

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 13**

**September 17, 1998**

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

**CASE NUMBER:** S/D 98-89 - EICKORN'S ADDITION TO BENTLEY FARMS

**OWNER/APPLICANT:** Bentley Farms, LLC, Attn: James F. Roach, 5733 N. St. Clair, Wichita, KS 67204; William A. Eichkorn, 9821 N. Golf Green Court, Hutchinson, KS 67501; Paul Eichkorn, P.O. Box 271, Valley Center, KS 67147

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

**LOCATION:** East side of 135th St. West, North of 104th St. North

**SITE SIZE:** 2.02 acres

**NUMBER OF LOTS**

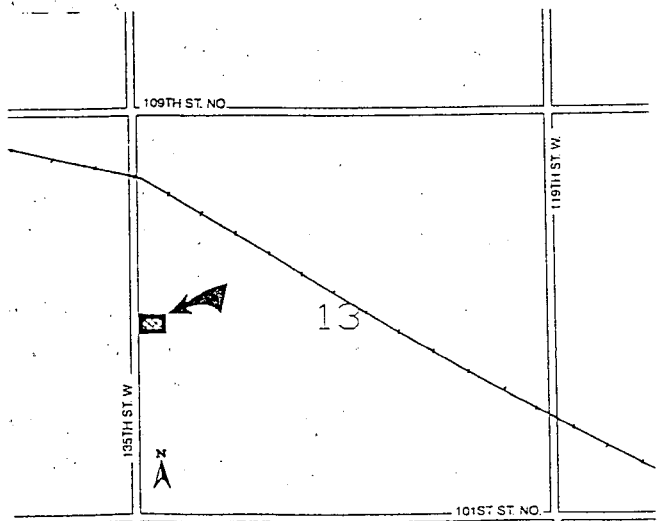
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 2.02 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**EICKORN'S ADD.**

- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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.
- M. 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.

Initial parcel      **LOT 1**

Point	Bearing	Distance
3		
64	S0x00'00"W	254.021
62	S89x56'54"E	396.032
60	N0x00'07"W	253.630
3	N89x53'30"W	396.023

Area: 2.3077 acres  
Lot misclose: no misclose

*"Eichkorn's Addition  
to Bentley Farms"*

*CLOSURE  
COMPUTATIONS*

Initial parcel LOT 1 + R/W

Point	Bearing	Distance
30		
61	S0x01'23"W	253.974
62	S89x56'27"E	346.030
60	N0x00'07"W	253.630
30	N89x53'02"W	345.920

Area: 2.0158 acres

Lot misclose: no misclose

