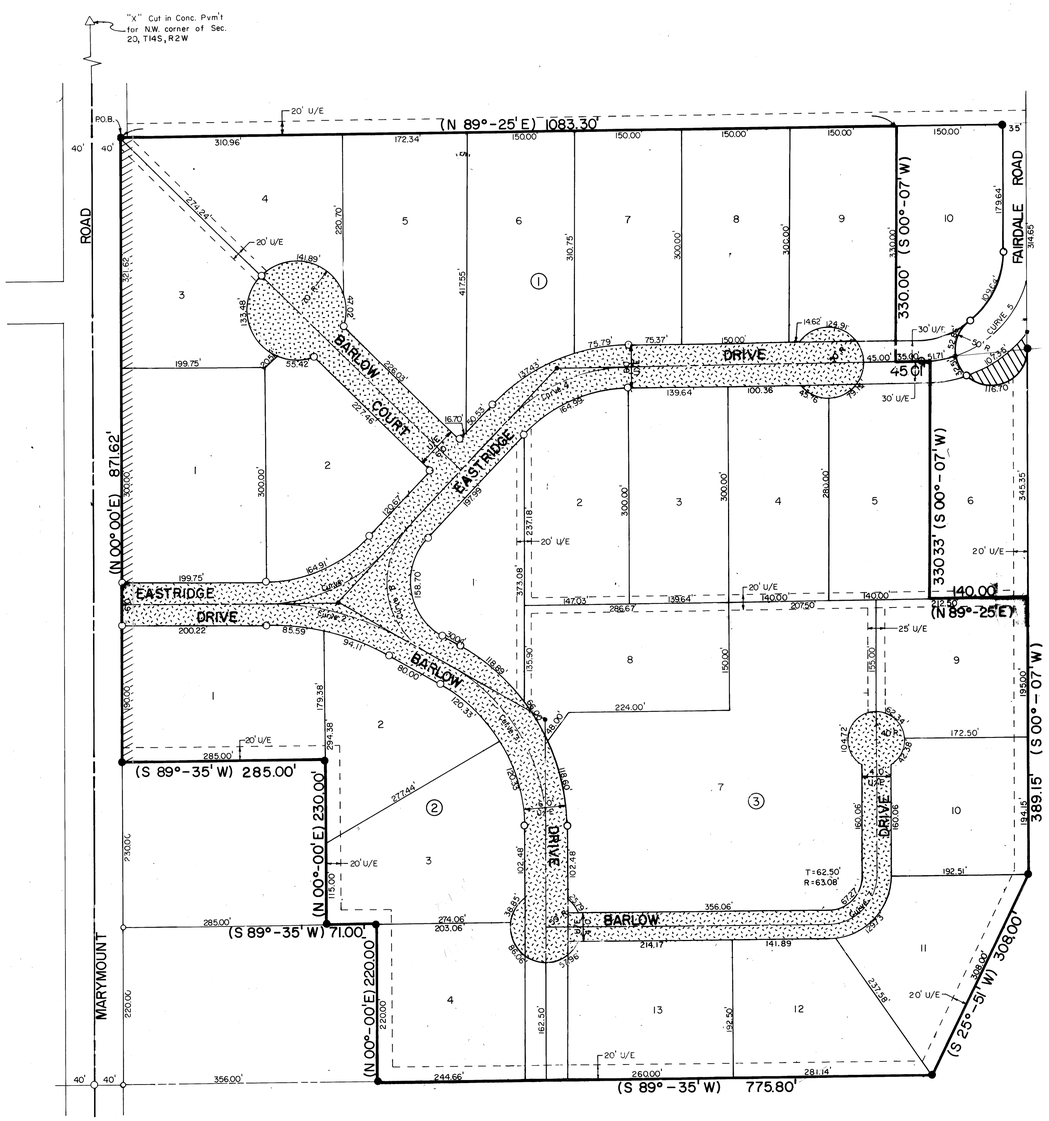
# EASTRIDGE ACRES
# PLANNED DEVELOPMENT DISTRICT

## EASTRIDGE ADDITION TO THE CITY OF SALINA, KANSAS
EXCEPT LOT 10, BLOCK 1, AND LOT 6, BLOCK 3, THEREOF




| CURVE NO. 1 | CURVE NO. 2 | CURVE NO. 3 |
|---|---|---|
| Δ 46°-12' | Δ 30°-00' | Δ 60°-00' |
| T 100.00' | T 100.00' | T 150.00' |
| R 234.45' | R 373.20' | R 259.81' |
| L 189.05' | L 195.41' | L 272.07' |
| Dc 24°-26'-18" | Dc 15°-21'-09" | Dc 22°-03'-10" |

| CURVE NO. 4 | CURVE NO. 5 | CURVE NO. 6 |
|---|---|---|
| Δ 46°-03' | Δ 89°-18' | Δ 103°-48' |
| T 100.00' | T 150.00' | T 150.00' |
| R 235.30' | R 151.84' | R 117.61' |
| L 189.12' | L 236.65' | L 213.08' |
| Dc 24°-21' | Dc 37°-44'-03" | Dc 48°-42'-53" |

N

1" = 100'

LEGEND

- ● EXISTING PROPERTY CORNERS
- ○ PROPOSED PROPERTY CORNERS
- EASEMENT LINE
- TRACT LINE
- BOUNDARY LINE
- AREA TO BE DEEDED TO HOMEOWNERS ASSOCIATION
- (1) BLOCK NUMBER
- 10 TRACT NUMBER
- AREA TO BE DEDICATED TO PUBLIC FOR CUL-DE-SAC. DESCRIPTION FILED SEPARATELY.
- RESTRICTED ACCESS
- P.O.B. POINT OF BEGINNING

NOTES:

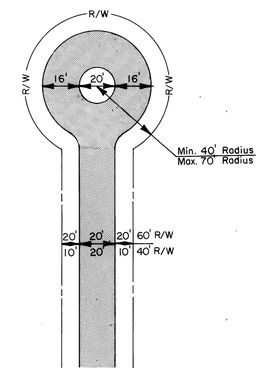
1. PROPOSED PLANNED DEVELOPMENT DISTRICT TO CONTAIN 27 (ONE PER LOT), SINGLE FAMILY DETACHED DWELLINGS.
2. MINIMUM LOT SIZE: ONE ACRE.
3. MINIMUM LOT WIDTH, 100'.
4. MINIMUM LOT DEPTH, 150'.
5. MINIMUM FRONT SETBACK, 50'.
6. MINIMUM SIDE YARD SETBACK, 10'.
7. MINIMUM REAR YARD SETBACK, 30'.
8. MINIMUM SETBACK ALONG MARYMOUNT ROAD, 35'.
9. MAXIMUM LOT COVERAGE, 30 PERCENT.
10. EXISTING STRUCTURES LOCATED ON LOTS 1, 2, 3, 4, AND 5, BLOCK 1; LOT 4, BLOCK 2; LOTS 1, 3, 4, AND 5, BLOCK 3, EASTRIDGE ADDITION, AND TRACT 7, PDD, OF LOT 7, BLOCK 3, EASTRIDGE ADDITION.
11. ALL TRACTS HAVE ACCESS TO A PUBLIC STREET VIA A PRIVATE DRIVE.
12. SITE PLAN AND ARRANGEMENT FOR PROPOSED STRUCTURES TO BE FILED BY INDIVIDUAL OWNERS.
13. LANDSCAPING AND MAINTENANCE BY INDIVIDUAL OWNERS.
14. EVIDENCE OF OWNERSHIP TO BE FILED SEPARATELY.
15. RESTRICTIVE COVENANTS TO BE FILED SEPARATELY, PROVIDING FOR MAINTENANCE OF COMMON AREAS.
16. HOME OWNERS ASSOCIATION TO BE FILED SEPARATELY.
17. EXISTING ZONING IS RS AND P.D.D.
18. THIS PLANNED DEVELOPMENT DISTRICT SUPERSEDES THE EXISTING PLANNED DEVELOPMENT DISTRICT OF LOT 7, BLOCK 3, EASTRIDGE ADDITION TO THE CITY OF SALINA, KANSAS. TRACTS 7-13 ARE ENTAINED WITHIN LOT 7, BLOCK 3.
19. THIS PLAN IS IN COMPLIANCE WITH THE LAND USE PLAN.
20. PRIVATE DRIVES SHALL BE PAVED TWENTY (20) FEET WIDE AND SHALL BE LOCATED WITHIN THE SIXTY (60) FOOT WIDE PRIVATE DRIVE EASEMENTS SHOWN HEREON; THE CUL-DE-SAC AREAS SHALL CONSIST OF A CIRCULAR, OR APPROXIMATELY CIRCULAR, DRIVE SIXTEEN (16) FEET WIDE WITH A GREENBELT AREA WITHIN THE INTERIOR OF SAID CIRCULAR DRIVE, SAID CUL-DE-SAC CIRCULAR DRIVES TO BE LOCATED WITHIN THE CUL-DE-SAC AREAS, BOTH PERMANENT AND TEMPORARY, SHOWN HEREON.
21. ALL MAINTENANCE OF THE RIGHT-OF-WAY AND STREET SURFACE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. NO PRIVATE STREET MAY BE DEDICATED TO NOR ACCEPTED BY THE CITY OF SALINA FOR PUBLIC STREET PURPOSES UNTIL IT IS BROUGHT INTO CONFORMANCE WITH THE MINIMUM STANDARDS FOR PUBLIC STREETS OF THE CITY.
22. ACCESS IS HEREBY GRANTED OVER ALL PRIVATE STREETS TO PUBLIC EMPLOYEES AND VEHICLES FOR THE PURPOSE OF PROVIDING NECESSARY SERVICES TO ADJACENT LOT OWNERS.

DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY (20), TOWNSHIP FOURTEEN (14) SOUTH, RANGE TWO (2) WEST OF THE SIXTH PRINCIPAL MERIDIAN IN SALINE COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20;
THENCE S-00°-00' W ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 1321.50 FEET;
THENCE N-89°-25' E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N-89°-25' E, A DISTANCE OF 1083.30 FEET;
THENCE S-00°-07' W, A DISTANCE OF 330.00 FEET;
THENCE N-89°-25' E, A DISTANCE OF 35.00FEET;
THENCE NORTHEAST ON AN ARC TO THE LEFT WITH A RADIUS OF 151.84 FEET, FOR A DISTANCE OF 10.01 FEET;
THENCE S-00°-07' W, A DISTANCE OF 330.33 FEET;
THENCE N-89°-25' E, A DISTANCE OF 140.00 FEET;
THENCE S-00°-07' W, A DISTANCE OF 389.15 FEET;
THENCE S-25°-51' W, A DISTANCE OF 308.00 FEET;
THENCE S-89°-35' W, A DISTANCE OF 775.80 FEET;
THENCE N-00°-00' E, A DISTANCE OF 220.00 FEET;
THENCE N-89°-35' E, A DISTANCE OF 220.00 FEET;
THENCE S-89°-35' W, A DISTANCE OF 71.00 FEET;
THENCE N-00°-00' E, A DISTANCE OF 230.00FEET;
THENCE S-89°-35' W, A DISTANCE OF 285.00 FEET;
THENCE N-00°-00' E, A DISTANCE OF 871.62 FEET BACK TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 31.87 ACRES MORE OR LESS




TYPICAL STREET & CUL-DE-SAC PAVEMENT DETAIL

Shaded Area indicates Paved Area

# FINAL DEVELOPMENT PLAN

APPROVED
SALINA CITY PLANNING COMMISSION
DATE August 18, 1997
SIGNATURE Roy Neuhardt SEC

SURVEYOR
D.W. BASSETT
1002 MELLINGER DR.
SALINA, KANSAS 67401
TEL - 825-5058

28D