

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 99-79 -- NORTHRIDGE HEIGHTS ADDITION

OWNER/APPLICANT: Vernon Galyardt, 8325 E. 61<sup>st</sup> St. North, Wichita, KS 67226

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

LOCATION: Northwest corner of US 254 (61<sup>st</sup> St. North) and Rock Road

SITE SIZE: 72.65 Acres

NUMBER OF LOTS

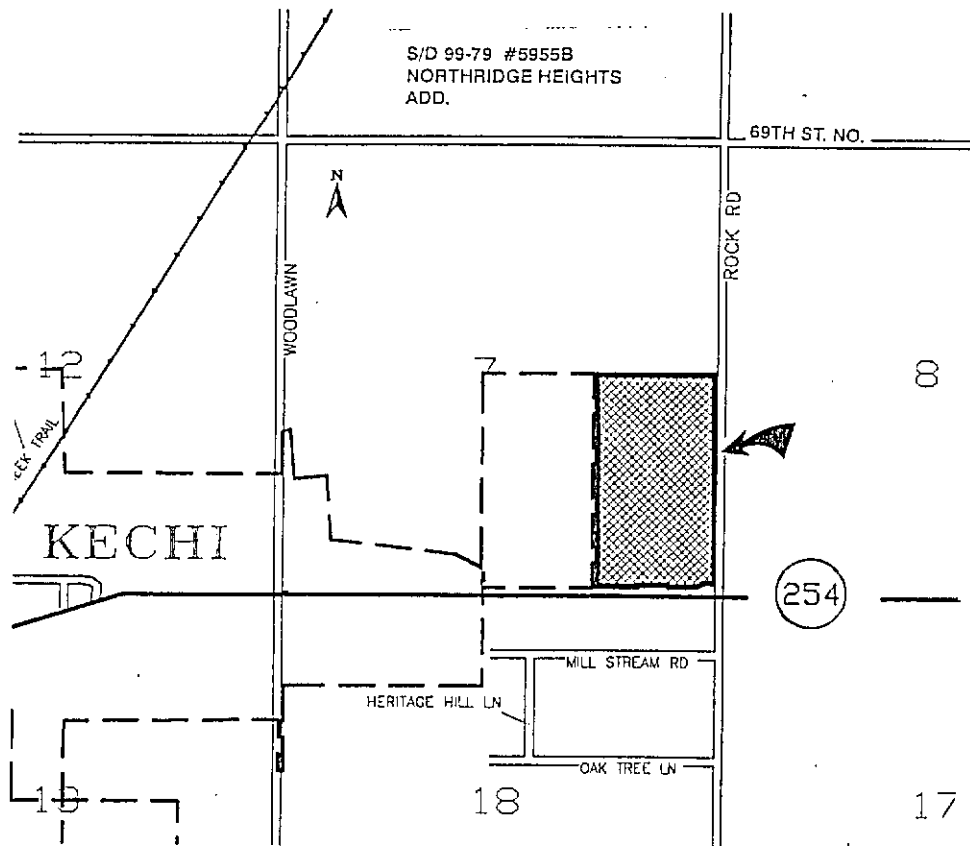
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	14

MINIMUM LOT AREA: 4.52 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



**Note:** The site is located in the County within three miles of Wichita's city limits. The site is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. The site is located in the Kechi Area of Influence. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. The site is located within a 100-year floodplain.

**STAFF COMMENTS:**

- A. Since sanitary sewer is unavailable 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. A memorandum shall be obtained specifying approval.
- B. The site is currently served by a Rural Water District. The applicant shall contact the water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.
- 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 comment on the status of the applicant's drainage concept. *The floodplain should be denoted within Lots 8, 9, 10, 13, and 14. A flood study is required including a HEC-2 run.*
- E. Complete access control should be dedicated along the site's frontage to Rock Road and along K-254 Highway. Complete access control should be dedicated for Lot 1 along the easterly 200 feet of the frontage road. The access controls shall be referenced in the plat's text on the final plat.
- F. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- G. The Applicant shall provide a guarantee for the installation of the interior streets. The streets shall be constructed to a 36-foot rock road suburban standard.
- H. The Zoning regulations require an 85-foot setback from the centerline of section line roads, and a 65-foot setback from the centerline of suburban roads.
- I. County Engineering needs to comment on the need for improvements to perimeter streets.
- J. County Fire needs to comment on the acceptability of the proposed street names.
- K. A contingent dedication of right-of-way should be platted for Chippewa extending to the west line of the plat to provide potential street connection to the adjoining unplatted property.

- L. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- M. 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.)
- N. 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.
- O. 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.
- P. 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 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.
- Q. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 12/2/99)

CASE NUMBER: S/D 99-79 -- NORTHRIDGE HEIGHTS ADDITION

OWNER/APPLICANT: Vernon Galyardt, 8325 E. 61<sup>st</sup> St. North, Wichita, KS 67226; Harley Voth, Rt. 2, Box 6, Howard, KS 67349

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

LOCATION: Northwest corner of US 254 (61<sup>st</sup> St. North) and Rock Road

SITE SIZE: 72.65 Acres

NUMBER OF LOTS

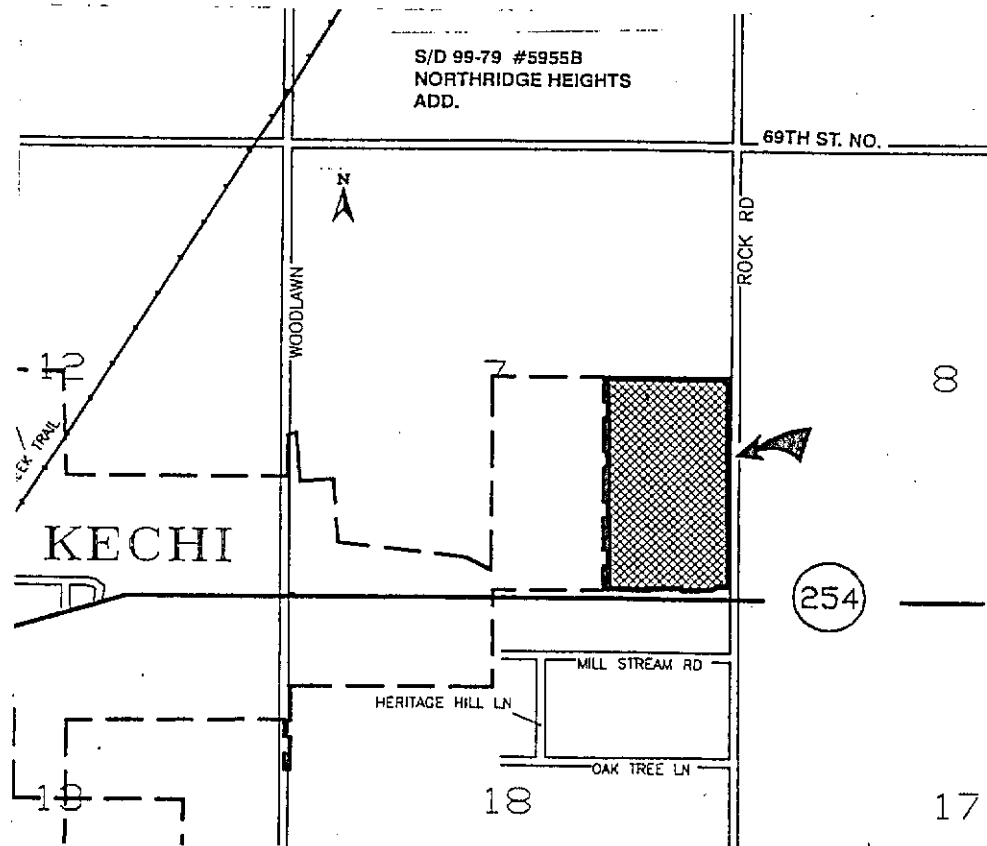
Residential:	14
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**Note:** The site is located in the County within three miles of Wichita's city limits in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. The site is located in the Kechi Area of Influence. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. The site is located within a 100-year floodplain.

**STAFF COMMENTS:**

- A. Since sanitary sewer is unavailable 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. A memorandum shall be obtained specifying approval. Standard soil testing is required.
- B. The site is currently served by a Rural Water District. The applicant shall contact the water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.
- 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 comment on the status of the applicant's drainage concept. The boundaries of the Floodway Reserves need to be revised. Drainage easements located at the northwest corner of Lot 2, Block A, and in Lots 7,8,9,10, Block A need to be denoted as Floodway Reserve easements. Minimum building pad should be referenced in the plattor's text. The location and elevation of benchmarks are required.
- E. The MAPC certification shall be revised to reference "Northridge Heights".
- F. **County Engineering** should comment on the access controls. Complete access control has been dedicated along the site's frontage to K-254. One opening has been platted along Rock Road.
- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. The Applicant shall provide a guarantee for the installation of the interior streets. The streets shall be constructed to a 36-foot rock road suburban standard.
- I. **County Fire** needs to comment on the acceptability of the proposed street names. The street names are acceptable.
- J. A contingent dedication of right-of-way should be platted for Chippewa extending to the west line of the plat to provide potential street connection to the adjoining unplatted property.  
  
As requested, the right-of-way dedication has been platted.
- K. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

- L. 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.)
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BOUNDARY CLOSURE:  
NORTHRIDGE HEIGHTS  
SEDGWICK COUNTY, KANSAS

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North: 20336.010	East : 20000.017
Line Course: S 89-59-46 W Length: 40.00	
North: 20336.008	East : 19960.017
Line Course: S 81-21-58 W Length: 69.70	
North: 20325.544	East : 19891.107
Line Course: S 61-06-36 W Length: 224.30	
North: 20217.178	East : 19694.721
Line Course: S 89-25-22 W Length: 198.57	
North: 20215.178	East : 19496.161
Line Course: N 00-22-38 W Length: 45.00	
North: 20260.177	East : 19495.865
Line Course: S 89-52-16 W Length: 398.66	
North: 20259.280	East : 19097.206
Line Course: S 63-21-52 W Length: 111.80	
North: 20209.158	East : 18997.271
Line Course: S 89-01-28 W Length: 316.58	
North: 20203.768	East : 18680.737
Line Course: N 00-05-25 W Length: 2434.29	
North: 22638.055	East : 18676.901
Line Course: N 89-42-19 E Length: 1322.98	
North: 22644.861	East : 19999.864
Line Course: S 00-00-14 E Length: 2308.85	
North: 20336.011	East : 20000.020

Perimeter: 7470.73 Area: 3,164,503 73

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.003 Course: N 83-04-46 E  
Error North: 0.0004 East : 0.0032  
Precision 1: 2,490,243.33