

S/D No.: 84-120 Name: NORTHBROOK THIRD ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 12/20/84

DESCRIPTION

General Location: East of Woodlawn in an area north of 37th Street North  
Owner: William L. Oliver, Jr., 300 Page Court, Wichita, KS 67202  
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 5.35 Acres +
  2. Number of Lots:
    - Residential: 20
    - Office:
    - Commercial:
    - Industrial:
    - Total: 20
  3. Minimum Lot Area: 7,000 Sq. Ft.
  4. Existing Zoning: "AA" with DP-119
  5. Proposed Zoning: "AA" with DP-119
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STAFF COMMENTS:

NOTE: This plat proposes the replatting of 14 lots in Northbrook Addition to create 20 lots.

- A. On the final plat tracing, the street name "Cranberry" shall be moved adjacent to proposed Lots 18, 19 and 20. The east/west street, adjacent to Lots 1 and 13, shall be corrected to read "39th Street North."
- B. The final plat tracing shall indicate a 58-foot dimension for the width of Bayberry Circle.
- C. The final plat tracing shall delineate the amount of drainage easement on Lots 6 and 7.
- D. The final plat tracing shall provide an arrow for the centerline of the 10-foot utility easement centered on the lot line common to Lots 10 and 11.
- E. The final plat tracing shall indicate a block designation on the face of the plat.
- F. On the final plat tracing, the platlor's text shall be corrected to reference the minimum building pad for Lots 1 thru 20, not Lots 1 thru 21.
- G. On the final plat tracing, the face of the plat shall indicate the minimum building pad referred to by the platlor's text.
- H. On the final plat tracing, the required minimum building pad shall be referenced in Mean Sea Level as well as City Datum.
- I. The applicant shall submit a restrictive covenant requiring four off-street parking spaces for each dwelling unit constructed on Lots 1 thru 13, Block 1.
- J. The representatives from the City Engineer's office and the Water Department should be prepared to state how this replat and increased number of lots affects existing petitions.
- K. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage plan for this replat.
- L. Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

C/U: 0261/M