

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

April 25, 1991

STAFF REPORT
(Final Plat Approved 4/18/91,
Preliminary Plat Approved 3/21/91)

CASE NUMBER: S/D 90-68 - THE MOORINGS 6TH ADDITION

OWNER/APPLICANT: Bill Bachman, 1901 W. 13th St., Wichita, KS 67203

SURVEYOR/ENGINEER: Poe & Associates of Kansas, Inc., 434 North Oliver, Suite 110, Wichita, KS 67208

LOCATION: North of 42nd St. North and west of Meridian

SITE SIZE: 12.46 Acres

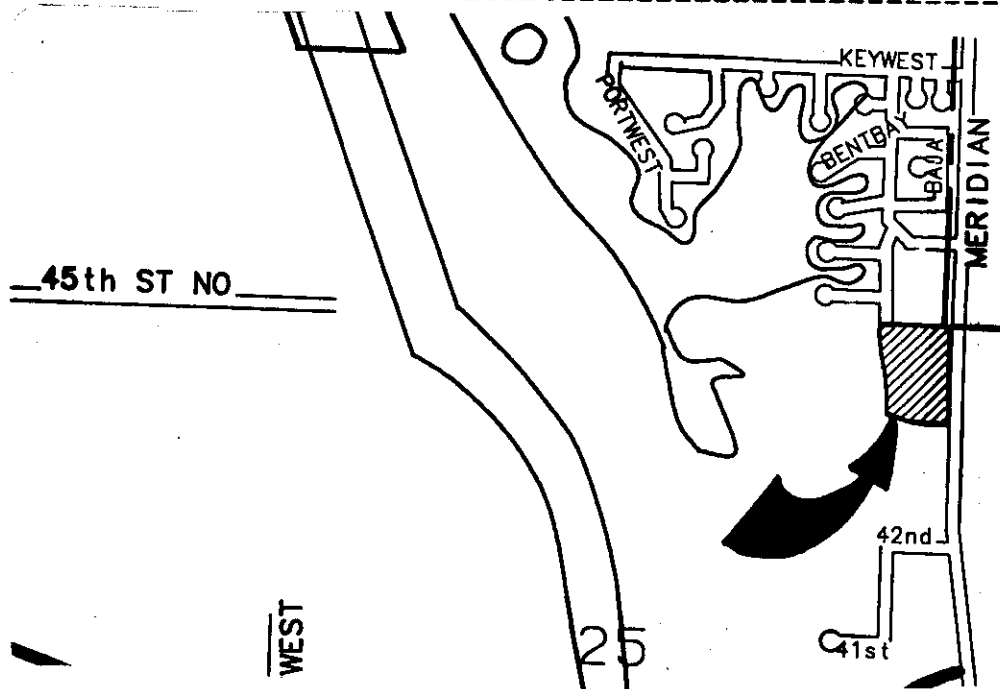
NUMBER OF LOTS

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

MINIMUM LOT AREA: 11.79 Acres

CURRENT ZONING: "LC" Light Commercial and "AA" One Family Dwelling (DP-78)

VICINITY MAP:



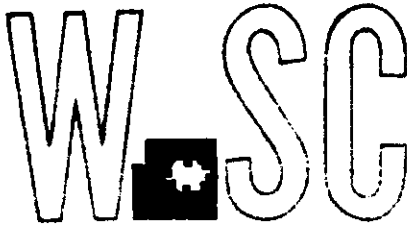
STAFF COMMENTS:

- A. The applicant is advised that the required adjustment to the Mooring's C.U.P., DP-78 will need to be approved prior to this plat being submitted to the City Council. This plat will be subject to any conditions of the C.U.P. adjustment.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. Since an off-site easement is required for this extension, it shall be established by separate instrument, this easement shall be approved by City Engineering and submitted to Planning for recording with the plat.
- C. As indicated by the drainage concept, an off-site drainage easement shall be provided, for recording, by separate instrument. This easement shall be submitted to City Engineering for approval and to Planning for recording.
- D. The applicant shall submit a petition for the paving of Cobblestone and Bay Shore Drive adjacent to this site. As a collector street, the paving guarantee for Cobblestone should also provide, as required by the sidewalk ordinance, for sidewalks on both sides of this street. This guarantee will be held until development of other portions of this site warrant construction of these streets. At the time of preliminary plat review, the Subdivision Committee recommended that sidewalk only be required on one side of this collector street. The final decision to waive sidewalk on both sides must be made by the City Council as specified in the Subdivision Regulations and the City Sidewalk Ordinance.
- E. The applicant shall guarantee a north bound left turn lane in Meridian.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Upon the recording of this plat, Cobblestone shall become a designated residential collector street.
- H. The applicant shall submit a copy of the instrument which establishes the Cities Service Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement and that use of a part of this pipeline easement as a general utility easement is acceptable.
- I. An ingress and egress easement recorded on Film 263, Page 1490 was shown on the preliminary plat. If this easement is private, the final plat will either have to indicate this easement was previously shown or the applicant will need to submit appropriate

documentation that the easement has been released, if this easement is still listed in the platting binder.

- J. As requested by K.G. & E., the final plat tracing shall indicate along the north line of the plat a utility easement of at least 18-feet in width.
- K. As requested by the Water Department the Building setback along the south line of the plat shall be platted to correspond to the north line of the 20-foot water line easement in the same location.
- L. As requested by the Fire Department, to avoid conflict with an existing private street name, the final plat was not to use the street name of "Bay Shore Drive" for the east-west segment of street along the south line of the plat. It is suggested that the street name of Bachman Drive be used for this street.
- M. On the final plat tracing, the MAPC signature block shall be amended by deleting "Acting" from the Chairman's signature.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 26, 1991

Kenny Hill
Poe & Associates of Kansas, Inc.
434 North Oliver, Suite 110
Wichita, KS 67208

Re: S/D 90-68 (Preliminary Plat) the Moorings 6th Addition

Dear Kenny:

At the regular meeting of the Metropolitan Area Planning Commission on April 25, 1991, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 19, 1991.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

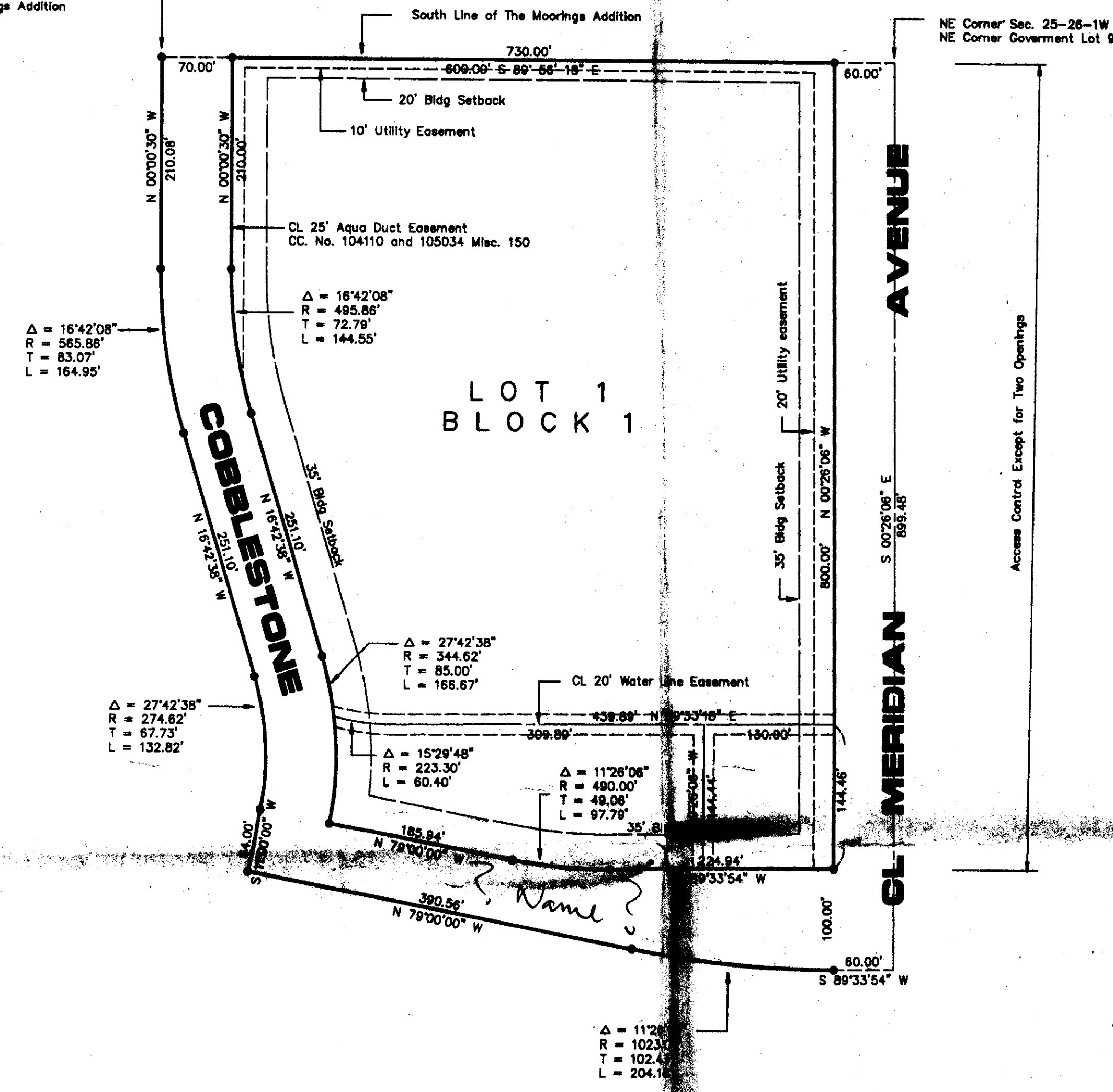
Kandace A. Jones
Associate Planner

KJ:sm

cc: Bill Bachman, 1901 W. 13th St., Wichita, KS 67203
Mike Lindebak, City Engineer

FILE COPY

Southeast Corner Reserve B
The Moorings Addition

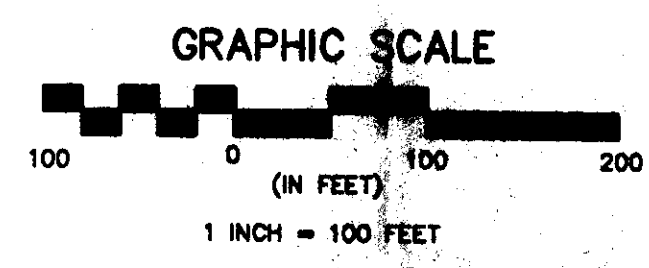


OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/18/91 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4/14/91

THE MOORINGS 6TH ADDITION

To Wichita, Sedgwick County, Kansas



STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and plotting "THE MOORINGS 6TH ADDITION" to Wichita, Kansas, being described as follows:
Beginning at the Northeast corner of Government Lot 9 in Section 25, Township 26 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas; thence S 0° 26' 06" E on the east line of said Government Lot 9, 899.48 feet; thence S 89° 33' 54" W, 80.00 feet; thence on a circular curve to the right having a central angle of 11° 26' 06" and a radius of 1023.04 feet for an arc distance of 204.18 feet; thence N 79° 00' 00" W on a line tangent to the last described curve, 390.56 feet; thence N 11° 00' 00" E, 64.00 feet; thence on a circular curve to the left having a central angle of 27° 42' 38" and a radius of 274.62 feet for an arc distance of 132.82 feet; thence N 16° 42' 38" W on a line tangent to the last described curve, 251.10 feet; thence on a circular curve to the right having a central angle of 16° 42' 08" and a radius of 565.86 feet for an arc distance of 184.95 feet; thence N 00° 00' 30" W on a line tangent to the last described curve for a distance of 210.08 feet to the southeast corner of Reserve B in The Moorings Addition; thence S 89° 56' 18" E, 730.00 feet to the point of beginning, containing 13.62 acres more or less.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this _____ day of _____, 1991.

Kenny E. Hill, L.S.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into a lot, a block and streets. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. All abutters' rights of access to or from Meridian Avenue over and across the East line of Lot 1, Block 1 except for two openings are hereby granted to the appropriate governing body. Easements and other public reservations are hereby vacated to conform to those shown on this plat by virtue of K.S.A. 12-512(b) amended.

MIBAC, Inc.

C. Bill Bachman, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this _____, day of _____, 1991, by C. Bill Bachman.

Notary Public

My Appointment Expires:

This plat of THE MOORINGS 6TH ADDITION, Sedgwick County, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this _____, day of _____, 1991.

WICHITA SEDGWICK COUNTY METROPOLITAN
AREA PLANNING COMMISSION

George D. Sherman, Acting Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____, day of _____, 1991.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this _____, day of _____, 1991.

Don Wright, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____, A.M.-P.M. on the _____, day of _____, 1991.

Pat Kettler, Register of Deeds

Ed Resa, Chief Deputy