

S/D 93-48 PEMBROOK ADDITION Final Plat

October 7, 1993

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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.

- Q. Perimeter closure computations shall be submitted with the final plat tracing.
Section 5-101(c).
- R. 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 93-48 PEMBROOK 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: 16.92 Acres

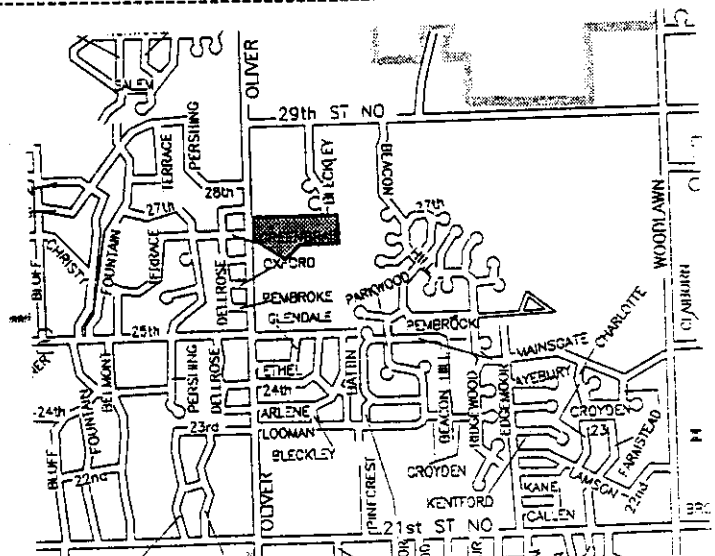
NUMBER OF LOTS

Residential:	65
Office:	
Commercial:	
Industrial:	
Total:	65

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. Parcel boundaries and 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 27th Street North. Based on the layout of the streets in this and the 2nd Addition, this sidewalk should be along the Block 1 side of 27th Street North.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. 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.

- I. Due to this plat, an area immediately north will become landlocked. As indicated by the preliminary plat, it is expected that this property will be developed and consequently be platted with or as part of a replat of an existing adjacent Addition. Since no direct access, however, is being provided to this site from this plat or any other Addition, the applicant shall submit a covenant which ties this property's ownership to the indicated platted property. This covenant shall indicate that this site will not be sold separate from this platted property unless or until adequate public access and other needed public improvements are available and/or until the property is platted.
- J. 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.
- K. Prior to this plat being released for recording, the applicant shall submit proof that the ownership indicated on the plat is correct. The platting binder presently indicates this site is in another's ownership.
- L. On the final plat tracing, the designation "North" shall be included in 27th Street's name.
- M. 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. The applicant is advised that the inclusion of a portion of Lot 11 of the New Bedford Place Addition in this plat may effect that lot's status in terms of obtaining a building permit.
- N. 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.
- O. 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.
- P. 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



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 11, 1993

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

Re: S/D 93-48 - PEMBROOK ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on October 7, 1993, 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 October 1, 1993.

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

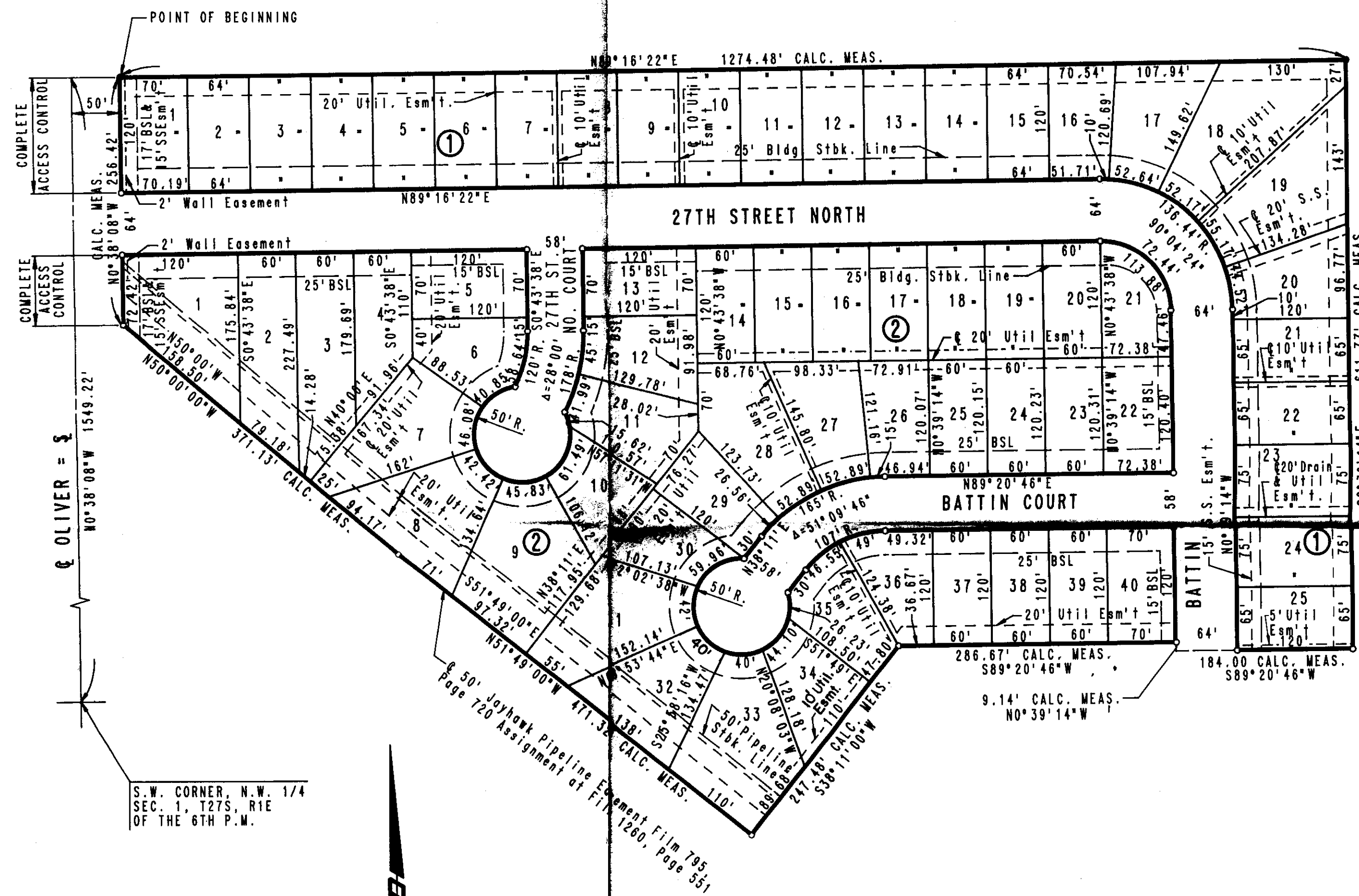
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cc: Critchfield Real Estate Limited Partnership 1985, c/o Steven N. Critchfield, 14324 Wakanda Ct., Wichita, KS 67230
Socora Village Company, Contract Purchaser, c/o Larry a. Chambers, 104 S. Broadway - Suite 200, Wichita, KS 67202-4165
Mike Lindebak,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

PEMBROOK REVISED COPY FINAL PLAT
AN ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/30/93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 10/1/93

Added wall
25' x 4'
large wall



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 10/1/93 DAY OF OCTOBER, 1993, I HAVE CAUSED TO BE SURVEYED AND PLATTED PEMBROOK, AN 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.M. DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID NW 1/4; THENCE BEARING N0°30'08"W ALONG THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 1549.22 FEET; THENCE BEARING N89°16'22"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING N89°16'22"E A DISTANCE OF 1274.48 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 611.77 FEET; THENCE BEARING S89°20'46"W A DISTANCE OF 184.00 FEET; THENCE BEARING N0°39'14"W A DISTANCE OF 9.14 FEET; THENCE BEARING S89°20'46"W A DISTANCE OF 286.67 FEET; THENCE BEARING S38°11'00"W A DISTANCE OF 247.48 FEET; THENCE BEARING N51°49'00"W A DISTANCE OF 471.32 FEET; THENCE BEARING N50°00'00"W A DISTANCE OF 371.13 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 256.42 FEET TO THE POINT OF BEGINNING. THAT PORTION OF LOT 11, IN NEW BEDFORD PLACE ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT, 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, AN 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 AND 2, AS SHOWN ARE HEREBY GRANTED TO THE CITY OF WICHITA. THAT PORTION OF LOT 11, IN NEW BEDFORD PLACE ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

THE 2 FOOT WALL EASEMENT ALONG THE WEST LINE OF BLOCKS 1 AND 2 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 18 ELEV. 164.00 CITY DATUM
LOTS 19 THROUGH 21 ELEV. 165.00 CITY DATUM
LOTS 22 AND 23 ELEV. 166.00 CITY DATUM
LOTS 24 AND 25 ELEV. 167.00 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 10/1/93 DAY OF OCTOBER, 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.

GARY L. WILEY, NOTARY PUBLIC

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, AN 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 10/1/93 DAY OF OCTOBER, 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.

GARY L. WILEY, NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATE THIS 10/1/93 DAY OF OCTOBER, 1993.

JAMES D. MINER, CHAIRMAN

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS 10/1/93 DAY OF OCTOBER, 1993.

ELWA BROADFOOT, MAYOR

PAT BURNETT, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS 10/1/93 DAY OF OCTOBER, 1993.

SUSAN E. CROCKETT-SPOON, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT WICHITA, KANSAS, ON THIS 10/1/93 DAY OF OCTOBER, 1993.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY