

S/D No.: 87-54 Name: THE MOORINGS 4TH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/2/87

DESCRIPTION

General Location: In an area west of Meridian and south of 53rd street north.
Owner: Mibac Inc.
Surveyor/Engineer: Poe and Associates of Kansas

1. Gross Acreage of Plat: 18.6 acres
 2. Number of Lots:
 - Residential: 80
 - Office:
 - Commercial:
 - Industrial:
 - Total: 80
 3. Minimum Lot Area: 5,000 Sq. Ft.
 4. Existing Zoning: A-A with DP-78
 5. Proposed Zoning: AA with DP-78
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STAFF COMMENTS:

- NOTE: This property is subject to the provisions of the Moorings Community Unit Plan (DP-78). This plat represents the platting of C.U.P. Parcel 2, the provisions for which were amended administratively on April 22, 1987. As amended, planned development of the lots in this plat will allow; single-family housing, minimum lot areas of 5,000 square feet, minimum frontages of 50-feet, 20-foot front yard setbacks, and where no easements exist, zero rear yard setbacks.
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - B. The applicant shall guarantee the extension of City water to serve the lots being platted.
 - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - D. The applicant shall guarantee the paving of Keywest between Keywest Court of the Moorings 3rd Addition to Siesta Key (Circle) of this addition. This guarantee shall provide for the construction of sidewalk on both sides of this collector street.
 - E. The applicant shall guarantee the paving of the proposed interior streets.
 - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - G. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
 - H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
 - I. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
 - J. Approval of this plat will require waiving of the minimum 60-foot wide lot frontage and 6,000 square foot lot size requirements of the Subdivision Regulations (Section 7-204(D)(1)).

- K. On the final plat, both of the proposed street names for the two culs-de-sac shall be designated as "Circles" (i.e., Siesta Key Circle and Siesta Cove Circle).
- L. In order to avoid confusion in the future about the reserves being platted, the final plat shall avoid labeling all three reserves as "Reserve A". Separate letters shall be designated for each reserve.
- M. 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.
- N. 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.
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. The representative from the City Engineers office should be prepared to comment on the status of the applicant's drainage concept. Specifically, are lots 50 and 51, Block 1 buildable sites?