Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

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"

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 plattor'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.