

Subdivision Regulations.

- P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

October 7, 1993

STAFF REPORT

(Final Plat Approved 9/30/93, Preliminary Plat Approved 8/19/93)

CASE NUMBER: S/D 93-61 PEMBROOK 2ND ADDITION

OWNER/APPLICANT: Critchfield Real Estate Limited Partnership 1985, c/o Steven N. Critchfield, 14324 Wakanda Ct., Wichita, KS 67230
and
Socora Village Company, Contract Purchaser, c/o Larry A. Chambers, 104 S. Broadway - Suite 200, Wichita, KS 67202-4165

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northeast corner of 25th Street North and Oliver

SITE SIZE: 26.14 Acres

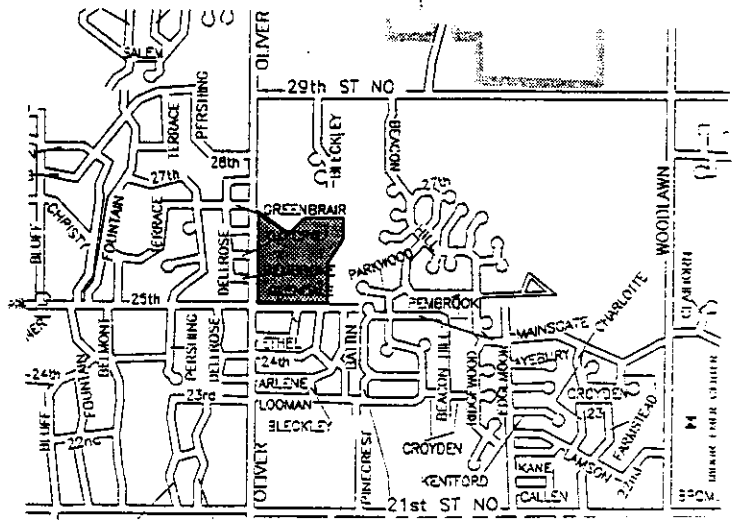
NUMBER OF LOTS

Residential:	90
Office:	
Commercial:	
Industrial:	
Total:	90

MINIMUM LOT AREA: 6600 sq. ft.

CURRENT ZONING: "AA" (DP-147)

VICINITY MAP:



STAFF COMMENTS:

- A. Apparently due to the changes now being shown by this latest plat, various conditions or requirements in CUP, DP-147 will need to be adjusted or amended. Access controls to Oliver in the CUP are for instance no longer in agreement with what is being platted. Prior to this plat being scheduled for City Council review, the applicant shall meet with Planning Department staff to determine what changes must be made to the CUP to reflect what is now being platted. Any needed adjustments or amendments to the CUP (DP-147) shall be obtained before the plat is submitted for City Council review.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of sidewalk along one side of Battin-Pembrook. Based on the layout of the streets in this Addition, this sidewalk should be along the Block 1 side of these streets. The sidewalk should also connect to the sidewalk(s) required for the Pembrook (1st) Addition.
- G. As is indicated by the preliminary plat, the northern half of 25th Street North, adjacent to the south line of Block 1 is not being dedicated. Existing platted lots south of this street are therefore not being provided a full public street for access. This situation has, however, been addressed in the C.U.P. which indicates that various off-site improvements will be required to terminate or provide access for the properties and north-south streets (Battin, Bleckley Ct., Glendale, turnaround for 25th St.) being affected by this plat. The applicant shall therefore provide guarantees for these off-site improvements as depicted on this plat and the associated C.U.P.
- H. If improvements are guaranteed by petition, a notarized certificate listing the

petitions shall be submitted to the Planning Department for recording.

- I. Prior to the plat being scheduled for City Council review, the applicant shall submit a vacation request for the areas of 25th Street North indicated to be vacated due to this plat and shall obtain and submit to Planning, the dedication, by separate instrument, of the right-of-way required for the turnaround shown for 25th Street North, just east of Oliver.
- J. The applicant shall provide proof, by letter from the Marland Pipeline or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement (building setback) as a general utility easement are acceptable and that the building setback line as shown is sufficient. An relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. For Lot 8, Block 3 and Lot 11, Block 2 due to the configurations of these lots, the indicated building setbacks are difficult to interpret, being largely variable from 15 to 25 feet as one moves across lot frontages. These lots also are restricted in their useable or buildable areas. In order to simplify the setbacks, it is recommended that a uniform 20-foot building setback be allowed for these two lots.

Also, Lot 3, Block 2 should label the sideyard setback to Battin Court as a 15-foot setback rather than the 25-foot now being shown.
- M. Prior to releasing this plat for recording, the applicant shall submit proof that the ownership of this site is as indicated on the plat. The platting binder presently indicates another owner of this site.
- N. On the final plat tracing, the reference to vacating and replatting by virtue of K.S.A. 12-512(b) should be placed within the surveyor's text rather than the platlor's text.
- O. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC

Mr. Gary Wiley, P.E.C., P. A.

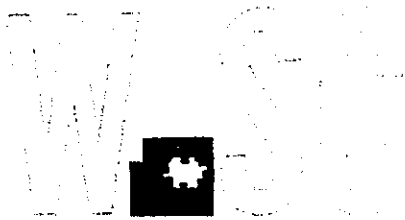
October 1, 1993 - S/D 93-61 PEMBROOK ADDITION Final Plan

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DL:rh

Enclosure: Marked Copy of plat

cc: Critchfield Real Estate Limited Partnership 1985, c/o Steven N. Critchfield, 14324
Wakanda Ct., Wichita, KS 67230
Socora Village Company, Contract Purchaser, c/o Larry A. Chambers, 104 S. Broadway -
Suite 200, Wichita, KS 67202-4165
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

October 1, 1993

P.E.C., P. A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 93-61 PEMBROOK 2ND ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 30, 1993, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

L. Cyll noted - no adj/gment needed
Apparently due to the changes now being shown by this latest plat, various conditions or requirements in CUP, DP-147 will need to be adjusted or amended. Access controls to Oliver in the CUP are for instance no longer in agreement with what is being platted. Prior to this plat being scheduled for City Council review, the applicant shall meet with Planning Department staff to determine what changes must be made to the CUP to reflect what is now being platted. Any needed adjustments or amendments to the CUP (DP-147) shall be obtained before the plat is submitted for City Council review.

- 1* B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 1* C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 1* D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 1* E. The applicant shall guarantee construction of the storm sewers required by this plat.

- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of sidewalk along one side of Battin-Pembrook. Based on the layout of the streets in this Addition, this sidewalk should be along the Block 1 side of these streets. The sidewalk should also connect to the sidewalk(s) required for the Pembrook (1st) Addition.
- G. As is indicated by the preliminary plat, the northern half of 25th Street North, adjacent to the south line of Block 1 is not being dedicated. Existing platted lots south of this street are therefore not being provided a full public street for access. This situation has, however, been addressed in the C.U.P. which indicates that various off-site improvements will be required to terminate or provide access for the properties and north-south streets (Battin, Bleckley Ct., Glendale, turnaround for 25th St.) being affected by this plat. The applicant shall therefore provide guarantees for these off-site improvements as depicted on this plat and the associated C.U.P.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Prior to the plat being scheduled for City Council review, the applicant shall submit a vacation request for the areas of 25th Street North indicated to be vacated due to this plat and shall obtain and submit to Planning, the dedication, by separate instrument, of the right-of-way required for the turnaround shown for 25th Street North, just east of Oliver.
- J. The applicant shall provide proof, by letter from the Marland Pipeline or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement (building setback) as a general utility easement are acceptable and that the building setback line as shown is sufficient. An relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. For Lot 8, Block 3 and Lot 11, Block 2 due to the configurations of these lots, the indicated building setbacks are difficult to interpret, being largely variable from 15 to 25 feet as one moves across lot frontages. These lots also are restricted in their useable or buildable areas. In order to simplify the setbacks, it is recommended that a uniform 20-foot building setback be allowed for these two lots.

Also, Lot 3, Block 2 should label the sideyard setback to Battin Court as a 15-foot setback rather than the 25-foot now being shown.

~~M.~~

Prior to releasing this plat for recording, the applicant shall submit proof that the ownership of this site is as indicated on the plat. The platting binder presently indicates another owner of this site.

~~N.~~

On the final plat tracing, the reference to vacating and replatting by virtue of K.S.A. 12-512(b) should be placed within the surveyor's text rather than the platlor's text.

~~O.~~

The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

~~P.~~

The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

~~Q.~~

To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

~~R.~~

Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

~~S.~~

Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 7, 1993 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

PEMBROOK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

REVISED COPY

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSION ON 9/30/93 SUBJECT
TO THE COMMISSION'S FINAL OUTLIN-
ED IN OUR LETTER DATED 6/1/93

Added
wall easement
along Oliver

B.M. - DISC 29' NORTH AND 33' EAST OF
CENTERLINE OLIVER AND 29TH STREET
NORTH.
ELEV.=159.68 CITY DATUM

B.M. - RAILROAD SPIKE IN S.W. FACE OF
POWER POLE 26.5' NORTH OF 1/4
CORNER, 1/4 MILE EAST OF 29TH
STREET NORTH AND OLIVER.
ELEV.=161.18 CITY DATUM

MINIMUM PAD ELEVATION (LOWEST OPENING) AS
FOLLOWS:

BLOCK 1
LOT 1 ELEV. 167.00 CITY DATUM
LOT 2 ELEV. 168.00 CITY DATUM
LOTS 3 AND 4 ELEV. 169.00 CITY DATUM
LOTS 5 THROUGH 7 ELEV. 170.00 CITY DATUM
LOTS 8 AND 9 ELEV. 171.00 CITY DATUM
LOTS 10 THROUGH 12 ELEV. 172.00 CITY DATUM

THIS ADDITION IS SUBJECT TO THE REQUIREMENTS
OF THE BEACON HILL, C.U.P., DP-147 ON FILE
WITH THE METROPOLITAN AREA PLANNING
DEPARTMENT.

SCALE: 1"=100'

○ = IRON SET
● = IRON FOUND
CALC. MEAS. = CALCULATED FROM MEASUREMENT
MEAS. = MEASURED

S.S. = SANITARY SEWER
B.S.L. = BUILDING SETBACK LINE

114.77'
CALC. MEAS.
N89°38'08"W

20.00' MEAS.
N89°21'52"E



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID
STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY
OF _____, 1993, I HAVE CAUSED TO BE SURVEYED AND
PLATTED PEMBROOK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY,
KANSAS, INTO LOTS, BLOCKS AND STREETS THE SAME BEING A TRACT OF
LAND IN THE NW 1/4 OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 1 EAST
OF THE 6TH P.W. DESCRIBED AS: BEGINNING AT A POINT IN THE SOUTH
LINE AND 30.00 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF SAID
SECTION 1; THENCE BEARING N0°38'08"W PARALLEL TO AND 30.00 FEET
EAST OF THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 1177.80 FEET;
THENCE BEARING N89°21'52"E A DISTANCE OF 20.00 FEET; THENCE
BEARING N0°38'08"W PARALLEL TO AND 50.00 FEET EAST OF THE WEST
LINE OF SAID NW 1/4 A DISTANCE OF 114.77 FEET; THENCE BEARING
S50°00'00"E A DISTANCE OF 371.13 FEET; THENCE BEARING S51°49'00"E
A DISTANCE OF 471.32 FEET; THENCE BEARING N38°11'00"E A DISTANCE
OF 247.48 FEET; THENCE BEARING N89°20'46"E A DISTANCE OF 286.67
FEET; THENCE BEARING S0°39'14"E A DISTANCE OF 9.14 FEET;
THENCE BEARING N89°20'46"E A DISTANCE OF 184.00 FEET TO A
POINT ON THE WEST LINE OF BEACON HILL, AN ADDITION TO WICHITA,
SEDGWICK COUNTY, KANSAS; THENCE BEARING S0°39'14"E ALONG THE
WEST LINE OF SAID BEACON HILL ADDITION A DISTANCE OF 237.66
FEET; THENCE ALONG SAID WEST LINE BEARING S34°20'16"W A DISTANCE
OF 372.63 FEET; THENCE CONTINUING ALONG SAID WEST LINE BEARING
S0°39'44"E A DISTANCE OF 385.01 FEET TO A POINT ON THE SOUTH
LINE OF THE NW 1/4 OF SAID SECTION 1; THENCE BEARING S88°46'06"W
ALONG SAID SOUTH LINE A DISTANCE OF 1081.40 FEET TO THE POINT OF
BEGINNING. THAT PORTION OF THE DRAINAGE EASEMENT AS PER FILM 165,
PAGE 1332 WITHIN THE ABOVE DESCRIBED TRACT OF LANDS IS HEREBY VACATED
AND REPLATTED BY VIRTUE OF, K.S.A. 12-512(b) AMENDED.

MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S
CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED
INTO LOTS, BLOCKS, AND STREETS, THE SAME TO BE KNOWN AS PEMBROOK 2ND
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF
PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS
ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM OLIVER STREET OVER AND
ACROSS THE WEST LINE OF BLOCKS 1, 2 AND 3 AS SHOWN ARE HEREBY
GRANTED TO THE CITY OF WICHITA.

THE 2 FOOT WALL EASEMENT ALONG THE WEST LINE OF BLOCKS 1, 2 AND 3
IS PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL.
UTILITIES MAY CROSS THE WALL EASEMENT.

MINIMUM PAD ELEVATION (LOWEST OPENING) AS FOLLOWS:

BLOCK 1
LOT 1 ELEV. 167.00 CITY DATUM
LOT 2 ELEV. 168.00 CITY DATUM
LOTS 3 AND 4 ELEV. 169.00 CITY DATUM
LOTS 5 THROUGH 7 ELEV. 170.00 CITY DATUM
LOTS 8 AND 9 ELEV. 171.00 CITY DATUM
LOTS 10 THROUGH 12 ELEV. 172.00 CITY DATUM

THIS ADDITION IS SUBJECT TO THE REQUIREMENTS OF THE BEACON HILL,
C.U.P. DP-147 ON FILE WITH THE METROPOLITAN AREA PLANNING DEPARTMENT.

OWNER: SOCORA VILLAGE COMPANY

BY: LARRY A. CHAMBERS, PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1993,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, I CAME
LARRY A. CHAMBERS, PRESIDENT OF SOCORA VILLAGE COMPANY, TO ME
PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE
FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE
EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF
SAID COMPANY, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND
AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES _____

WE, FIDELITY SAVINGS ASSOCIATION OF KANSAS, HOLDER OF A MORTGAGE
ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE
PLATTING OF PEMBROOK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY,
KANSAS.

BY: GREGORY E. EK, SENIOR VICE-PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1993,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, I CAME
GREGORY E. EK, SENIOR VICE-PRESIDENT OF FIDELITY SAVINGS
ASSOCIATION OF KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY
ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY ACT AND DEED
OF SAID ASSOCIATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY
HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE
WRITTEN.

_____, NOTARY PUBLIC
GARY L. WILEY

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA
SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA,
KANSAS, DATE THIS _____ DAY OF _____, 1993.

_____, CHAIRMAN
JAMES D. WINER

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS
_____ DAY OF _____, 1993.

_____, MAYOR
ELWA BROADFOOT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1993.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN
THE REGISTER OF DEEDS OFFICE AT _____, W., ON THIS _____ DAY
OF _____, 1993.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA