

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-20 Name MARINA LAKE FIFTH ADDITION
Date Application Rec'd. 2-15-73 Preliminary Approval _____
Scheduled S/D Meeting 3-1-73

DESCRIPTION

General Location West of Amidon and north of the Arkansas River

Owner Marina Lake Drive, Inc.
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | | | |
|--|------------------------|------------------------------------|-------------------|
| 1. Gross Acreage of Plat | <u>14.26</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>10</u> R/W <u>412.68</u> ft. | |
| Residential | | b. _____ R/W _____ ft. | |
| Commercial | <u>2</u> | c. _____ R/W _____ ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | <u>1</u> | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>3</u> | TOTAL | <u>412.68</u> ft. |
| 3. Minimum Lot Frontage | <u>362.64</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>75,665</u> sq. ft. | streets? <u>yes</u> <u>no</u> | |
| 5. Existing Zoning | <u>B</u> | | |
| 6. Proposed Zoning | <u>LC & BB</u> | | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name | <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name | <u>City of Wichita</u> | | |
| 11. Health Department Approval (where applicable) | | | |
| 12. City of Wichita <u>X</u> : Three-Mile Area | | | |

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the associated cases Z-1476, "B" to "BB" & "LC" and amendment #4 to CUP, DP-23.
- B. Subject plat is a revised version of an original plat, S/D 69-51 - Marina Lake Fifth Addition which was approved in final form by the Subdivision Committee and Planning Commission in 1969.
- C. Conditions of approval of the original final plat which are still applicable are as follows:
- 1) A 24 foot firelane easement and private drive shall be indicated between Lots 1 and 2, and on the south 24 feet of the 35 foot utility easement adjacent to the southerly lines of Lots 2 and 3.
 - 2) The applicant shall install or guarantee the construction of a sidewalk adjacent to the west side of Amidon Avenue; the total estimated construction cost to be determined upon submission of a final plat.
 - 3) A Homes Association Agreement providing for the construction maintenance of non-public common areas, parking areas, community facilities, lake, fence, private drive, etc., shall be submitted to the Planning Department, on Lot 3 if proposed to be developed for multiple family dwellings, approved as to content by said department, and as to form by the Department of Law.
 - 4) At the time of development, the applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.
 - 5) The applicant shall contact the Water Department and make satisfactory arrangements and guarantee for the extension of City water to serve subject property.

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.

Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

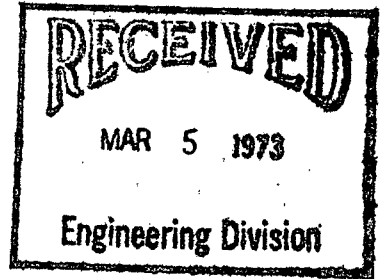
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

Baughman Company
330 Laura
Wichita, Kansas 67211



March 5, 1973

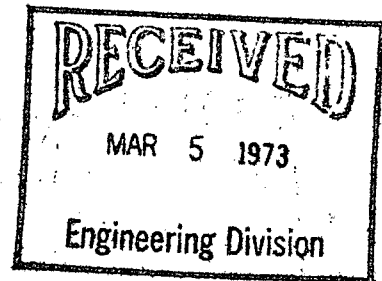
Subject: S/D 73-21 - Preliminary
Plat of MARINA LAKES FIFTH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 1, 1973, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Approval of the plat is subject to the approval of the associated cases Z-1476, "B" to "BB" & "LC" and amendment #4 to CUP, DP-23.
- B. A 24 foot firelane easement and private drive shall be indicated between Lots 1 and 2, and on the south 24 feet of the 35 foot utility easement adjacent to the southerly lines of Lots 2 and 3.
- C. The applicant shall install or guarantee the construction of a sidewalk adjacent to the west side of Amidon Avenue; the total estimated construction cost to be determined upon submission of a final plat.
- D. A Homes Association Agreement providing for the construction maintenance of non-public common areas, parking areas, community facilities, lake, fence, private drive, etc., shall be submitted to the Planning Department, on Lot 3 if proposed to be developed for multiple family dwellings, approved as to content by said department, and as to form by the Department of Law.

Page 2 - Preliminary Plat of MARINA LAKES FIFTH
ADDITION
March 5, 1973



- E. At the time of development, the applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.
- F. The applicant shall contact the Water Department and make satisfactory arrangements and guarantee for the extension of City water to serve Lot 3.
- G. The applicant's surveyor shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to a minimum pad elevation to be indicated on the plat.
- H. The river bank dedication indicated on the original Marina Lakes Fifth Addition as "Reserve A" shall also be indicated on this plat.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

In addition to the above, it should be noted that the Traffic Engineering Division of the Department of Public Works advises that additional right-of-way may be required from subject property for the widening of Amidon Avenue to a six lane standard.

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script that reads "Curtis L. Newby".

Curtis L. Newby
Junior Planner

CLN:rme

Enclosure

cc: Marina Lake Drive, Inc., c/o Jay Samra
6572 East Central, 67206
Dean Sellers, City Engineering

S/D NO. 81-12 Name Marina Lake Fifth Addition
Date Application Rec'd. 2-6-81 Preliminary Approval _____
Scheduled S/D Meeting 2-19-81

DESCRIPTION

General Location In an area south of 21st St. North on the west side of Amidon Avenue

Owner Marina Lake Dev., Inc.
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>15 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60</u> R/W <u>402.68</u> ft. |
| Residential _____ | b. <u>50</u> R/W <u>430</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>832.68</u> ft. |
| 3. Minimum Lot Frontage <u>379.68</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>1.795 acres</u> | |
| 5. Existing Zoning <u>B</u> | |
| 6. Proposed Zoning <u>B and BB</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City</u> | |
| 11. Health Department Approval (where applicable) <u>N.A.</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Currently this property is zoned "B" multiple-family dwelling and is part of the approved Marina Lake C.U.P. However, since the proposed lots do not coincide with the parcels of the C.U.P. and the stated uses to which the lots will be put do not coincide with the approved uses on the C.U.P., final plat approval shall be subject to approval of an amended C.U.P.
- B. The area between the southerly lines of Lots 1 and 3 and the high bank of the river is not labeled on this preliminary plat. If already dedicated for river bank maintenance purposes, it shall be so labeled on the final plat with the book and page number of the recorded document. If not already dedicated, it shall be a requirement of plat approval.
- C. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept and state what drainage improvements, if any, are required.
- D. The applicant shall guarantee extension of sewer and water to serve all lots not already served by these utilities.
- E. Complete access control to Amidon from Lots 1 and 2, except at the one existing curb cut location, shall be labeled on the final plat and granted in the plattor's text.
- F. The access easements indicated on the plat should be granted by separate document with the privileges and responsibilities for use of the easements being specified in the document. When approved by the Planning Department, the document should be recorded so that the recording data can be shown on the final plat tracing.
- G. The applicant and the utility representatives shall be prepared to discuss the appropriateness of combining access and utility easements.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-12 Name Marina Lake Fifth Addition
 Date Application Rec'd. 2-6-81 Preliminary Approval 2-19-81
 Scheduled S/D Meeting 3-19-81

DESCRIPTION

General Location In an area south of 21st St. North on the west side of Amidon Avenue

Owner Marina Lake Dev., Inc.
 Surveyor/Engineer Baughman Company
 Address 330 Laura, 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>15 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60</u> R/W <u>402.68</u> ft. |
| Residential _____ | b. <u>50</u> R/W <u>430</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>832.68</u> ft. |
| 3. Minimum Lot Frontage <u>379.68</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>1.795 acres</u> | |
| 5. Existing Zoning <u>B</u> | |
| 6. Proposed Zoning <u>B and BB</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ City _____ | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ City _____ | |
| 11. Health Department Approval (where applicable) <u>NA</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

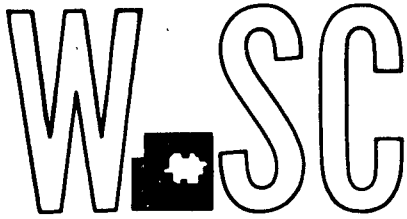
NOTE: The applicant has submitted an amendment to the Community Unit Plan which controls the intensity and types of development on this property (DP-23). An associated zone change request (Z-2332) for "B" to "BB" has also been filed. Both of these associated cases are tentatively scheduled for review by the MAPC on April 9, 1981.

- A. A requirement of preliminary plat approval was the submission of a final drainage plan to the City Engineering prior to or at the time of submitting a final plat. The representative from City Engineering should be prepared to comment on the status of the applicant's final drainage plan. Any drainage improvements required by the platting of this property shall be guaranteed by the applicant.
- B. The applicant shall guarantee extension of sewer and water to serve all lots not already served by these utilities.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, "complete access control" to Amidon shall be indicated on the face of the plat rather than just "access control."
- E. The applicant shall be advised that the development of this property for offices cannot occur until the associated Community Unit Plan amendment and zone case have been approved.
- F. There are a number of overlapping easements on this final plat. The Utility Advisory Committee members shall be prepared to advise if any of these easement locations need to be changed.
- G. At the time of preliminary plat approval, the applicant was advised that the numerous access easements proposed on this plat should be granted by separate instrument in order to

clearly set forth the privileges and responsibilities for use of the easements. With this in mind the applicant shall have the access easement documents prepared and then, submit them to the Planning Department for review and approval. After Planning Department approval, the documents will be returned to the applicant for recording so the appropriate recording data may be indicated on the final plat tracing.

- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



**METROPOLITAN AREA PLANNING
DEPARTMENT**

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

February 20, 1981

**Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211**

Re: S/D 81-12 - Preliminary plat of Marina Lake Fifth Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission February 19, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. Currently this property is zoned "B" multiple-family dwelling and is part of the approved Marina Lake C.U.P. However, since the proposed lots do not coincide with the parcels of the C.U.P. and the stated uses to which the lots will be put do not coincide with the approved uses on the C.U.P., the applicant shall be advised that the C.U.P. should be amended.
- B. The area between the southerly lines of Lots 1 and 3 and the high bank of the river is not labeled on this preliminary plat. If already dedicated for river bank maintenance purposes, it shall be so labeled on the final plat with the book and page number of the recorded document. If not already dedicated, it shall be a requirement of plat approval.
- C. Prior to or at the time of submitting a final plat, a final drainage plan shall be submitted to City Engineering for review and approval.
- D. The applicant shall guarantee extension of sewer and water to serve all lots not already served by these utilities.
- E. Complete access control to Amidon from Lots 1 and 2, except at the one existing curb cut location, shall be labeled on the final plat and granted in the plat or's text.
- F. The access easements indicated on the plat should be granted by separate document with the privileges and responsibilities for use of the easements being specified in the document. When approved by the Planning Department, the document should be recorded so that the recording data can be shown on the final plat tracing.

Baughman Co., P.A.
2-20-81
Page 2

- G. The applicant and the utility representatives shall be prepared to discuss the appropriateness of combining access and utility easements.
- H. 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.
- I. Requirements for a final plat (see pges 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

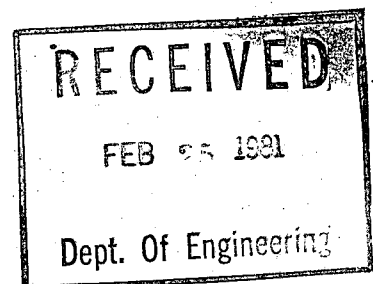
If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Marina Lake Dev., Inc. 1800 W. Highway 54, 67209
G and B. Properties, 519 S. Broadway, 67202
X Mike Lindebak, City Engineering



FLO 112.87
550+55 MH
GROUND 1265

SECTION LINE

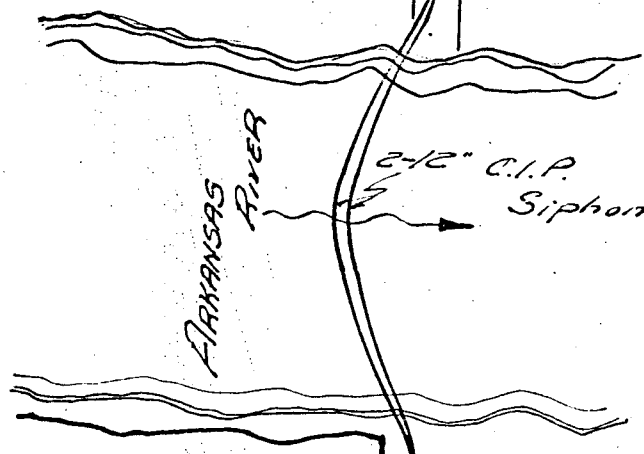
24"

30' P.R.
EASEMENT

K156

FLO 11249 GRD 1243
545+75 MH
11.81 DEEP.

8"



541+543 MH

24\"/>

AVE.

30

537+60 MH

40

LINE

MANNING

24\"/>

COLUMBIA

RICHMOND

BENJAMIN

tween K-42 and Pawnee is requested in order that Runway 11-19R and Taxiways Nos. 4, 5, and 5W may be reconstructed and extended across existing Tyler Road at Wichita Mid-Continent Airport.

The proposed roadway is a two-lane with grading which may be widened to four lanes and a four-lane bridge over the Cowskin Creek. The estimated cost, including bridge and channel improvements, is \$1,134,500. Proposed financing is \$654,740 from the Federal Aviation Administration with the balance of \$479,760 to be financed City-at-large. Funds have been allocated in the 1977 Capital Improvement Program for the project.

An agreement between the City and the Airport Authority makes the City responsible for the administration of the project and commits the City to funding that part of the cost not covered by the federal grant.

The City Manager recommended approval.

The City Engineer reviewed the area and answered questions of the Commission. He stated that the Federal Administration will replace an in-kind road but the design calls for four lanes in place of the present two lanes as being the reason for the large amount to be financed by the City-at-large.

Discussion was had in regard to the Airport Authority paying a portion of the City-at-large funds.

Casado moved that the item be deferred to July 26, 1977, in order to confer with the Airport Authority. Motion carried 5 to 0.

Request to accept easement transferring Marina Lakes Collection System to the City, presented.

The City has been requested to accept the Marina Lakes sanitary sewer collection system for City maintenance. At the time Marina Lakes was developed, it was served by a private lateral and lift station constructed to City specifications and inspected by the City. Marina Lakes built the collection system as a private concern in order to expedite construction.

The City Manager recommended acceptance of the easement subject to:

1. Right of ingress and egress from Amidon Avenue for the maintenance and operation of the lift station.
2. Payment in the amount of \$1,015.20 for the cost of televising and cleaning the line.
3. Correct connections at stations 12+94, 12+36 and 11+80.
4. Repair breaks at stations 9+37 and 7+41.
5. Repair joint at station 4+44.
6. Cut back invert in manholes at stations 5+65 and 8+84.
7. Change electrical service to remove from shopping center and locate near lift station with KG&E disconnect panel and new line from lift station.
8. Change alarm system to be compatible with City's present system.
9. Filing with the Register of Deeds.

The following instrument was presented:

A Sanitary Sewer Easement from Wichita Associates, a Limited Partnership, signed by Robert J. Graham, Executive Vice President, dated May 16, 1977, for a strip of land 20 feet in width over a portion of Lot 1, Marina Lakes Fourth Addition, Wichita, Kansas, and Lot 1, Marina Lakes Sixth Addition, Wichita, Kansas.

Recommendation

Dick Linn

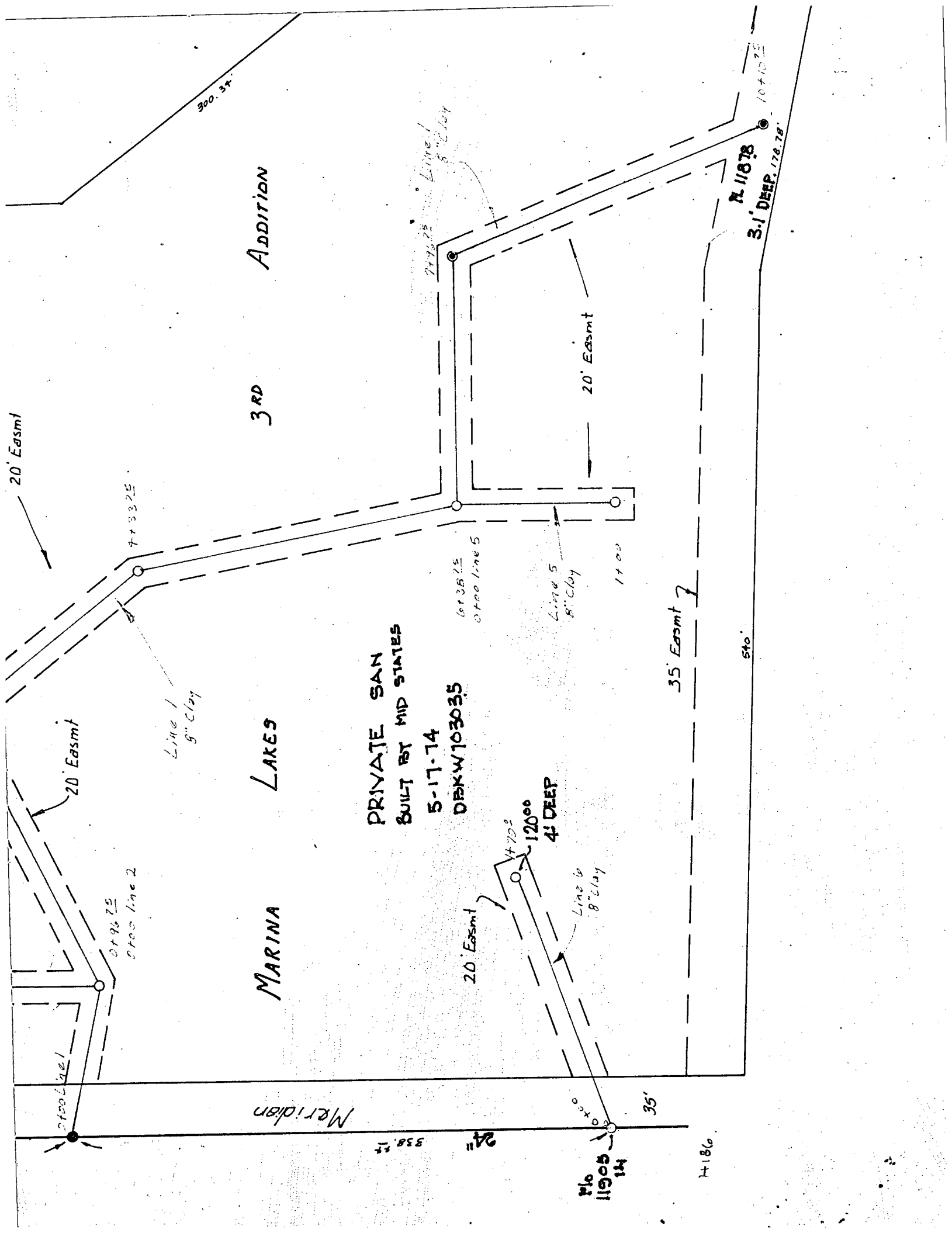
Discussion

Motion to defer--
--carried

REQUEST TO ACCEPT
EASEMENT TRANSFER-
RING MARINA LAKES
COLLECTION SYSTEM
TO THE CITY

Recommendation

Easement



3RD
ADDITION

MARINA
LAKES

PRIVATE SAN
BUILT BY MID STATES
5-17-74
DBKW103035

Meridian

20' Easmt

20' Easmt

7+33.25

Line 1
8" Clay

0+96.75
Sta on line 2

7+96.75

Line 1
8" Clay

16+38.25
Sta on line 5

Line 5
8" Clay

1100

35' Easmt

510'

N 11678
3-1' DEEP. 172.78'

10+10.75

0+00.00

358.44

24'

N 11905
14'

35'

H 186

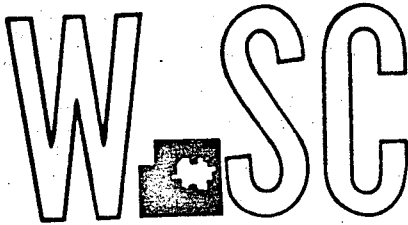
12000
4' DEEP

Line 6
8" Clay

20' Easmt

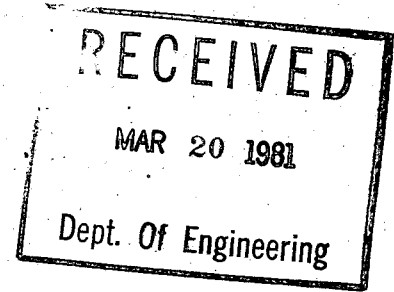
7+70.2

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



March 20, 1981

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 81-12 - Final plat of Marina Lake Fifth Addition

Gentlemen:

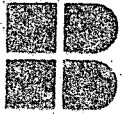
On March 19, 1981, the Subdivision Committee of the Metropolitan Area Planning Commission considered the final plat of Marina Lake 5th Addition. The action of the Committee was to defer consideration of this final plat for 2 weeks in order to allow sufficient time for the preparation of a final drainage plan. This required drainage plan should be submitted to City Engineering at the earliest possible date in order to allow adequate review time prior to the April 2, 1981 Subdivision Committee meeting.

Should you have any questions regarding this matter, please call me at 268-4421.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

cc: Marina Lake Dev., Inc., 11800 W. Highway 54, 67209
G and B Properties, 519 S. Broadway, 67202
Alan McHenry, 1318 Stackman Drive, 67203
X Mike Lindebak, City Engineering



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION
MEMO

PROJECT Marina Lakes 5th Addition

DATE March 30, 1981

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM Brent Wooten

REFERENCE Drainage Plan

THE FINAL PLAT OF MARINA LAKES 5TH IS SCHEDULED FOR SUBDIVISION FOR 4-2-81.

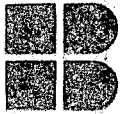
THE FOLLOWING REFERENCED AREAS WILL BE DRAINED AS FOLLOWS. RUNOFF COEFFICIENTS FOR ALL AREAS WILL BE 0.65. THIS APPLIES TO APARTMENTS AND OFFICE COMPLEXES AS PLANNED FOR THESE AREAS. RAINFALL INTENSITY IS FIGURED AT $t_c = 15$ MIN. FOR THE 5 & 100 YEAR FREQUENCY STORMS.

AREA 1 WILL DRAIN AS IT PRESENTLY DRAINS INTO THE EXISTING LAKE WITH NO DEVELOPMENT PLANNED.

AREA 2 DA = 2.15 AC.

$$Q_b = (0.65)(5.21)(2.15) = 7.3 \text{ cfs.}$$

THIS AREA WILL DRAIN TO THE EXISTING LAKE EITHER BY MEANS OF A SWS INLET AND PIPE OR BY AN APPROVED OPEN CHANNEL OR FLUME STRUCTURE.



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION MEMO

PROJECT _____

DATE _____

JOB NO. _____

COPIES TO: _____

TO _____

FROM _____

REFERENCE _____

AREA 3 - DA = 3.22 AC.

$$Q_5 = (0.65)(5.21)(3.22) = 10.9 \text{ cfs}$$

$$Q_{100} = (0.65)(8.98)(3.22) = 18.8 \text{ cfs}$$

THIS AREA WILL DRAIN TO THE ARKANSAS RIVER BY MEANS OF A DEEP INLET, PIPE, AND OUTFALL STRUCTURE AS INDICATED.

AREA 4 - DA = 1.3 AC.

$$Q_5 = (0.65)(5.21)(1.3) = 4.4 \text{ cfs}$$

$$Q_{100} = (0.65)(8.98)(1.3) = 7.6 \text{ cfs}$$

THIS AREA WILL DRAIN TO THE NE COR. OF THE PLAT TO BE DRAINED BY A DEEP INLET MH OVER THE EXISTING SWS.

AREA 5 - DA = 0.65 AC.

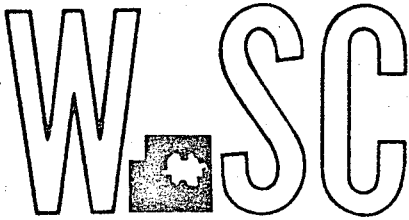
$$Q_5 = (0.65)(5.21)(0.65) = 2.2 \text{ cfs}$$

THIS AREA WILL DRAIN TO THE DRIVE APPROACH TO THE STREET.

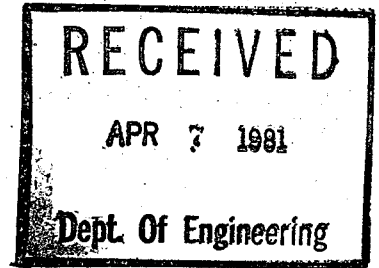
AREA 6 DA = 0.65 AC Q = 2.2 cfs

THIS AREA WILL DRAIN TO THE SE CORNER OF PLAT TO BE DRAINED BY A DEEP INLET OR A CURVE TO THE STREET.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



April 3, 1981

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 81-12 - Final plat of Marina Lake Fifth Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 2, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee extension of sewer and water to serve all lots not already served by these utilities.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, "complete access control" to Amidon shall be indicated on the face of the plat rather than just "access control."
- E. The applicant shall be advised that the development of this property for offices cannot occur until the associated Community Unit Plan amendment and zone case have been approved.
- F. In order to clearly set forth the privileges and responsibilities of the numerous access easements, they shall be granted by separate instrument. The access easement documents shall be drafted and submitted to the Planning Department for review and approval. After Planning Department approval, the documents will be returned to the applicant for recording so the appropriate recording data may be indicated on the final plat tracing.
- G. The applicant or his agent shall meet with Bill Otten of the Water Department regarding wording in the plattor's text for proposed Reserve A.
- H. The final plat tracing shall reference the following minimum building pads:

1310.5 - Residential dwellings
1307.5 - Office type uses

These minimum pads shall be shown on the face of the plat as well as mentioned in the plat's text.

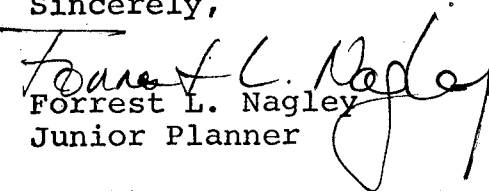
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 9, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Marina Lake Dev., Inc., 11800 W. Highway 54, 67209
G and B Properties, 519 S. Broadway, 67202
Alan McHenry, 1318 Stackman - D-1, 67203
X Mike Lindebak, City Engineering
Paul Johnston, Operation & Maint.