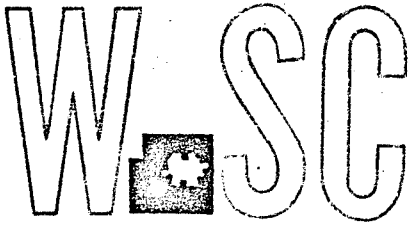


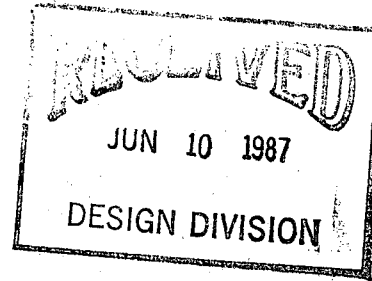
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 4, 1987



Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Preliminary Plat S/D 87-45 - HAWORTH SECOND ADDITION

Dear Gentlemen:

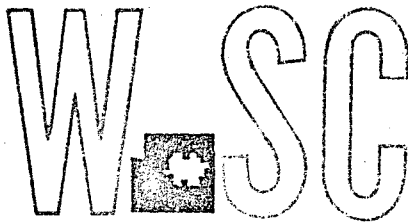
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1987; the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the closure of the vacated alley return. Should the applicant's development plan for this property involve a private driveway at the location of a vacated alley return, the applicant is advised that the vacated alley return will need to be reconstructed to a private driveway standard. Upon reconstruction to a private driveway, the vacated alley approach will be considered closed and the guarantee will be released.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. As provided on Haworth Addition to the south of this plat, a 20-foot building setback shall be indicated from Washington Avenue.
- D. Since alley right-of-way is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- E. This plat proposes to vacate the entire right-of-way for the east/west alley adjacent to the south line of this plat. The applicant's agent is advised that if the entire right-of-way is to be vacated by virtue of this plat, the perimeter of the plat will need to be expanded to encompass all of the vacated alley right-of-way and the platting binder, to be submitted, will need to certify that all of the vacated right-of-way will revert to the ownership of the plattor. If the perimeter of the plat remains as depicted on the preliminary plat, and is not expanded 10 feet to the south, a separate vacation case will need to be filed to vacate the south half of the east/west alley. The applicant's agent has advised that the plattor owns the property to the south of the subject alley.

STAFF COMMENTS:

- A. The applicant shall guarantee the closure of the vacated alley return. Should the applicant's development plan for this property involve a private driveway at the location of a vacated alley return, the applicant is advised that the vacated alley return will need to be reconstructed to a private driveway standard. Upon reconstruction to a private driveway, the vacated alley approach will be considered closed and the guarantee will be released.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. This plat proposes to vacate the entire right-of-way for the east/west alley adjacent to the south line of this plat. The applicant's agent is advised that since the entire right-of-way is to be vacated by virtue of this plat, the platting binder will need to certify that all of the vacated right-of-way will revert to the ownership of the platlor. The applicant's agent has advised that the platlor owns the property to the south of the subject alley.
- D. On the final plat tracing, the face of the plat shall indicate the dedication of 2½ feet of additional alley right-of-way for the north/south alley adjacent to the east line of the plat. This additional right-of-way was shown on the approved preliminary plat. This alley dedication shall be referenced in the platlor's text.
- E. On the final plat tracing, the centerline of the adjacent north/south alley shall be labeled. The amount of existing right-of-way shall be dimensioned along with the amount of additional right-of-way being dedicated by this plat.
- F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

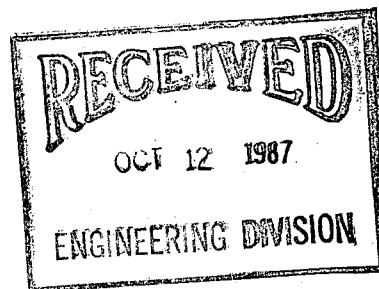
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 9, 1987



Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-45 - HAWORTH SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 8, 1987, 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 the closure of the vacated alley return. Should the applicant's development plan for this property involve a private driveway at the location of a vacated alley return, the applicant is advised that the vacated alley return will need to be reconstructed to a private driveway standard. Upon reconstruction to a private driveway, the vacated alley approach will be considered closed and the guarantee will be released.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. This plat proposes to vacate the entire right-of-way for the east/west alley adjacent to the south line of this plat. The applicant's agent is advised that since the entire right-of-way is to be vacated by virtue of this plat, the platting binder will need to certify that all of the vacated right-of-way will revert to the ownership of the platator. The applicant's agent has advised that the platator owns the property to the south of the subject alley.
- D. On the final plat tracing, the face of the plat shall indicate the dedication of 2½ feet of additional alley right-of-way for the north/south alley adjacent to the east line of the plat. This additional right-of-way was shown on the approved preliminary plat. This alley dedication shall be referenced in the platator's text.

WICHITA — SEDGWICK COUNTY

Final Plat S/D 87-45 - HAWORTH SECOND ADDITION

Page 2

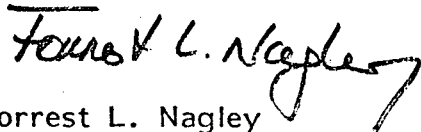
- E. On the final plat tracing, the centerline of the adjacent north/south alley shall be labeled. The amount of existing right-of-way shall be dimensioned along with the amount of additional right-of-way being dedicated by this plat.
- F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.

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, October 15, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Mercury Electric, Inc., 1004 E. Murdock, Wichita, KS 67214
✓ Mike Lindebak, City Engineer