

S/D No.: 86-29 Name: HOMER MORGAN SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 3/27/86

DESCRIPTION

General Location: Southeast corner of Broadway and MacArthur Road.
Owner: Homer Morgan, 2110 Industrial, Wichita, KS 67216
Surveyor/Engineer: Terra Tech Land Surveying, Inc.

1. Gross Acreage of Plat: 0.8 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 35,000 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
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STAFF COMMENTS:

- 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 obtained 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 7-201(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.
- E. The final plat tracing shall reference, in the platlor's text, the contingent dedication of the 25 feet of additional street right-of-way needed for the major street intersection. The following word 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. 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?

NOTE: This plat was submitted in final form only.