

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

December 11, 1997

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** S/D 97-89 - HEARTLAND ACRES ADDITION

**OWNER/APPLICANT:** Brad G. Bowman and Teresa A. Bowman  
13212 W. 79th Street South, Clearwater, KS 67026

**SURVEYOR/ENGINEER:** Abbott Surveys, Planning and Civil Design  
16418 West 151st Street South, Clearwater, KS 67026

**AGENT:** Benchmark Land Survey, c/o Jeff Dettman  
707 Opal, Maize, KS 67101

**LOCATION:** East side of 103rd Street West, South of 95th Street South

**SITE SIZE:** 19.45 acres

**NUMBER OF LOTS**

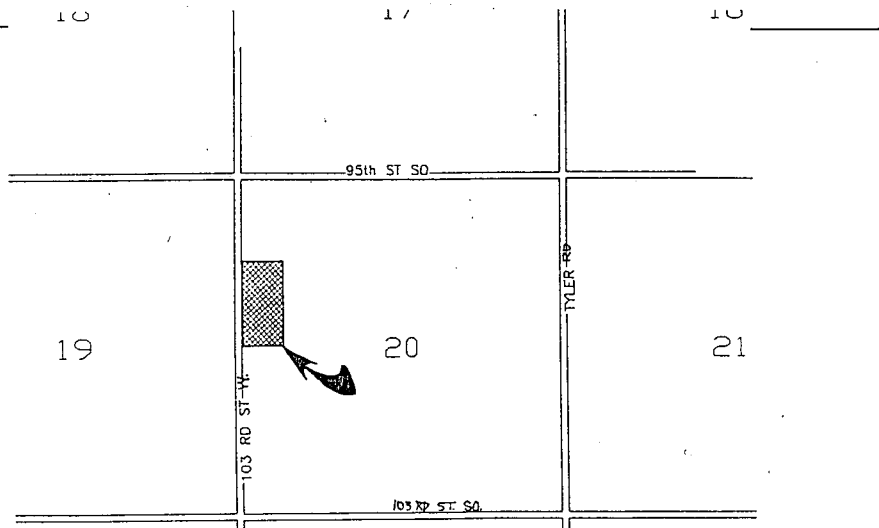
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

**MINIMUM LOT AREA:** 6.49 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County in the Clearwater area of influence. The property is designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan and is classified as a "suburban subdivision".

STAFF COMMENTS:

- A. 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. The Wichita-Sedgwick County Comprehensive Plan specifies that low-density residential lots are to be separated from section line roads. Therefore, the plat should denote the dedication of a 70-foot street right-of-way between lots 1 and 2 extending to the eastern line of the property. The plat should also denote a 70-foot street right-of-way dedication along the southern line of the property. A 36-foot wide suburban gravel street standard would be required for both of these streets.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan.
- E. The legal description in the platting binder does not correspond with the land being platted. Also, the distances for the perimeter of the property along the eastern and western property lines should be denoted on the face of the plat.
- F. The Zoning regulations require an 85-foot setback from the centerline of section line roads. The 30-foot front yard setback denoted on the plat needs to be increased to 35 feet. Also, the centerline of 103rd Street West should be labeled "CL".
- G. 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.)

- H. 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.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.
- N. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

January 8, 1998

STAFF REPORT  
(One-Step Final Plat)

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LOCATION: East side of 103rd Street West, South of 95th Street  
South

SITE SIZE: 19.45 acres

NUMBER OF LOTS

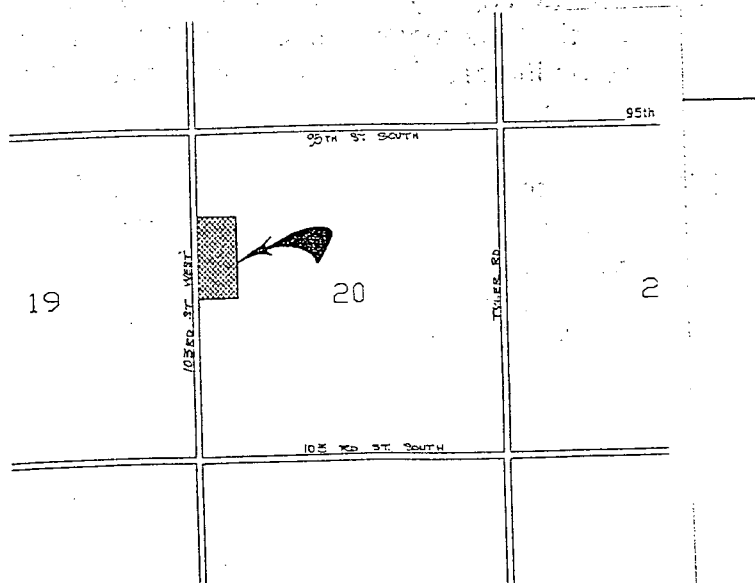
Residential:	3
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SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2.

January 22, 1998

**STAFF REPORT**  
(One-Step Final Plat, Deferred 01/08/98)

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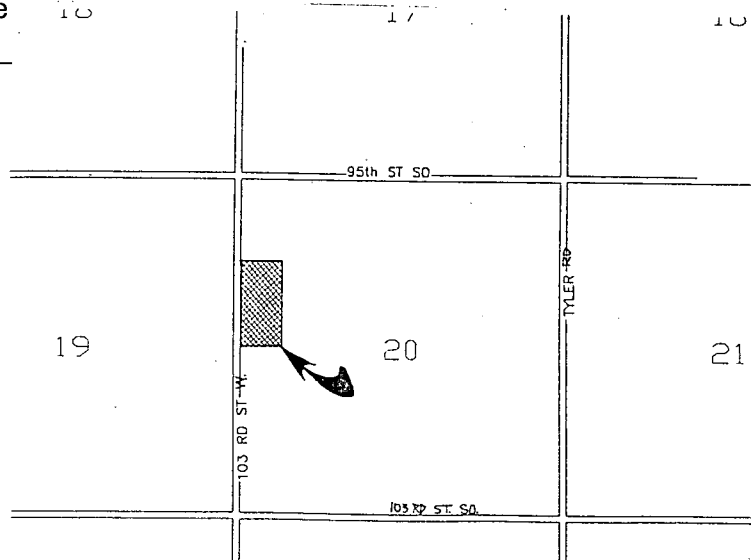
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STAFF COMMENTS:

- A. 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. **County Health is awaiting soil test results and requests submission of topographical map.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 2.**

**February 5, 1998**

**STAFF REPORT**

(One-Step Final Plat, Deferred 01/22/98 and 01/08/98)

**CASE NUMBER:** S/D 97-89 - HEARTLAND ACRES ADDITION

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**SITE SIZE:** 19.45 acres

**NUMBER OF LOTS**

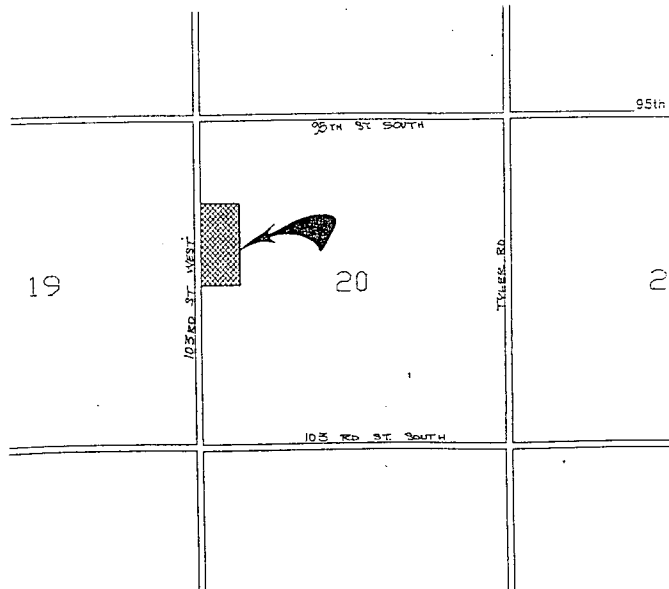
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**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 10.**

**February 19, 1998**

**STAFF REPORT**

(One-Step Final Plat, Deferred 01/22/98 and 01/08/98)

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**OWNER/APPLICANT:** Brad G. Bowman and Teresa A. Bowman  
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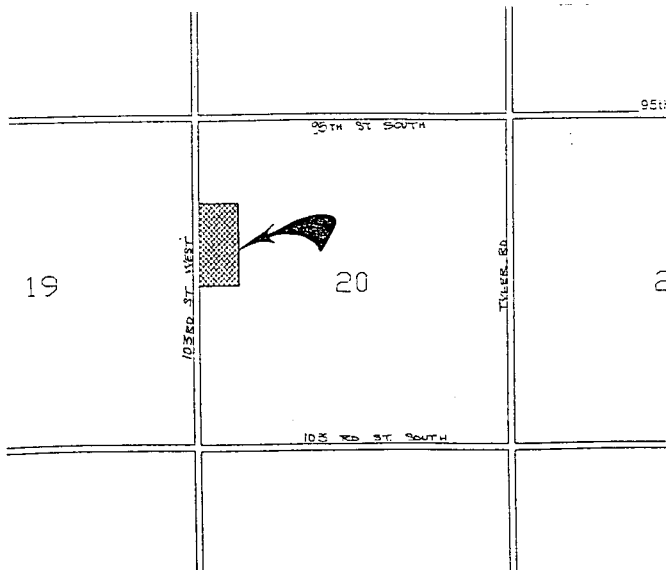
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**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 4.**

**March 5, 1998**

**STAFF REPORT**

(One-Step Final Plat, Deferred 02/19/98,  
02/05/98, 01/22/98, 01/08/98 and 12/11/97)

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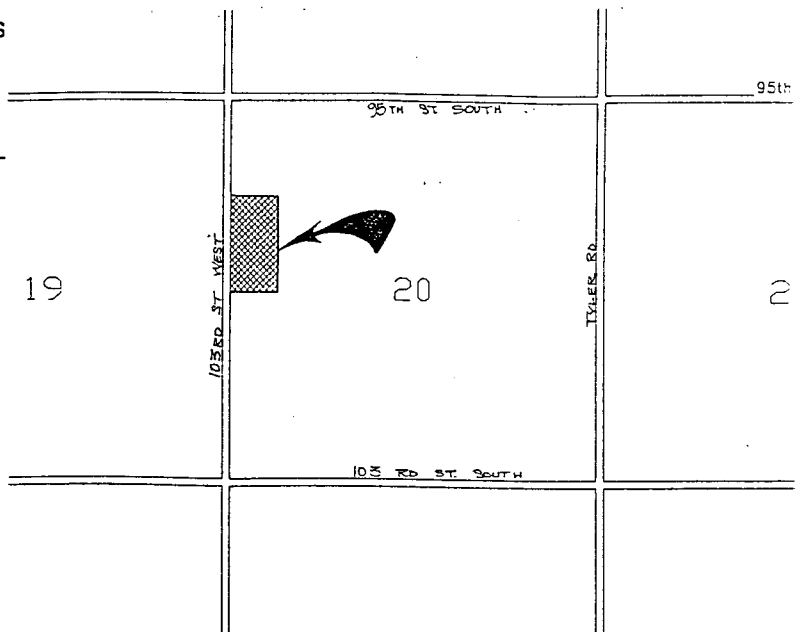
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