

S/D 91-35 - GALYARDT ESTATES ADDITION

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J. Recording of the plat within 30 days after approval by the City Council.

STAFF REPORT
(Final Plat Approved 10/3/91,
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

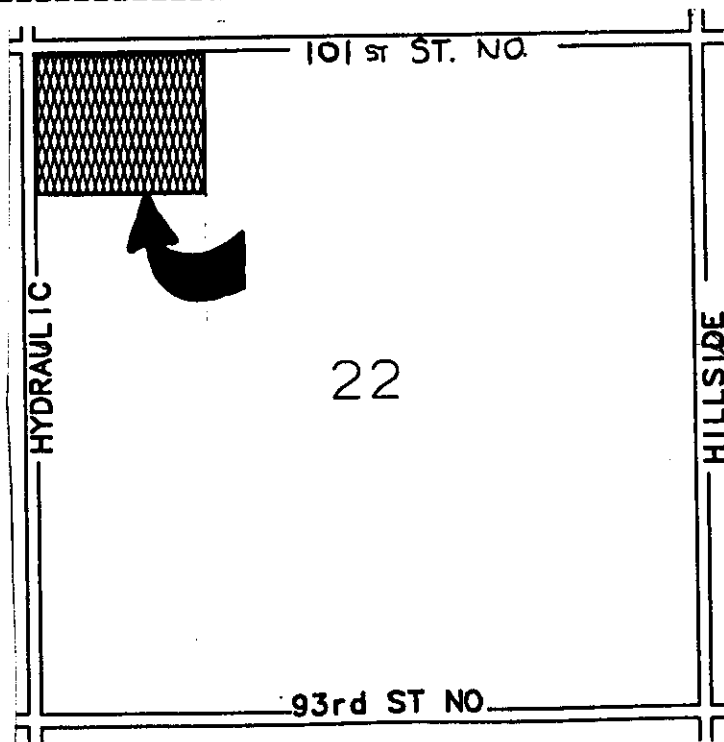
NUMBER OF LOTS

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

MINIMUM LOT AREA: 5.0 Acres

CURRENT ZONING: "R" Rural Residential

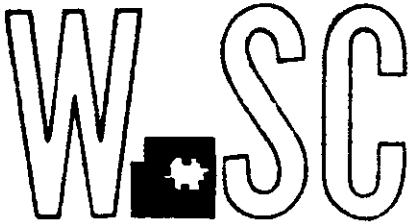
VICINITY MAP:



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. As requested by County Engineering the final plat tracing shall indicate complete access control for Lots 2 and 3 to 101st St. North and only one opening to 101st and one opening to Hydraulic for Lot 1.
- F. 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.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4861

October 11, 1991

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-35 Galyardt Estates Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on October 10, 1991, 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 October 8, 1991.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- N.A. 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 and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

cc: Vernon Galyardt, 8325 E. 61st N., Wichita, KS 67226
Harley Voth c/o Network Inc., 3610 W. Central, Wichita, KS
67203
Mike Lindebak, City Engineer

FILE COPY

OFFICE COPY

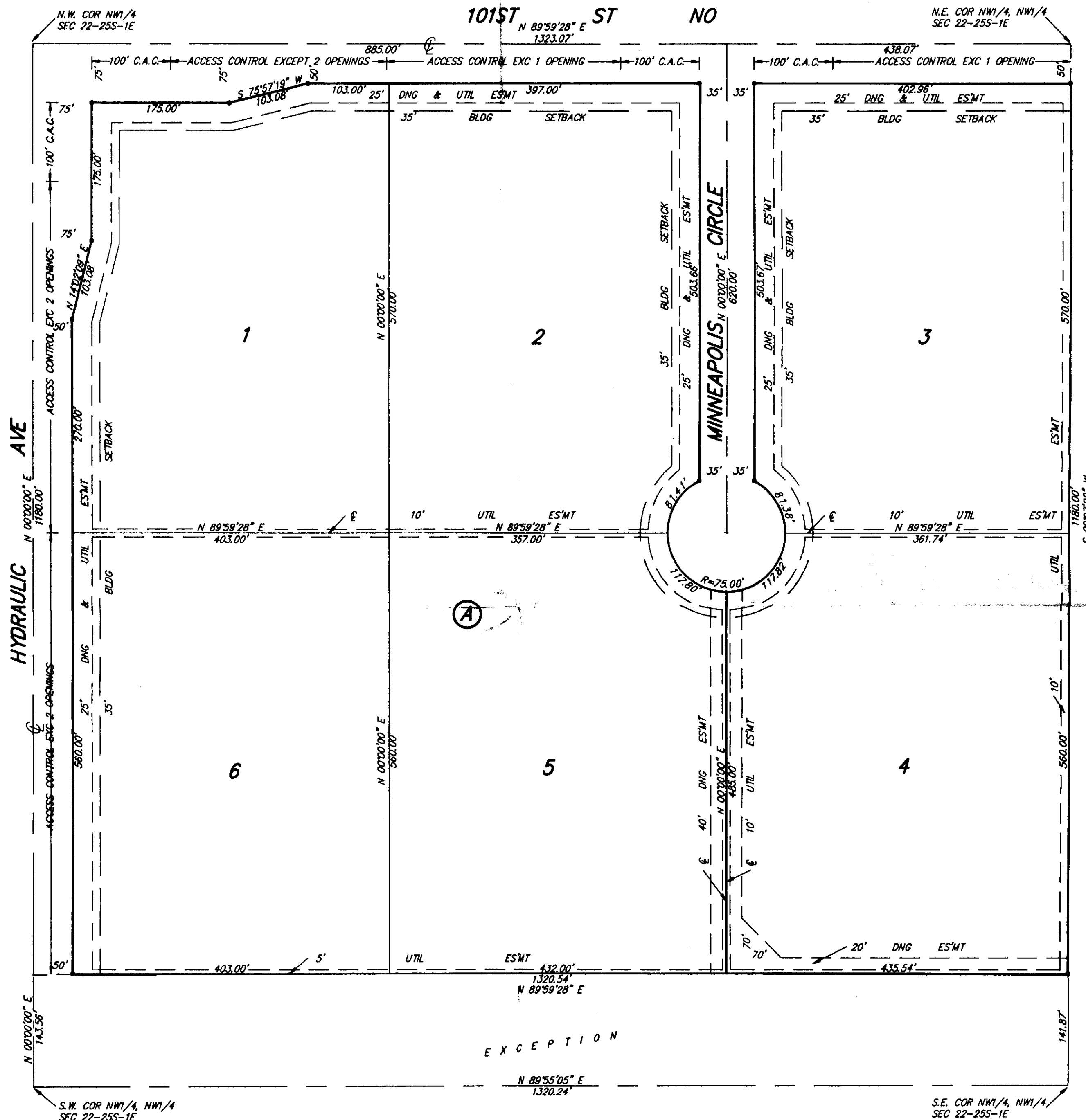
DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/3/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/7/91

GALYARDT ESTATES

SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that have surveyed and
platted 'GALYARDT ESTATES', Sedgwick County, Kansas and that the
accompanying plat is a true and correct exhibit of the property sur-
veyed, described as the north 1180 feet of the NW1/4 of the NW1/4
of Sec. 22, Twp. 25-S, R-1-E of the 6th P.M., Sedgwick County,
Kansas.

Baughman Company, P.A.

Date _____

Mark A. Savoy Surveyor

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

Dated this _____ day of _____ 1991.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

George D. Sherman Chairman

Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon, accepted by the Board of County Commissioners of
Sedgwick County, Kansas this _____ day of _____ 1991.

Billy Q. McCray Chairman

Betsy Gwin Chairman Pro-Tem

Paul W. Hancock Commissioner

Bud Hentzen Commissioner

Mark F. Schroeder Commissioner

Don Wright County Clerk

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into Lots, a Block and Streets to be known
as "GALYARDT ESTATES", Sedgwick County, Kansas. The utility ease-
ments are hereby granted as indicated for the construction and
maintenance of all public utilities. The drainage and utility easements
are hereby granted as indicated for drainage purposes and for the
construction and maintenance of all public utilities. The drainage
easements are hereby granted for drainage purposes. The streets
are hereby dedicated to and for the use of the public. All abutters
rights of access to or from 101st St. No. over and across the north
line of Lots 1, 2, and 3 and to or from Hydraulic Ave. over and
across the west line of Lots 1 and 6 are hereby granted to the
County of Sedgwick as shown on the face of the plat with the loc-
ation of the allowable openings to be determined by the County Eng-
ineer of Sedgwick County.

Vernon E. Galyardt

Entered on transfer record this _____ day of _____ 1991.

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1991, by Vernon E.
Galyardt, a single person.

Notary Public

My App't. Exp. _____

Don Wright County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____ 1991, at _____ o'clock _____ M; and is duly
recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy