

S/D No.: 85-10 Name: MARINA LAKE SEVENTH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/31/85

DESCRIPTION

General Location: South side of 21st Street North in an area approximately 1,200 feet west of Amidon Avenue.

Owner: Harry D. Bledsoe, et al,
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.2 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 22,400 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
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STAFF COMMENTS:

NOTE: This property is subject to the Marina Lake Community Unit Plan (DP-23). Commercial uses are planned for this site.

- A. The final plat tracing shall indicate the recording information for the "Mutual Ingress and Egress Easements" on this property. It is noted that the recording information shown on the sketch plat does not match the recording information on the final plat.
- B. Copies of the "Mutual Ingress and Egress Easements" on this property shall be submitted for the plat file.
- C. The 60-foot building setback from 21st Street is in agreement with the setback requirement of the associated Community Unit Plan. It is recommended that this setback not be platted however, and the final plat tracing reference that the building setbacks are per the Community Unit Plan.
- D. Since the old access control to 21st Street North is being vacated and rededicated by this replat, the final plat tracing shall make proper reference to K.S.A. 12-512(b).
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the City Commission.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property. Specifically, is the proposed minimum building pad correct and are any cross-lot drainage agreements required?

NOTE: This plat has been submitted in final form only.