

S/D No.: 85-46 Name: TIMBROOK 3RD ADDITION (A replat of Timbrook
2nd Addition)

Preliminary Approved:
Scheduled S/D Meeting: 6/6/85

DESCRIPTION

General Location: South of Shadybrook at Battin.
Owner: Cerebral Palsy Research Foundation of Kansas, Inc., c/o Joe Korst,
2021 North Old Manor, Wichita, KS 67208
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 6.8 Acres ±
 2. Number of Lots:
 - Residential: 8
 - Office:
 - Commercial:
 - Industrial:
 - Total: 8
 3. Minimum Lot Area: 8,160 Sq. Ft.
 4. Existing Zoning: "B"
 5. Proposed Zoning: "B"
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STAFF COMMENTS:

- A. The applicant shall guarantee the pavement of Shadybrook Court and the cul-de-sac being dedicated to terminate 20th Street North.
- B. The applicant shall guarantee the drainage improvements required by this replat.
- C. The applicant shall guarantee the extension of municipal water to serve each lot.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- E. Since the property is zoned "B" (multiple family), sidewalks shall be included in the street paving petitions.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall state in the plat's text that Reserve "A" is platted for purposes of construction and maintenance of public utilities as well as for ingress and egress to the property to the south.
- H. Since street rights-of-way and utility easements are being vacated and rededicated by this replat, proper reference to K.S.A. 12-512(b) shall be made on the final plat.
- I. Closure computations shall be submitted with the final plat tracing.
- J. 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.

S/D No.: 85-46 Name: TIMBROOK 3RD ADDITION

Preliminary Approved: 6/6/85
Scheduled S/D Meeting: 8/15/85

DESCRIPTION

General Location: South of Shadybrook at Battin.
Owner: Cerebral Palsy Research Foundation of Kansas, Inc., c/o Joe Korst,
2021 North Old Manor, Wichita, KS 67208
Surveyor/Engineer: Professional Engineering Consultants, P.A.

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-

STAFF COMMENTS:

- A. The applicant shall guarantee the pavement of Shadybrook Court and the cul-de-sac being dedicated to terminate 20th Street North. This guarantee should also provide for the reconstruction of the vacated intersection of Battin and Shadybrook as was included in the street paving petition for Timbrook 2nd Addition.
- B. The applicant shall guarantee the drainage improvements required by this replat.
- C. The applicant shall guarantee the extension of municipal water to serve each lot.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- E. Since the property is zoned "B" (multiple family), sidewalks shall be included in the street paving petitions.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. A requirement of preliminary plat approval was the submitting of a sanitary sewer layout plan prior to or at the time of submitting a final plat. The representative from the City Engineer's office should be prepared to comment on the status of this plan.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, do any drainage improvements need to be guaranteed with this plat.