

DUNCAN CORNER ADDITION

SEDGWICK COUNTY, KANSAS

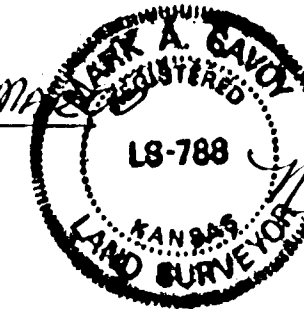
State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "DUNCAN CORNER ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The North one and one-half (1 1/2) acres of the W1/2 of the W1/2 of the NW1/4 of the NW1/4 of Sec. 22, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Savoy, Ruggles & Bohm, P.A.

Date 22 March 2000



Mark A. Savoy RLS #788 Surveyor

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2000.

Bob Knight Mayor

Pat Burnett City Clerk

State of Kansas)
Sedgwick County) SS

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _____, 2000.

Bill Hancock Chairman

James Alford County Clerk

Entered on transfer record this ____ day of _____, 2000.

James Alford County Clerk

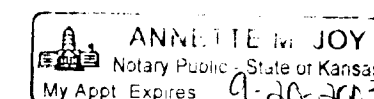
Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Block and Streets to be known as "DUNCAN CORNER ADDITION", Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. The drainage and utility easement is hereby granted as indicated for the construction and maintenance of all public utilities and for drainage purposes. A drainage plan has been developed for this plat and all drainage easements or rights-of-way shall remain at established grades, or as modified with the approval of the Engineer of the appropriate governing body, and unobstructed to allow for the conveyance of stormwater. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat).

Douglas S. Duncan

Sheri Lynn Duncan

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 16 day of March, 2000, by Douglas S. Duncan and Sheri Lynn Duncan, Husband and Wife.



Annette L. Joy Notary Public

My App't. Exp. 9-20-2002

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2000.

Tricia L. Robello, LS #1246 Deputy County Surveyor
Sedgwick County Kansas

This plat of "DUNCAN CORNER ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo Chairman

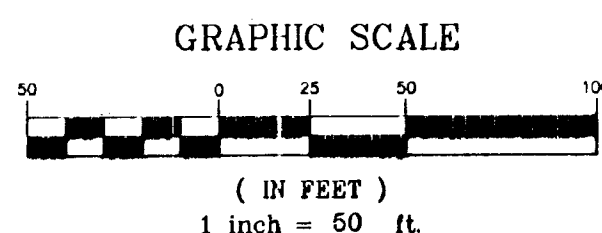
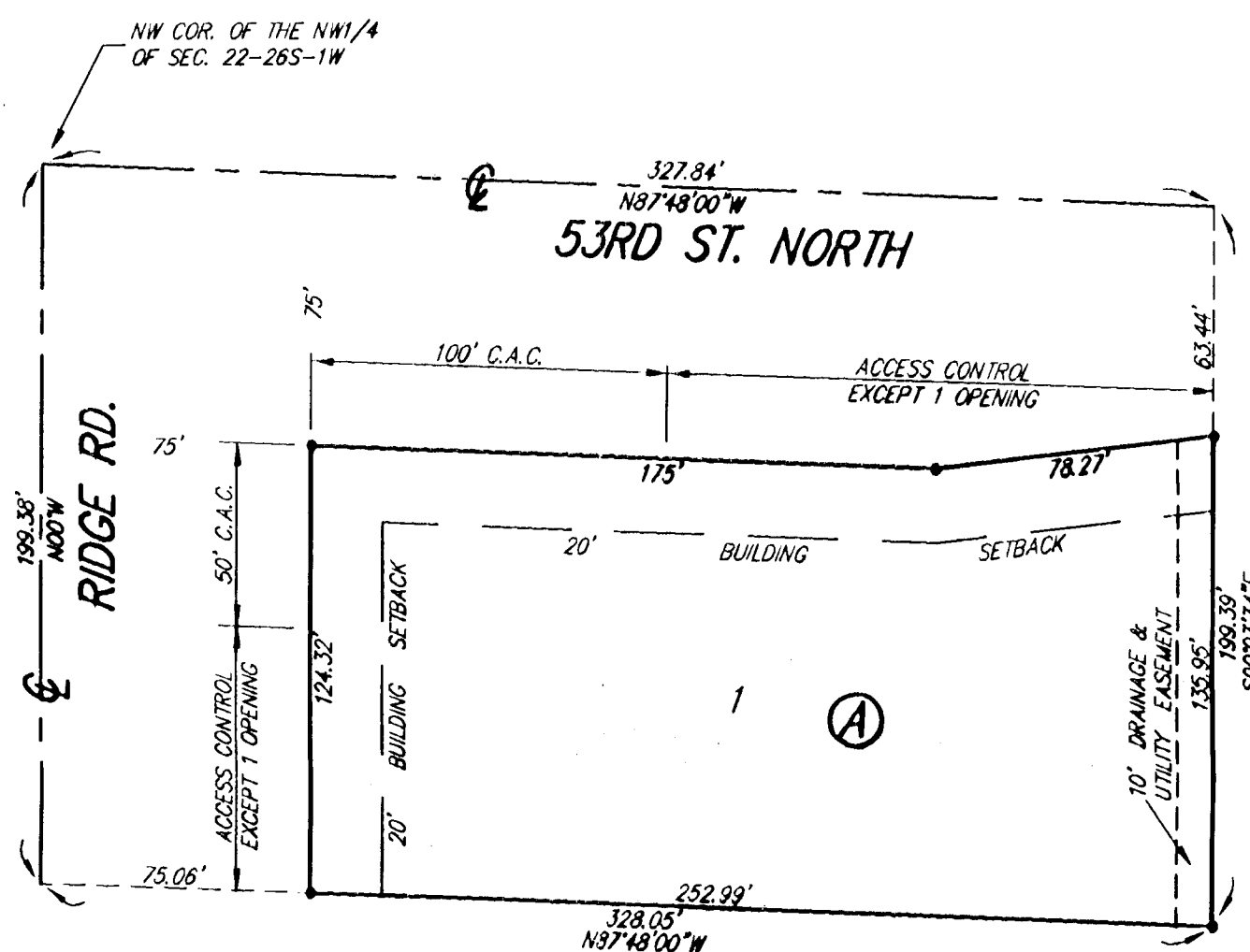
Marvin S. Krout Secretary

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 2000, at ____ o'clock ____ M. and is duly recorded.

Bill Meek Register of Deeds

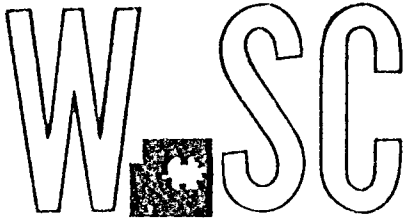
Linda Kizzire Deputy



C.A.C. = COMPLETE ACCESS CONTROL

• = 1/2" REBAR W/SRB CAP (SET)

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 27, 1999

Mark Savoy, Ruggles and Bohm
924 N. Main Street
Wichita, KS 67203

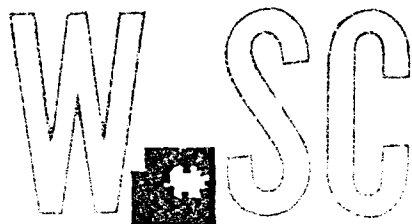
RE: S/D 99-35 – One-Step Final Plat of Duncan Corner Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 27, 1999, 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 May 21, 1999.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
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 developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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May 21, 1999

Mark Savoy, Ruggles and Bohm
924 N. Main Street
Wichita, KS 67203

RE: S/D 99-35 – One-Step Final Plat of Duncan Corner Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 20, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. County Engineering needs to comment on the access controls. The plat proposes two access openings along 53rd St. North and one access opening along Ridge Road. The plat also denotes 50 feet of complete access control along both perimeter streets from the intersection; although the Subdivision regulations require 150 feet of complete access control for 53rd St. North. 100 feet of complete access control shall be required along 53rd St. North from the intersection. One access opening along both streets is permitted.



- E. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings. *The applicant shall reconstruct the driveway at the time of site development.*
- 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. To allow for County Commission approval, the County Commissioners signature block needs to be added. Bill Hancock is the only signature required.
- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- I. The platlor'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.
- 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 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. 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.

- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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.

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, May 27, 1999, at 1:15 p.m.

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Douglas and Sheri Duncan, 2101 Shelley Road, Wichita, KS 67203
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 So. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 5/20/99)

CASE NUMBER: S/D 99-35 - DUNCAN CORNER ADDITION

OWNER/APPLICANT: Douglas Duncan and Sheri Duncan, 2101 Shelley Road, Wichita, KS 67235

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

LOCATION: Southeast corner of 53rd St. North and Ridge Road

SITE SIZE: 1.50 acres

NUMBER OF LOTS

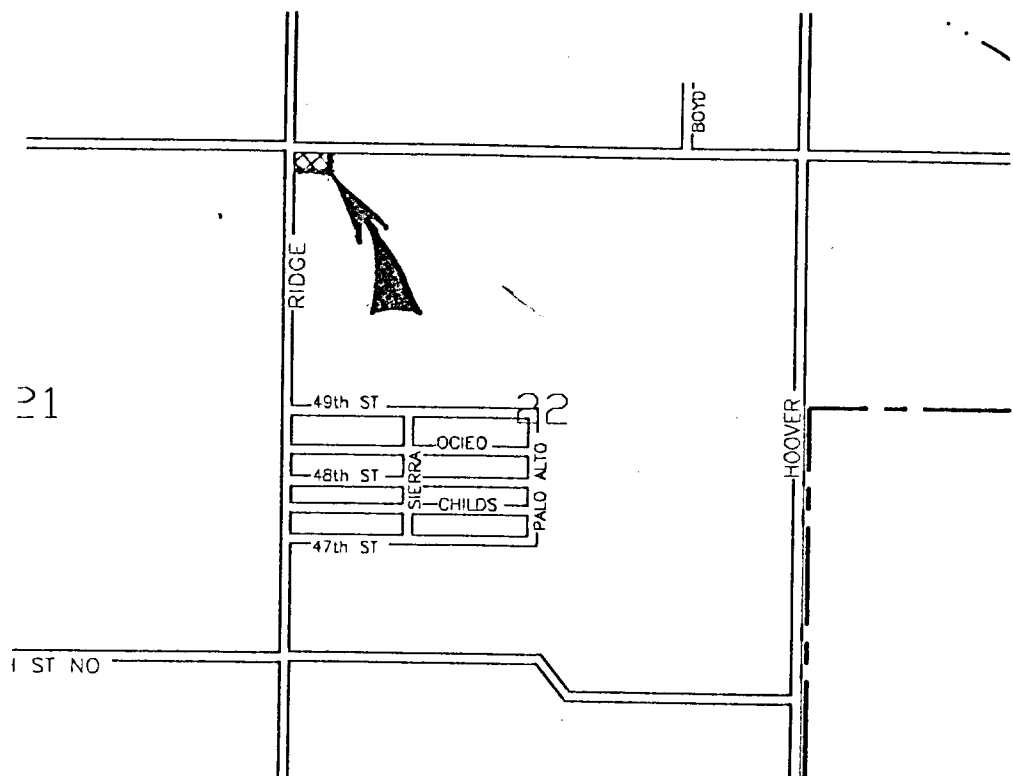
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 31,870 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This site has been approved for a zone change (SCZ-0781) from SF-20, Single-Family Residential to LC, Limited Commercial. The site is located in the County within three miles of Wichita's city limits. The site is located in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan.

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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved.**
- D. County Engineering needs to comment on the access controls. The plat proposes two access openings along 53rd St. North and one access opening along Ridge Road. The plat also denotes 50 feet of complete access control along both perimeter streets from the intersection; although the Subdivision regulations require 150 feet of complete access control for 53rd St. North. **100 feet of complete access control shall be required along 53rd St. North from the intersection. One access opening along both streets is permitted.**
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established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

- 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.
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