

STAFF REPORT  
(One-Step Final Plat)

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

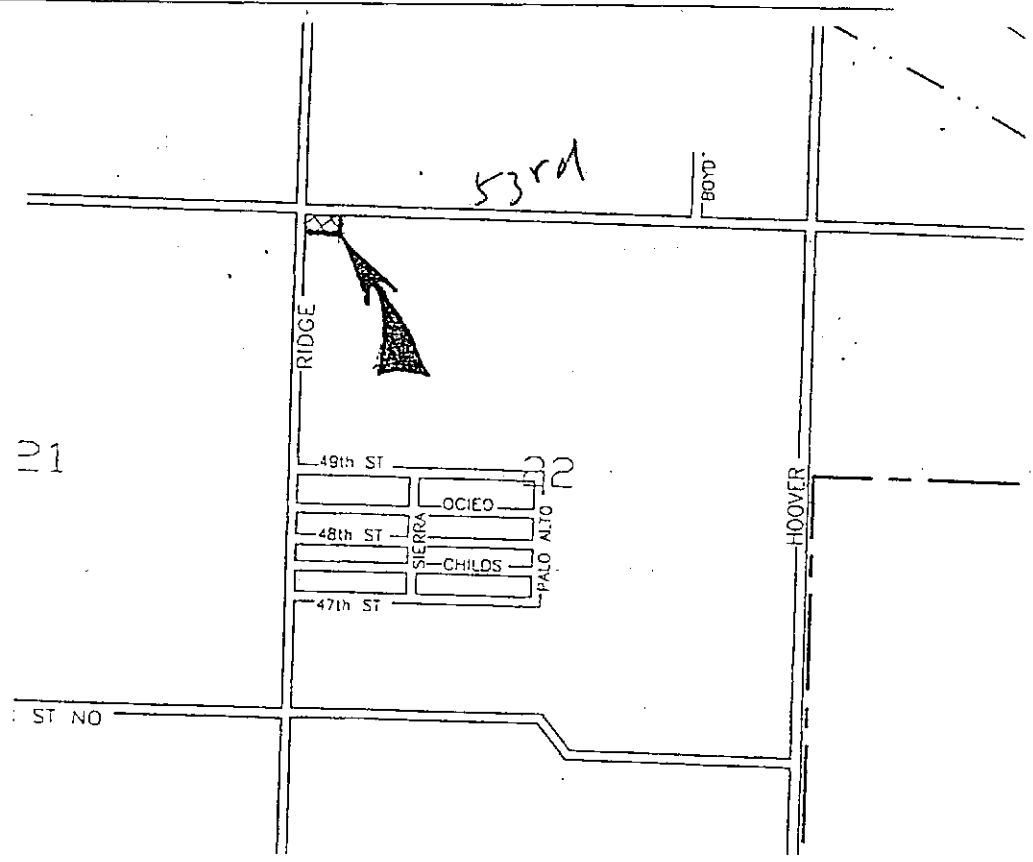
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

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.
- 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 53<sup>rd</sup> St. North.
- 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.
- 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 plat'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.

BOUNDARY CLOSURE:

DUNCAN CORNER ADDITION,  
Sedgwick County, Kansas

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North: 20000.000	East : 20000.000
Line Course: S 87-48-00 E	Length: 327.84
North: 19987.415	East : 20327.598
Line Course: S 00-03-34 E	Length: 199.39
North: 19788.025	East : 20327.805
Line Course: N 87-48-00 W	Length: 328.05
North: 19800.618	East : 19999.997
Line Course: N 00-00-00 E	Length: 199.38
North: 19999.998	East : 19999.997

Perimeter: 1054.65 Area: 65,337 sq.ft. 1.50 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.003 Course: S 58-24-38 W  
Error North: -0.0018 East : -0.0030  
Precision 1: 351,553.33