

S/D NO. 80-90 Name Timbrook 2nd Addition
Date Application Rec'd. 10-17-80 Preliminary Approval _____
Scheduled S/D Meeting 10-30-80

DESCRIPTION

General Location Both sides of 20th St. North in an area west of
Old Manor

Owner Daniel M. Carney
Surveyor/Engineer Professional Engineering Consultants, P.A.
Address 355 Ellis, 67211 Phone 263-1107

1. Gross Acreage of Plat 6.76 Ac ±
2. Number of Lots:
 - Residential 15
 - Commercial _____
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 49.79 ft.
4. Minimum Lot Area 6745 square feet
5. Existing Zoning "B" Multiple Family
6. Proposed Zoning "B" Multiple Family
7. Lineal Feet of New Streets:
 - a. 60' R/W 812.86 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

NOTE: This final plat is part of an overall preliminary which was approved by the Subdivision Committee April 6, 1978 (S/D 78-10 Timbrook Addition).

- A. The point of beginning should be referenced as the N.E. corner of Lot 1, Block A, Shadybrook Estates, not Lot 1, Block 1, Crestview Heights.
- B. The old alignment of Battin Avenue south of Shadybrook Lane has previously been vacated by the City (V-0892). A 60-foot-wide drainage easement was retained within the vacation ordinance (Ordinance #36-777). The west half of this easement is shown on the plat (see Lots 1 thru 4, Block 1), but the east half is not. The City Engineer's representative shall be prepared to comment on the current need for the east half of this drainage easement.
- C. The applicant shall guarantee the paving of 20th Street and Battin, including storm sewers.
- D. Since the property is zoned "B" multiple-family, sidewalks shall be guaranteed adjacent to all lots.
- E. Lots 3 and 4, Block 2, have less than the recommended 60 foot of frontage. Since Lot 2 has more than adequate frontage, it is recommended that the side lot lines be slightly shifted to provide adequate footage for Lots 3 and 4.
- F. The applicant shall guarantee the extension of sanitary sewers to serve all lots.
- G. The applicant shall guarantee the extension of City water to serve all lots.
- H. It is noted that a large lot which was shown on the preliminary plat south of proposed Lots 2, 3, and 4, Block 2, is not included

in this final plat. The 40-foot unplatted strip of ground between proposed Lots 4 and 5 is being reserved as access to that tract. The applicants originally stated it was their intention to develop said site in conjunction with The Timbers, a one-lot plat adjacent to the east. The applicant shall be prepared to comment on his current plans for developing this partially land-locked site. If it is NOT to be developed in conjunction with The Timbers, then more than 40 feet of frontage on 20th Street shall be required. If it IS to be developed in conjunction with The Timbers, a covenant shall be submitted for recording which ties these two sites together for development purposes.

- I. The 40-foot utility easements in Lots 5 and 6, Block 1 measure only 20 feet. The labeling shall be changed to indicate the appropriate dimensions.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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- | | |
|---|-------------------------------------|
| 1. Gross Acreage of Plat <u>6.76 Ac +</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60'</u> R/W <u>812.86</u> ft. |
| Residential <u>15</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>15</u> | TOTAL <u>812.86</u> ft. |
| 3. Minimum Lot Frontage <u>49.79</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6745</u> square feet | streets? <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>"B" Multiple Family</u> | |
| 6. Proposed Zoning <u>"B" Multiple Family</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) _____ N/A (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

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