

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

OCTOBER 8, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 6/4/87)

CASE NUMBER: S/D 87-45 - HAWORTH SECOND ADDITION

OWNER/APPLICANT: Mercury Electric, Inc.

SURVEYOR/ENGINEER: Moehring & Associates

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

SITE SIZE: 0.47 Acre

NUMBER OF LOTS:

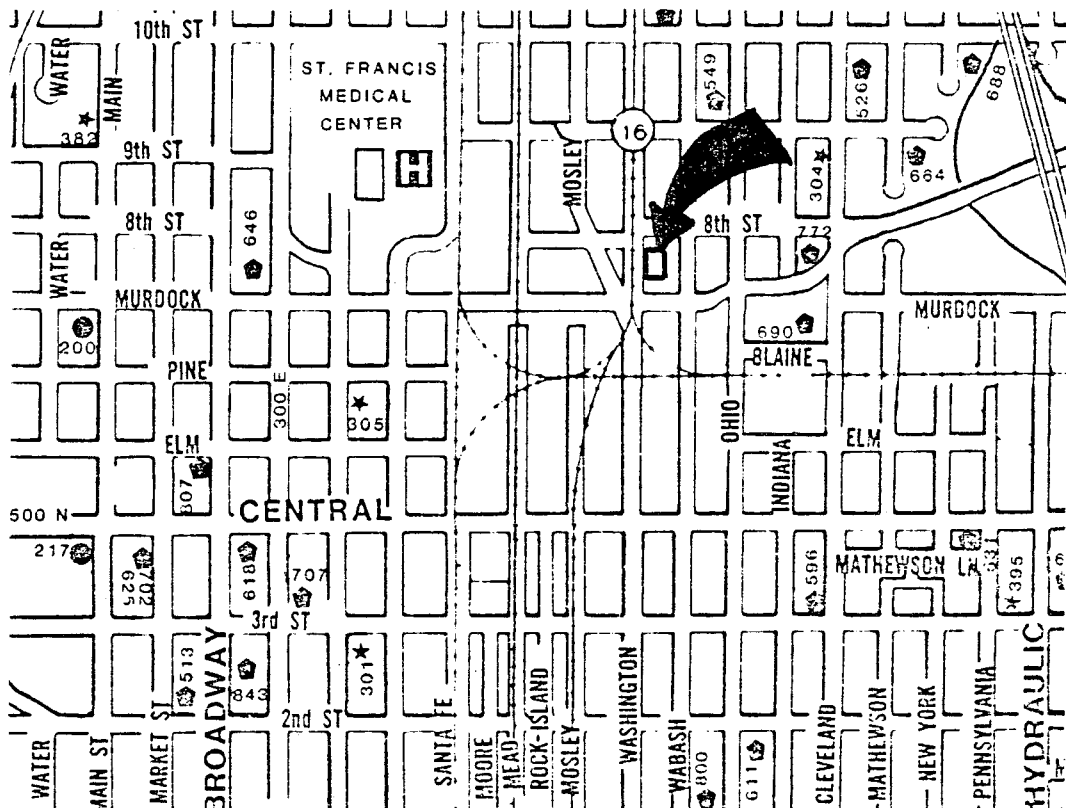
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 21,859 Sq. Ft.

CURRENT ZONING: "E"

PROPOSED ZONING: "E"

VICINITY MAP:



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 plattor. The applicant's agent has advised that the plattor 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 $2\frac{1}{2}$ 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 plattor'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.