

December 12, 1996

STAFF REPORT
(Combined One-Step Preliminary-Final Plat)

CASE NUMBER: S/D 96-94 - GALYARDT ESTATES 2ND ADDITION

OWNER/APPLICANT: Vernon Galyardt, 8325 East 61st Street North, Wichita, KS 67226

AGENT: Harley Voth, 201 S. Westfield, Wichita, KS 67209

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: South of 101st Street North and east of Hydraulic

SITE SIZE: 84.3 Acres

NUMBER OF LOTS

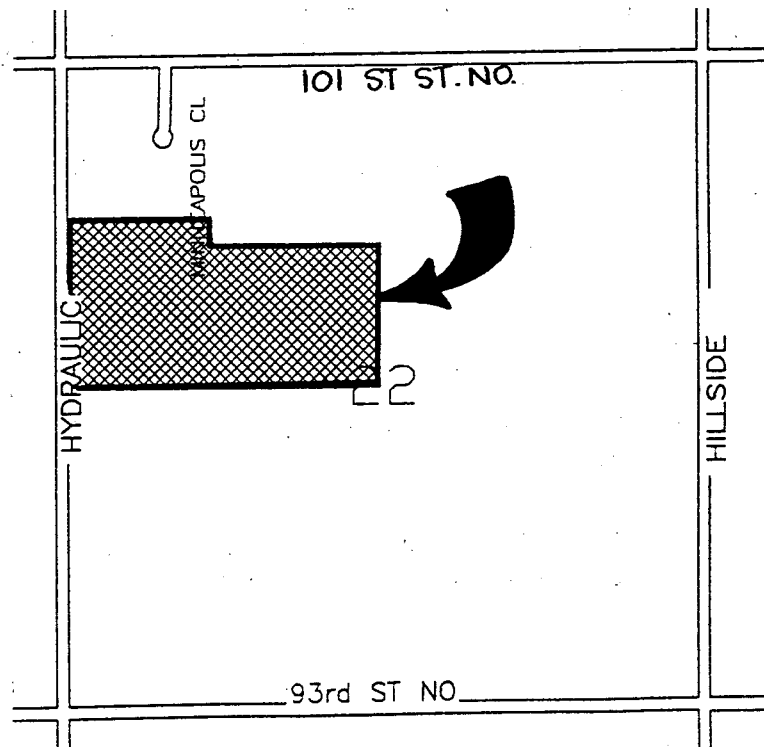
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	<u>15</u>

MINIMUM LOT AREA: 5.0 Acres

CURRENT ZONING:

PROPOSED ZONING:

VICINITY MAP:



NOTE: This site is in the County in an area depicted on the Comprehensive Plan as being classified for agricultural type uses. However, residential development on both five-acre type platted lots and unplatted tracts is quite common throughout the area. At this time, this site will be served by a one point of entry street, over 2000 feet in length to a temporary turnaround. Eventually, this street is expected to connect up to a street in the yet unplatted, undeveloped area immediately along the south line of this site.

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 the installation of the interior street to the Suburban gravel standard.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. County Engineering needs to indicate if the large areas in the northeast corner of the site, shown as drainage easement is acceptable or if some other designation such as Floodway Reserve is needed at this location. If changes are required, the plattor's text on the final plat tracing shall be amended accordingly.
- County Engineering also needs to indicate in regard to drainage in this area, if any minimum building pad requirements are involved.
- E. According to the platting binder, both a Rural Water District easement and utility easement, created by separate instruments, may encumber this site. If these easements are located on the site, they shall be shown on the final plat tracing. In respect to the utility easement, this easement should either be shown with its recording information or the applicant shall verify it is covered by a platted easement or is off-site.
- The applicant is advised, that as an unplatted tract, easements cannot typically be vacated and/or replatted by virtue of platting (i.e., K.S.A. 512(b)).
- F. The representative from the County's Fire Department needs to indicate any concerns with emergency access for properties in the eastern portions of this plat.
- G. On the final plat tracing, the applicant shall include wording in the plattor's text noting the dedication of the "temporary" cul-de-sac and that it will automatically be vacated if and when the street is extended southward to connect up with another street.
- H. The applicant is advised that if this plat is to be recorded in 1997, that County Signatures (County Clerk, Register of Deeds, etc.) and dates will need to be revised.

- I. The applicant is also advised that 1996 property taxes may need to be paid before the plat can be recorded.
- 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. (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.)
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 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 utility easements to be platted on this property.
- Q. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: As a one-step plat, if approved by The Subdivision Committee, this plat will then be scheduled for the next available MAPC hearing date.

METROPOLITAN AREA PLANNING COMMISSION

December 19, 1996

STAFF REPORT
(Combined One-Step Preliminary-Final Plat Approved 12/12/96)

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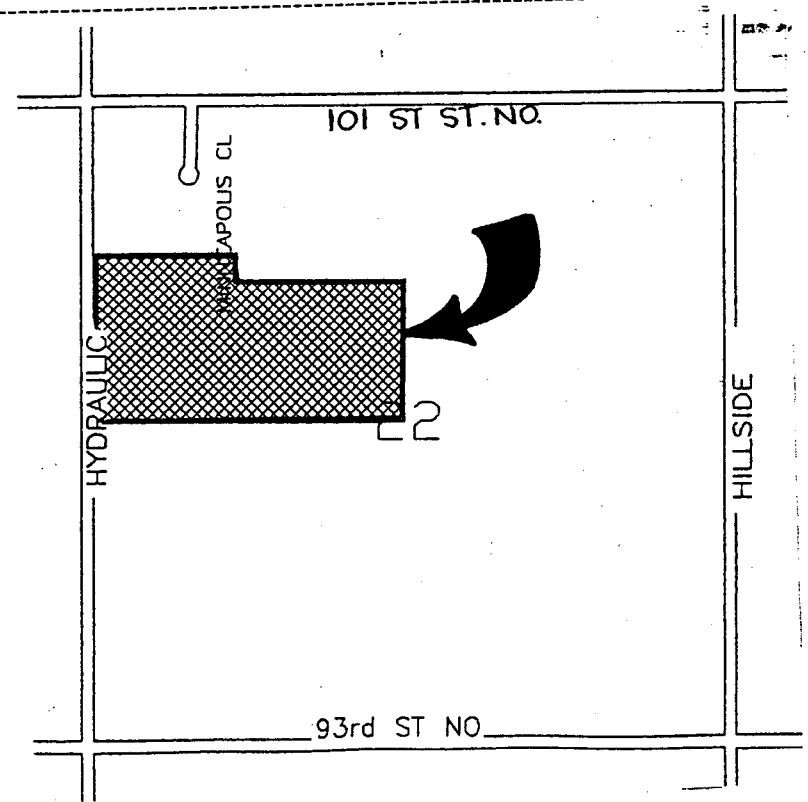
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STAFF COMMENTS:

- 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 the installation of the interior street to the Suburban gravel standard.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. As noted by County Engineering, drainage areas shall be shown as Floodway Reserves. The platting text shall also appropriately note the creation of these Floodway Reserves while also noting the standard Floodway language.
- E. According to the platting binder, both a Rural Water District easement and utility easement, created by separate instruments, may encumber this site. If these easements are located on the site, they shall be shown on the final plat tracing. In respect to the utility easement, this easement should either be shown with its recording information or the applicant shall verify it is covered by a platted easement or is off-site.

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- 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.
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- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

Larry Ross's stated reasons for voting in the negative were: (1) these 5-acre residential sites are in the County in an area depicted on the Comprehensive Plan as being classified for agricultural type uses; (2) the subdivision is served by a one point of entry street, over 2,000 feet in length to a temporary turnaround.