



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 12, 1996

Savoy, Ruggles, & Bohm, P.A.
924 N. Main
Wichita, KS 67203

Re: S/D 95-94 One Step Combined Preliminary Final Plat of the GALYARDT ESTATES

Gentlemen

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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's 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.

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. On the final plat tracing, the applicant shall include wording in the plat'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.
- G. 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.
- H. The applicant is also advised that 1996 property taxes may need to be paid before the plat can be recorded.
- 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 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.
- 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.

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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 19, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Vernon Galyardt, 8325 East 61st Street North, Wichita, KS 67226
Harley Voth, 201 S. Westfield, Wichita, KS 67209
Mike Lindebak, City Engineer ✓