

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-22 Name The Moorings 3rd Addition
Date Application Rec'd. 3-28-83 Preliminary Approval 5-12-83
Scheduled S/D Meeting 6-9-83

DESCRIPTION

General Location 1/2 mile west of Meridian, south of Keywest

Owner MIBAC, Inc., C. Bill Bachman, President
Surveyor/Engineer Poe and Associates of Kansas
Address P.O. Box 11185, Wichita, Ks. Zip Code 67202 Phone 262-1497

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| 1. Gross Acreage of Plat <u>7.1 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>70</u> R/W <u>350</u> ft. |
| Residential <u>29</u> | b. <u>58</u> R/W <u>500</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>29</u> | TOTAL <u>850</u> ft. |
| 3. Minimum Lot Frontage <u>30 ft</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>3,600 sq. ft.</u> | |
| 5. Existing Zoning <u>AA w/C.U.P. (DP-78)</u> | |
| 6. Proposed Zoning <u>AA w/C.U.P. (DP-78)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant shall guarantee extension of sanitary sewer to serve each lot.
- B. The applicant shall guarantee extension of municipal water to serve each lot.
- C. The applicant shall guarantee the paving of Keywest Court and the paving of Keywest including sidewalks on both sides of Keywest.
- D. Since the right-of-way for Keywest Court is proposed to be 58 feet, the applicant shall submit a covenant for recording which requires four off-street parking spaces per dwelling unit abutting this street.
- E. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan and state whether any drainage improvements are required. Any necessary drainage improvements shall be guaranteed by the applicant.
- F. If improvements are guaranteed by petition, a certificate of petitions shall be submitting for recording with this plat.
- G. The applicant shall either form the homeowners' association to own and maintain the reserve prior to recording the plat or shall provide a covenant stating when the association will be formed and when the reserve will be deeded to the association. The covenant or association agreement shall also specify who is to own and maintain the reserve prior to the association taking over these responsibilities.
- H. Closure computations shall be submitted with the final plat tracing.
- I. A statement shall be added to the plattor's text that development of the property shall be in accordance with the associated community unit plan (DP-78 The Mooring Community Unit Plan) on file in the Metropolitan Area Planning Department.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.