

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

Preliminary Approved: 7/2/87  
Scheduled S/D Meeting: 8/13/87

DESCRIPTION

General Location: In an area west of Meridian and south of 53rd Street North.  
Owner: Mibac, Inc., 1901 West 13th, Wichita, KS 67203  
Surveyor/Engineer: Poe and Associates of Kansas, Inc., 434 N. Oliver,  
Suite 110, Wichita, KS 67208

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: "AA" 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. When the preliminary plat was approved, the Subdivision Committee voted to recommend to the Planning Commission that the City Council waive that portion of the sidewalk ordinance which requires sidewalks on both sides of Keywest (collector street). The Subdivision Committee based this recommendation on the fact that very little existing sidewalks were in place between the plat and Meridian.
  - 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. On the final plat tracing, the plattor's text shall be amended to indicate that ownership and maintenance of the reserves shall be the responsibility of either a lot or home owner's association.
  - H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot (or home) 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. On the final plat tracing, the plattor's text shall be amended to include reference to the minimum building pad elevation.

SUBDIVISION REPORT

Final Plat S/D 87-54 - THE MOORINGS 4TH ADDITION

Page 2

- 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 tracing, the street names Sarasota and Sarasota Circle shall not be used. For emergency services, this name is too similar to the existing street name of Saratoga. As indicated at the time of preliminary plat approval, the use of the names "Siesta Key Circle" and "Siesta Cove Circle" are acceptable.
- L. On the final plat tracing, the City Council signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- M. 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.
- N. 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.
- O. 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.
- 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.
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required and is the proposed minimum high point ground elevation acceptable?