION

December 6, 1999

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certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 16, at 10:00 a.m.

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

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

Sincerely,

A handwritten signature in cursive script, reading "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Scotty Branum, 8706 E. Boston, Wichita, KS 67207  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of  
Public Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**  
(One-Step Final Plat Approved 12/2/99)

**CASE NUMBER:** S/D 99-80 -- RAINBOW ESTATES 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT:** Scotty Branum, 8706 E. Boston, Wichita, KS 67207

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, 239 N. Ohio, Wichita, KS 67214

**LOCATION:** East side of Seneca, South of 55<sup>th</sup> St. South

**SITE SIZE:** .92 Acres

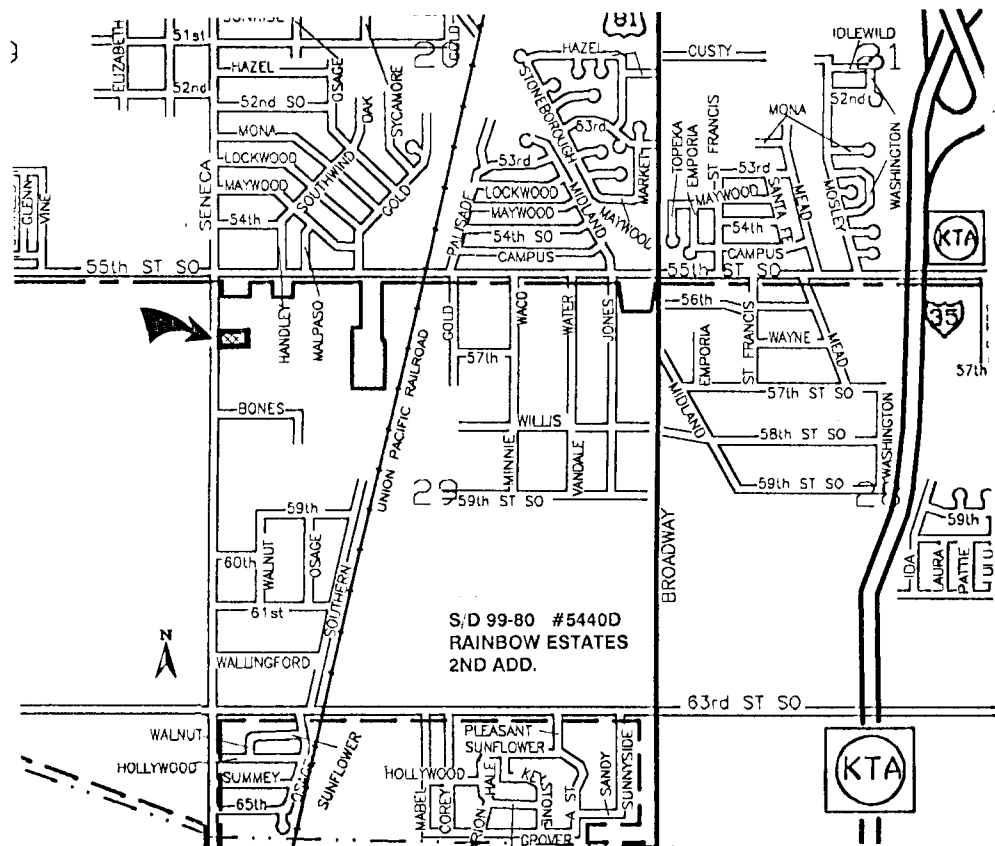
**NUMBER OF LOTS**

|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  | 1 |
| Industrial:  |   |
| Total:       | 1 |

**MINIMUM LOT AREA:** 33,400 Sq. Ft.

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**

**Note:** This unplatted site is located in the County within three miles of Wichita's city limits.

**STAFF COMMENTS:**

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S/D 99-80 -- One-Step Final Plat of RAINBOW ESTATES 2<sup>ND</sup> ADDITION  
December 16, 1999 - Page 3

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