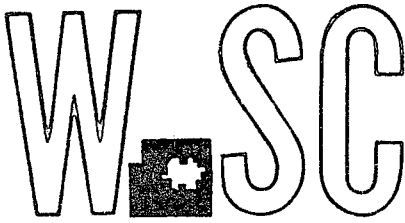


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

ITEM NO. 9

September 2, 1993

TO: Subdivision Committee/MAPC

FROM: Don Losew, Senior Planner, Current Plans Division D.L.

SUBJECT: Appeal to Requirement to Guarantee for Extension of Municipal Water

RE: S/D 93-41 Plat of the Four Pines Ranch Addition

As indicated by the attached letter, the applicant is requesting that a condition of approval for the above referenced plat be eliminated. As noted by the attached staff report, this plat was reviewed by the Subdivision Committee on July 8, 1993 and subsequently by the Planning Commission on July 15, 1993. Comment B of this staff report concerning a guarantee for the future extension of municipal water is the requirement which the applicant is requesting reconsideration.

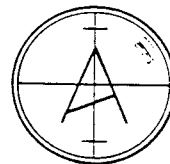
As can be noted by the map on the staff report, this site is less than one (1) mile from the Wichita City Limits. A Wichita waterline is also presently located at Pawnee and Greenwich, or approximately 3/4's of a mile away. At this time, however, the plat's approval is based on the expectation that on-site sewer and water will be approved by the Health Department. Further, a rural water district is providing service in this area. The requested guarantee, as indicated by the comment in the staff report, would be held for the future extension of the municipal waterline in this area. If no such service was necessary, the petition would in essence never be activated.

Attachments: Letter from Donn C. Armstrong, Armstrong Land Survey, P.A.
(8/4/93)
Staff Report Dated July 15, 1993 on S/D 93-41



Made with Recycled Paper

RE: AGENDA ITEM NO. 9



Armstrong Land Survey, P.A.

DONN C. ARMSTRONG, R.L.S.

1021 E. WATERMAN
SUITE 4
WICHITA, KS 67211
1-316-263-0082

August 4, 1993

Don Losew
Metropolitan Area Planning Dept.
City Hall - 10th floor
455 N. Main
Wichita, KS. 67202

RE: Four Pines Ranch Add.

Dear Don:

At the request of Ron Schremmer the owner of the above referenced property, we would like to re-submit the plat for approval before the Subdivision committee. Mr. Schremmer feels that the cost of the water line as stated in the petition is to high. He would like to avoid submitting the petition at this time and he hopes we can convince the committee to drop this requirment.

If you have any questions pleas call.

Sincerely,

Donn C. Armstrong

DCA/vs

RECEIVED
AUG 5 1993
METROPOLITAN PLANNING
ROUTE _____

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. As requested by City Engineering, the applicant shall submit a petition for the future extension of municipal water to this site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this plat appears to be dedicating right-of-way for Greenwich Road, such dedication shall be clearly noted on the face of the plat and such dedication of right-of-way to and for the use of the public shall also be indicated in the plattor's text.
- E. The dedication of access control to Greenwich Road shall also be indicated in the plattor's text. Since openings are being requested to Greenwich, the word "complete" shall be deleted from the face of the plat. Further, only one (1) opening shall be indicated to Greenwich Road.
- F. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- G. On the final plat tracing, a 35-foot building setback shall also be indicated to 107th Street East, or along this plat's western property line.
- H. On the final plat tracing, the plattor's text shall be amended to note that any activities within the floodway reserve is to be approved by the appropriate "engineer": instead of the governing body.
- I. As indicated by the applicant's agent, the final plat tracing shall use the name Four Pines Ranch.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and

described in Article 8 of the MAPC Subdivision Regulations.

- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c)
- M. Recording of the plat within 30 days after approval by the City Council.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

July 8, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-41 -FOUR PINES ESTATES ADDITION

OWNER/APPLICANT: Ronald D. and Sharon D. Schremmer, 4414 S. Gold, Wichita, KS 67217

SURVEYOR/ENGINEER: Armstrong Land Survey, P. A., 1021 E. Waterman, Suite 4, Wichita, KS 67211

LOCATION: West of Greenwich and north of 31st Street South

SITE SIZE: 10.92 Acres

NUMBER OF LOTS

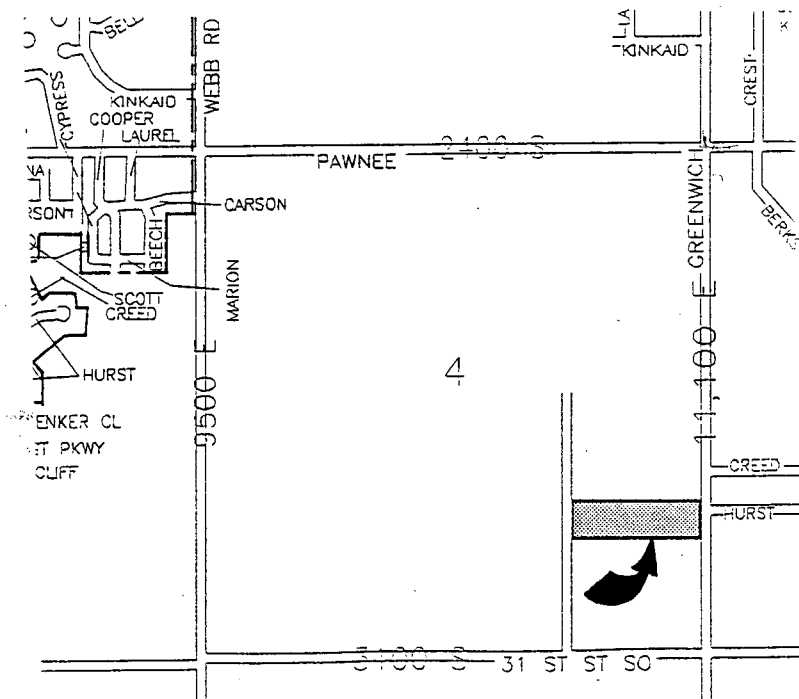
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 10.926 Acres

CURRENT ZONING:

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Since this plat appears to be dedicating right-of-way for Greenwich Road, such dedication shall be clearly noted on the face of the plat and such dedication of right-of-way to and for the use of the public shall also be indicated in the plattor's text.
- D. The dedication of access control to Greenwich Road shall also be indicated in the plattor's text. Since openings are being requested to Greenwich, the word "complete" shall be deleted from the face of the plat.

County Engineering needs to indicate if the two indicated openings to Greenwich are acceptable.
- E. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- F. County Engineering needs to indicate if a covenant is required concerning the ownership and maintenance of the floodway reserve and the County's right to enter this reserve and charge back any maintenance costs to the property owners(s).
- G. On the final plat tracing, a 35-foot building setback shall also be indicated to 107th Street East, or along this plat's western property line.
- H. On the final plat tracing, the plattor's text shall be amended to note that any activities within the floodway reserve is to be approved by the appropriate "engineer": instead of the governing body.
- I. The applicant shall indicate the name intended for this Addition. On the application, the addition name is

indicated as Four Pines Ranch. On the plat, instead of Ranch, Eastates is indicated. However, the spelling of Eastates appears to be a misspelling of Estates. The final plat tracing shall indicate the proper name intended for this plat.

- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c)
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.