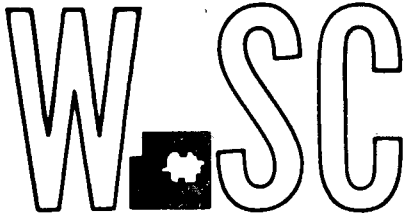
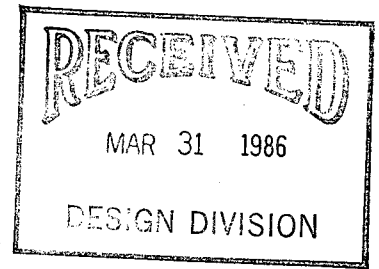


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



March 28, 1986

Terra Tech Land Surveying, Inc.
245 West Dewey
Wichita, KS 67202

Re: S/D 86-29 - Final Plat of Homer Morgan Second Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 27, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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. Approval of this final plat is subject to the applicant obtaining a minor street privilege from the Street Services Division of Operations & Maintenance for the off-street parking and business sign which are located within the street right-of-way being dedicated for Broadway and MacArthur Road. This minor street privilege shall be applied for prior to this plat being submitted for scheduling before the City Commission.
- D. In addition to the half-street rights-of-way shown as being dedicated for Broadway (50 feet) and MacArthur Road (40 feet), Article 7-20(H) of the Subdivision Regulations provides for the dedication of an additional 25 feet of half-street right-of-way back from the intersection of arterial streets. This additional right-of-way is required within 250 feet from the intersection of the centerlines of the arterial streets and tapers back to the normal half-street right-of-way at a point 350 feet from the centerline of the arterial street intersection. Since the Broadway/Hydraulic intersection is improved and no plans presently exist to further upgrade the intersection, the final plat tracing shall indicate the contingent dedication of the additional major street intersection right-of-way. The contingency shall be based on a future street widening project.

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- E. The final plat tracing shall reference, in the plat's text, the contingent dedication of the 25 feet of additional street right-of-way needed for the major street intersection. The following wording is suggested, "the contingent street dedication is dedicated to the public contingent upon the need for the right-of-way for a future street widening project."
- F. A drainage plan shall be submitted to City Engineering for review and approval prior to submitting this plat for scheduling before the Board of City Commissioners.
- 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.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 3, 1986, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Homer Morgan, 2110 Industrial, Wichita, KS 67216
✓ Mike Lindebak, City Engineer