

S/D No.: 87-45 Name: HAWORTH SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/4/87

DESCRIPTION

General Location: East of Washington Avenue, in an area north of Murdock Avenue.

Owner: Mercury Electric, Inc., 1004 E. Murdock, Wichita, KS 67214

Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 0.47
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 21,859 Sq. Ft.
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
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STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. 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.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As provided on Haworth Addition to the south of this plat, a 20-foot building setback shall be indicated from Washington Avenue.
- E. 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.
- F. 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 plator. 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 plator owns the property to the south of the subject alley.
- G. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- H. 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.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.