

S/D No.: 86-67 Name: DAVID MATTHEW GRANT ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 8/14/86

DESCRIPTION

General Location: On the northwest corner of Second Street and Martinson.
Owner: Kelly C. and Cathy D. Grant, 1406 West Second Street,
Wichita, KS 67203
Surveyor/Engineer: Terra Tech Land Surveying, Inc., 245 West Dewey,
Wichita, KS 67202

1. Gross Acreage of Plat: 0.4 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1
 - Total: 1
 3. Minimum Lot Area: 15,625 Sq. Ft.
 4. Existing Zoning: "A"
 5. Proposed Zoning: "BB" (Z-2771)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2771), requesting "A" to "BB", has been approved subject to replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat tracing shall indicate the platting of the following building setbacks:
 1. 20 feet from 2nd Street.
 2. 15 feet from Martinson Avenue.
- D. The final plat tracing shall indicate the dedication of 2½ feet of additional alley right-of-way for the east/west alley adjacent to the north line of this plat. A contingent dedication shall be made where the existing garage and planter are located in the needed alley right-of-way.
- E. The final plat tracing shall reference, in the platlor's text, that the alley is dedicated to and for the use of the public and that the contingent alley dedication is dedicated to the public contingent upon the removal of that portion of the existing structures which are constructed within the area of the contingent dedication.
- F. The final plat tracing shall label the centerlines of the adjacent perimeter streets.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

This plat has been submitted in final form only.