

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

November 21, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-80 - LUNDRY ADDITION

OWNER/APPLICANT: Ronald D. and Audra J. Lundry, P. O. Box 482, MT. HOPE, KS 67108

AGENT: Certified Engineering Design, 235 N. Ohio, WICHITA, KS 67214

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 235 N. Ohio, WICHITA, KS 67214

CITY: City of Mt. Hope, c/o Glenda Dick, City Clerk, Mt. Hope City Hall, 112 W. Main, Box 56, Mt. Hope, KS 67108

LOCATION: North of 101st Street North and east of 295th Street West

SITE SIZE: 2.4 Acres

NUMBER OF LOTS

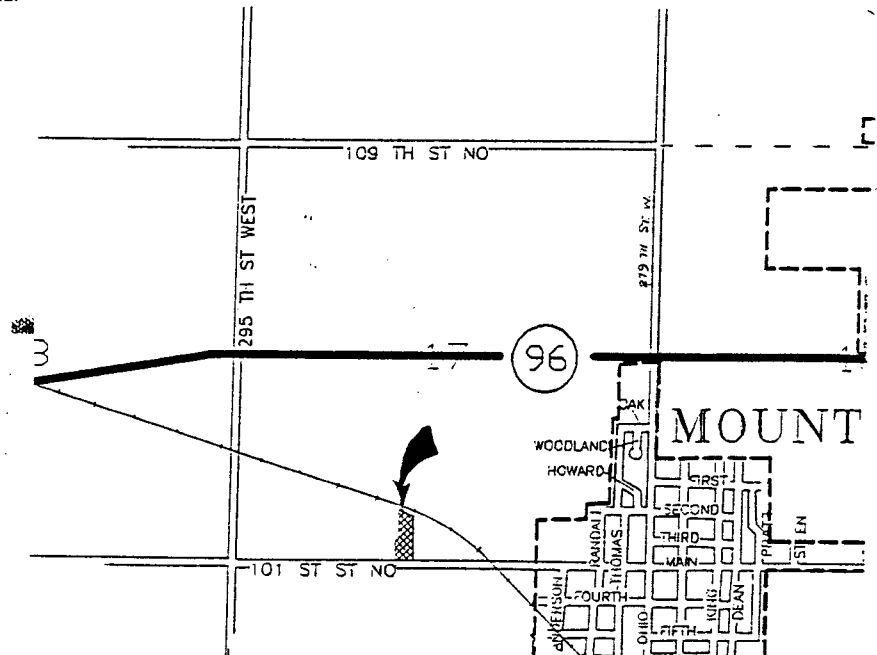
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 2.4 Acres

CURRENT ZONING: "R-1"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat is located in the northwest portion of the County, just west of Mt. Hope, Being less than 5 acres in size, approval of on-site sanitary sewer will need to be for a septic system.

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. Based upon the size of this property, approval for a septic system will be required.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. On the final plat tracing, a 30-foot building setback shall be indicated to 101st Street North.
- D. On the final plat both the face of the plat and the platator's text shall note the dedication of access control to 101st Street North except for one (1) opening.
- E. On the final plat tracing, the MAPC chairman signature block shall be amended to indicate John C. Frye.
- F. Prior to this plat being released for County Commission review, the applicant shall submit a plat binder. This plat will be subject to review of this plat binder and any relevant conditions found by such a review. The applicant is advised that ownership of the entire site, included in this plat needs to be established before the plat can be released and recorded.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 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 utility easements to be platted on this property.
- M. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.