



TRANSMITTAL

Date: 1-18-95

No. of Pages: 2 (incl. cover)

To: VICKI HUANG, P.E.

Project: GANN FIRST ADD.

CITY ENGINEER'S OFFICE

Project No.: 94-85

REVISED

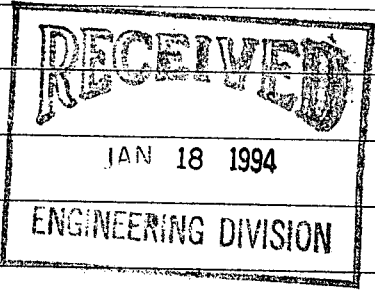
Subject: DRAINAGE PLAN

Comments:

PLEASE REVIEW THIS AND CALL ME IF
YOU HAVE ANY QUESTIONS

THANKS.

BARBAR KHAN.



**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

January 19, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-88 GANN FIRST ADDITION

OWNER/APPLICANT: Gayford Lynn Gann, 130 1/2 West 31st Street South, Wichita, KS 67217

SURVEYOR/ENGINEER: Municipal Engineers, Inc., c/o Babar M. Khan, L.S., 254 Laura - Suite 201, Wichita, KS 67211

LOCATION: North of 31st Street South and west of Broadway

SITE SIZE: 0.25 Acres

NUMBER OF LOTS

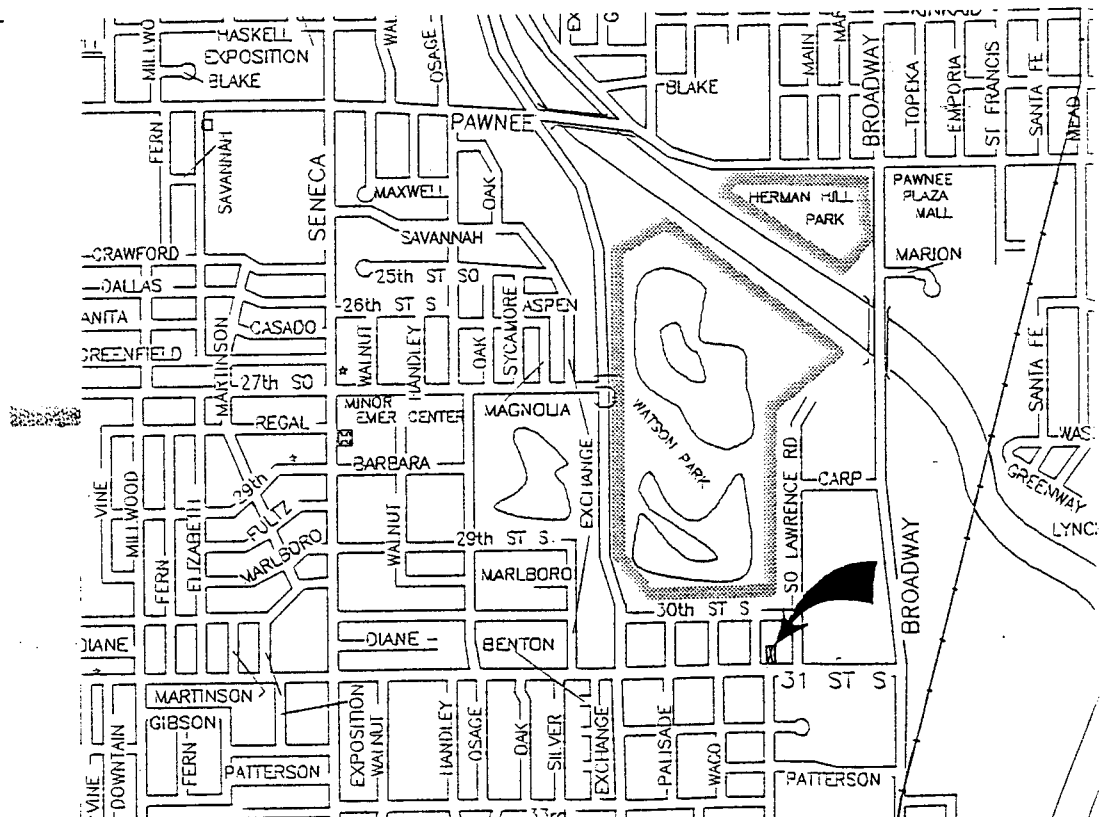
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: "AA" and "B"

PROPOSED ZONING: "LC" (Z-3137)

VICINITY MAP:



NOTE: A zone change (Z-3137) to "LC" zoning has been approved for this site subject to platting. Existing structures are already located on this site, with a home being located totally within the area typically platted as the front yard (35-foot) setback under "LC" zoning.

STAFF COMMENTS:

- A. This site appears to already be served by sanitary sewer and water. Engineering needs to indicate if there are any additional requirements.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the dedication of access control to 31st Street South shall also be noted in the platting text.
- E. The final plat tracing shall indicate the 35-foot setback across the entirety of the site's frontage to 31st Street South. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- F. As indicated by the platting binder, property taxes are due on this site. This plat will not be released for recording until proof is provided that all applicable property taxes have been paid.
- G. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr., as chairman.
- H. 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.
- I. 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.
- 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.
- L. The representative from City 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.