

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6
July 25, 1991

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 91-35 - GALYARDT ESTATES ADDITION

OWNER/APPLICANT: Vernon Galyardt, 8325 E. 61st N., Wichita,
KS 67226

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS
67211

LOCATION: Southeast corner of 101st St. North and
Hydraulic.

SITE SIZE: 120 Acres

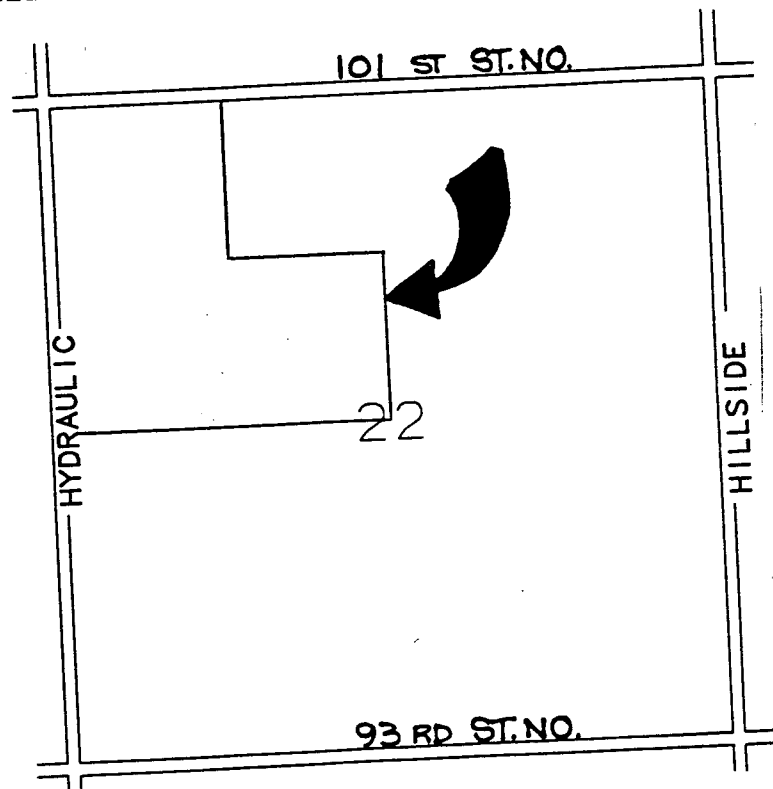
NUMBER OF LOTS

Residential:	21
Office:	
Commercial:	
Industrial:	
Total:	21

MINIMUM LOT AREA: 5.1 Acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the installation of the interior, residential streets to the suburban street standard.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. 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 indicate if there are any requirements concerning the paving of Hydraulic or 101st Street North adjacent to this plat.
- E. 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.
- F. Since only Lots 1 and 6 are limited to access off of the arterial or mile line roads, all other lots adjacent to Hydraulic or 101st Street North shall indicate complete access control to these streets. For Lot 6, access control except for 2-openings shall be shown to Hydraulic. For Lot 1, at least 100 feet of complete access control shall be shown from the intersection, with no more than 2 openings being shown in the remaining frontages to Hydraulic and 101st Street North.
- G. On the final plat, the platator's text shall reference the contingent street dedication. This reference shall note that the dedication will become effective upon any need for the extension of this street to the south of this addition.
- H. On the final plat dimensions from lot corners and/or additional bearings and dimensions shall be indicated for the drainage easement located on the north or crossing Lots 10 through 14.
- 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.
- J. Requirements for a final plat (see pages 24-29, Part 4, Article 5 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. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11
October 3, 1991

STAFF REPORT
(Final Plat, Preliminary Plat Approved 7/25/91)

CASE NUMBER: S/D 91-35 - GALYARDT ESTATES ADDITION

OWNER/APPLICANT: Vernon Galyardt, 8325 E. 61st N., Wichita,
KS 67226

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS
67211

LOCATION: Southeast corner of 101st St. North and
Hydraulic.

SITE SIZE: 35.8 Acres

NUMBER OF LOTS

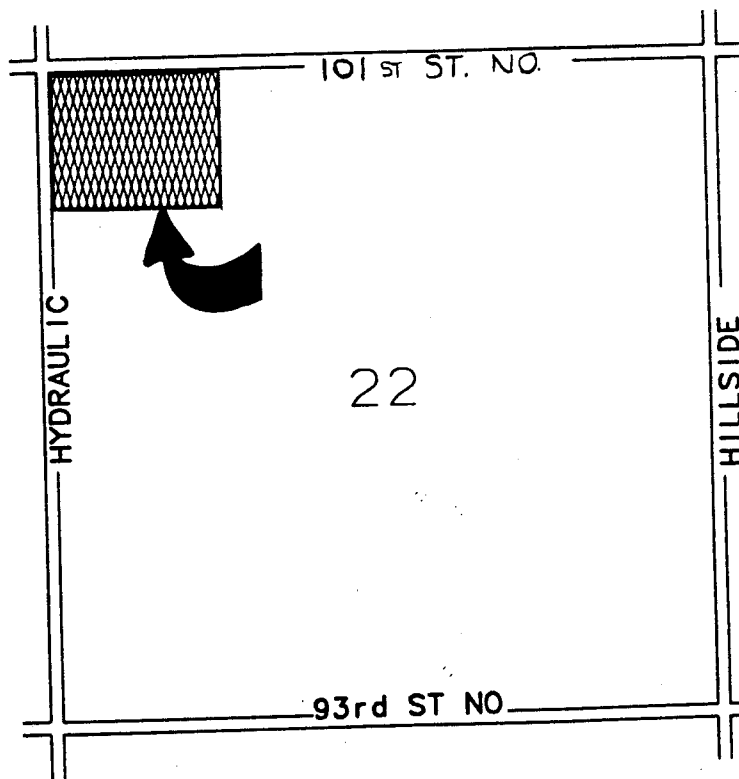
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 5.0 Acres

CURRENT ZONING: "R" Rural Residential

County

VICINITY MAP:



NOTE: This plat represents a portion of a preliminary plat reviewed by the Subdivision Committee July 25, 1991. The preliminary plat involved 120 acres and 21 lots. This final portion is completing 6 lots involving just over 35 acres.

STAFF COMMENTS:

- A. The applicant shall guarantee the installation of the interior, residential streets to the suburban street standard.
- B. 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.
- C. As requested by the utilities, 10 foot easements are needed along the east and south lines of this plat. To preserve the hedgerow along the east line, all of this easement should be placed on this plat. Along the south line, if 5 feet is to be provided off site, it shall be created by separate instrument and this instrument shall be submitted to County Engineering for acceptance and recording. A signed copy shall be provided to Planning for the plat file.
- D. As indicated in the plat's title binder, an oil and gas deed exists for this site. A copy shall be submitted to Planning for the file. The applicant shall, however, review this deed to determine if any encumbrances exist for development of the site. If any such encumbrances do exist, it is the applicant's responsibility to have those encumbrances removed before the plat tracing can be released for County Commission review.
- 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. 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.
- G. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

Lot 1 - 1 access

Drain - OK

Street - Guar.