

PEBBLEBROOK ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/10/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 12-11-92

OFFICE COPY
DO NOT REMOVE
FINAL PLAT

1" = 100'
• = 1/2" Rebar

State of Kansas)
Sedgwick County) SS

We, Baughman Company P.A., Surveyors
in aforesaid county and state do hereby certify that we have
surveyed and platted, "PEBBLEBROOK ADDITION", Wichita,
Sedgwick County, Kansas and that the accompanying plat is a
true and correct exhibit of the property surveyed described
as and being a replat of Lots 18, 19, 20, 21, 22, and 23,
Blk 1, and Lots 8, 9, 10, 11, 12, 13, and 14, Blk 4, and Lots
48, 49, 50, 51, 52, 53, and 54, Blk 5, together with all of
Bellaire Street, and all of Cooper Ct., and that portion of
Cooper Street lying south of a line extended from the N. E.
Corner of said Lot 48, Blk 5 to the N.W. Corner of said Lot
14, Blk. 4, and that portion of Beech Street lying south of
a line extended from the N.E. Corner of said Lot 8, Blk. 4,
to the N.W. Corner of said Lot 18, Blk. 1 and that portion
of Webb Road lying west of the east line of the S.E. 1/4 of
Sec. 32, Twp. 27-s, R-2-E of the 6th P.M., Sedgwick County,
Kansas and lying north of the south line of Bellaire Street
and lying south of a line extended from the N.E. Corner of
said Lot 23, Blk. 1, east perpendicular to the east line of
said S.E. 1/4, an all as platted in Hedgecliff 3rd Addition,
Wichita, Kansas, together with all of Hedgecliff 5th Addition,
Wichita, Sedgwick County, Kansas.
Existing easements and dedications being vacated by
virtue of K.S.A. 12-512(b).

Date Baughman Company, P.A.
Surveyor
Gregory F. Severns

Know all men by these presents that we,
the undersigned owners, have caused the land described in
the surveyors certificate to be platted into Lots, Blocks,
Streets and a Reserve to be known as "PEBBLEBROOK ADDITION",
Wichita, Sedgwick County, Kansas. Reserve "A", is hereby
reserved for entry monuments, landscaping and for street and
utility purposes. Reserves "A" shall be owned and main-
tained by the homeowners association for the addition. The
utility easements are hereby granted for the construction
and maintenance of all public utilities. The drainage
easements are hereby granted for drainage purposes. The
drainage and utility easements are hereby granted as indi-
cated for drainage purposes and for the construction and
maintenance of all public utilities. The wall easement is
hereby granted for construction and maintenance of the
private wall, utilities may cross the wall easement. The
streets are hereby dedicated to and for the use of the
public. All abutters rights of access to or from Pawnee
Avenue over and across the north line of Lot 1, Blk 7, and
Lots 28, 29, 30, 31, 32, 33, 34, 35, 36, Blk. 2, and all
abutters rights of access to or from Webb Road over and
across the east line of Lot 7, Blk 1, and Lots 1, 2, 3, 9,
10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 36,
Blk 2, are hereby granted to the City of Wichita, Kansas.
The Minimum Building Pad Elevations for the lowest opening
to the structures are as shown on the accompanying plat.

Fidelity Investment Company
President
H. Clay Bastian

The Margaret K. Kessler Revocable
Trust dated 9-7-89
Trustee
Margaret K. Kessler

First National Bank in Wichita
Trustee of the Frank M. Kessler
Testamentary Trusts "B" and "C".
Vice-President
and Trust Real
Estate Officer
Elmer L. Pelton

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged
before me, this day of 1993, by H.
Clay Bastian, President of Fidelity Investment Company, on
behalf of Fidelity Investment Company.
My appointment Expires
Notary Public

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged
before me, this day of 1993, by Margaret K. Kessler, Trustee of the Margaret K.
Kessler Revocable Trust dated 9-7-89, on behalf of the Trust.
My Appointment Expires
Notary Public

State of Kansas)
Sedgwick County) SS
The foregoing instrument acknowledged
before me, this day of 1993, by Elmer L.
Pelton, Vice-President and Trust Real Estate Officer of
First National Bank in Wichita, Trustee of the Frank M.
Kessler Testamentary Trusts "B" and "C", on behalf of the
Trust.
My Appointment Expires
Notary Public

This plat of PEBBLEBROOK ADDITION,
Wichita, Sedgwick County, Kansas, has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area
Planning Commission, Wichita, Kansas.
Dated this day 1993.
Wichita-Sedgwick County Metropolitan Area
Planning Commission.
Chairman
L. O. Breckenridge Jr.
Secretary
Marvin S. Krout

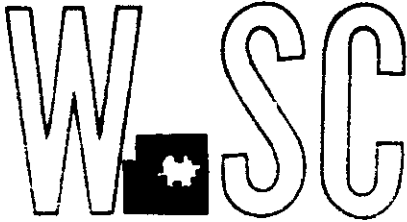
This plat approved and all dedications
shown hereon accepted by the City Council of the City of
Wichita, Kansas, this day of 1993.

Mayor
Frank M. Ojile
City Clerk
Pat Burnett

Entered on transfer record this day
of 1993.
County Clerk
Don Wright

State of Kansas)
Sedgwick County) SS
This is to certify that this plat has been
filed for record in the office of the Register of Deeds,
this day of 1993, at o'clock M;
and is duly recorded.
Register of Deeds
Pat Kettler
Deputy
Ed Resa





December 21, 1992

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

(316) 268-4421
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-59 PEBBLEBROOK ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 17, 1992, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 11, 1992.

However, in regard to Comment O, as approved by the MAPC and agreed to by the applicant, the final plat tracing shall use the street names indicated as being acceptable to the City's Fire Department.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

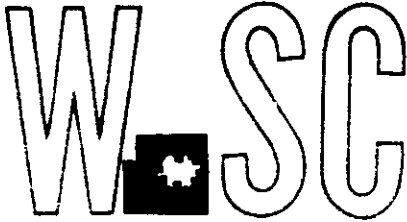
Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Fidelity Savings, Attn: Clark Bastain, 100 E. English,
Wichita, KS 67202
Mike Lindebak, City Engineer



December 21, 1992

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Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Fidelity Savings, Attn: Clark Bastain, 100 E. English,
Wichita, KS 67202
Mike Lindebak, City Engineer

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.

- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- V. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

December 17, 1992

STAFF REPORT

(Final Plat Approved 12/10/92, Preliminary Plat Approved 11/12/92)

CASE NUMBER: S/D 92-59 - PEBBLEBROOK ADDITION

OWNER/APPLICANT: Fidelity Savings, Attn: Clark Bastain, 100 E. English, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of Pawnee and west of Webb Road

SITE SIZE: 54.0 Acres

NUMBER OF LOTS

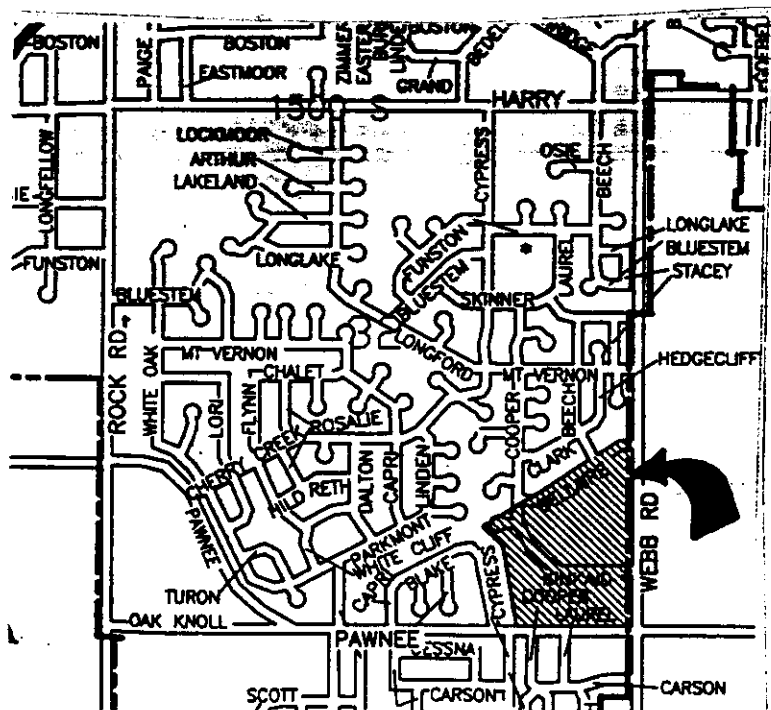
Residential:	148
Office:	
Commercial:	1
Industrial:	
Total:	149

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: "LC", "BB", "R5" (DP-77)

PROPOSED ZONING: "AA", "LC" (Z-3082)

VICINITY MAP:



STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council for review, the applicant shall obtain any needed adjustments or amendments to the CUP, and needed zone changes. The applicant shall meet with appropriate staff from Planning to determine what changes are to be provided. In particular zone changes from the "LC" and "BB" classifications would appear to be necessary as would corresponding adjustments to the uses in the CUP.
- 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. This guarantee shall include the extension of water in Webb Road adjacent to this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee shall also include needed improvements along Webb Road.
- 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.
- G. Since Cooper has been platted and is being developed as a collector, sidewalk shall be guaranteed along both sides of this street. Also, sidewalk shall be guaranteed along one side of Pebblebrook between Cooper and Webb.
- H. The applicant shall guarantee left-turn improvements in Webb and Pawnee for the entrances into this site from these streets.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The platting's text shall be corrected to note that access to Pawnee is being dedicated across the south line (not north line) of the lots adjacent to Pawnee. Also, for Lot 36, Block 2, the text shall note the one opening being allowed to both Pawnee and Webb.
- K. On the final plat tracing, the center lines (CL) of Pawnee and Webb shall be labeled. Also, the dedication of right-of-way (dimensions) shall be indicated both along or for Pawnee and for the Pawnee and Webb intersection.
- L. The applicant shall provide proof, by letter from the pipeline company 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 as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City. On the final plat the name of the pipeline company shall also be indicated.

- M. As requested by City Engineering a 20-foot utility easement adjacent to the Pipeline easement was to be provided. This final plat still indicates a 17-foot easement. Prior to submitting the final plat tracing, the applicant shall meet with Engineering to resolve the easement's width.
- N. 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.
- O. Although existing platted streets are in the immediate vicinity of this Addition, the plat is using, except for Cooper, all new street names. Further, Stonebrook is extremely similar to an existing north-south street, located east of Webb Road, called Stoneybrook. The final plat was to indicate those names considered appropriate by the Fire Department. The applicant was to meet with the Fire Department to determine appropriate street names. Prior to the MAPC review of this plat, the applicant shall meet with the Fire Department staff to resolve the street names to be used for this site. The applicant shall be prepared to discuss this matter with the MAPC.
- P. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- Q. As indicated in the plat's text, a minimum building pad elevation is being established. This elevation needs to be shown on the face of the plat, below the north arrow. This elevation shall be indicated both in MSL and City Datum. On-site and off-site bench marks must also be indicated.
- R. 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.
- S. 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.
- T. To receive mail delivery without delay, and to avoid unnecessary