

ORDINANCE NO. 061233

Approving the preliminary plat of Manchester Plat on a 1.58 acre tract of land generally located on the west side of Manchester Trafficway about one-half mile south of 23rd Trafficway. (SD 1268)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Manchester Plat on a 1.58 acre tract of land generally located on the west side of Manchester Trafficway about one-half mile south of 23rd Trafficway, and more specifically described as follows:

Part of the southwest quarter of the southwest quarter of section 7, township 49, range 32, in Kansas City, Jackson county, Missouri, described as follows: beginning on the east line of Kansas City southern railroad at a point on a line 626.08 feet north of the south line of said section 7; thence south $86^{\circ}59'39''$ east parallel to said south line 191.58 feet to the westerly right-of-way line of Manchester avenue; thence southwesterly along a curve to the right having an initial tangent bearing of south $32^{\circ}08'50''$ west, a radius of 2265.84 feet and an arc distance of 123.54 feet; thence south $33^{\circ}48'33''$ west along said right-of-way line 116.42 feet; thence southwesterly along said right-of-way line along a curve to the left having a radius of 1932.96 feet for an arc distance of 413.85 feet to a point on the south line of said section 7; thence north $86^{\circ}59'39''$ west along said south line 56.11 feet to the east line of said railroad; thence north $19^{\circ}15'22''$ east along said east line 652.13 feet to the point of beginning, containing 1.58 acres, more or less.

is hereby approved, subject to the following conditions:

1. That the developer cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Subdivision Regulations.
2. That the developer extend water mains as required by the Water Services Department.
3. That the developer obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
4. That the developer submit a detailed micro storm drainage study, consisting at a minimum of a letter from a Missouri licensed civil engineer stating that the proposed improvements will not alter or increase historical runoff conditions for the site, to Development Services prior to approval

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of the final plat, and that the developer construct any improvements as required by Development Services.

5. That the dedication of additional right of way of 20 feet for Manchester Trafficway per Section 66-122 of the Subdivision Regulations be waived.
6. That the developer submit plans for grading, siltation, and erosion control to Development Services for approval and permitting prior to beginning any construction activities.
7. That the developer secure a land disturbance permit from Development Services prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area exceeds one acre.
8. That the developer shall subordinate to the City all private interest in the area of any right-of-way dedication as required by Development Services, and that the developer shall be responsible for all costs associated with subordination activities.
9. That the developer show the limits of the 100-year floodplain on the final plat and the lowest opening or elevation or Minimum Low Opening (MLO) of any structure on each lot that abuts a 100-year floodplain area.

A copy of the preliminary plat is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed preliminary plat hereinabove, all public notices and hearings required by the Subdivision Regulations have been given and had.

I hereby certify that as required by Chapter 66, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

M. Margaret Sheahan Moran
Assistant City Attorney