

S/D 92-24 SOCORA VILLAGE ADDITION

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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-3

July 16, 1992

STAFF REPORT

(Final Plat Approved 7/9/92, Preliminary Plat Approved 6/11/92)

CASE NUMBER: S/D 92-24 SOCORA VILLAGE ADDITION.

OWNER/APPLICANT: HCA Health Services of Kansas, Inc., 550 N. Hillside, Wichita, KS 67214, & Steven Dobbs.

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

LOCATION: South of 17th Street North between Tyler and Woodchuck.

SITE SIZE: 50.9 Acres

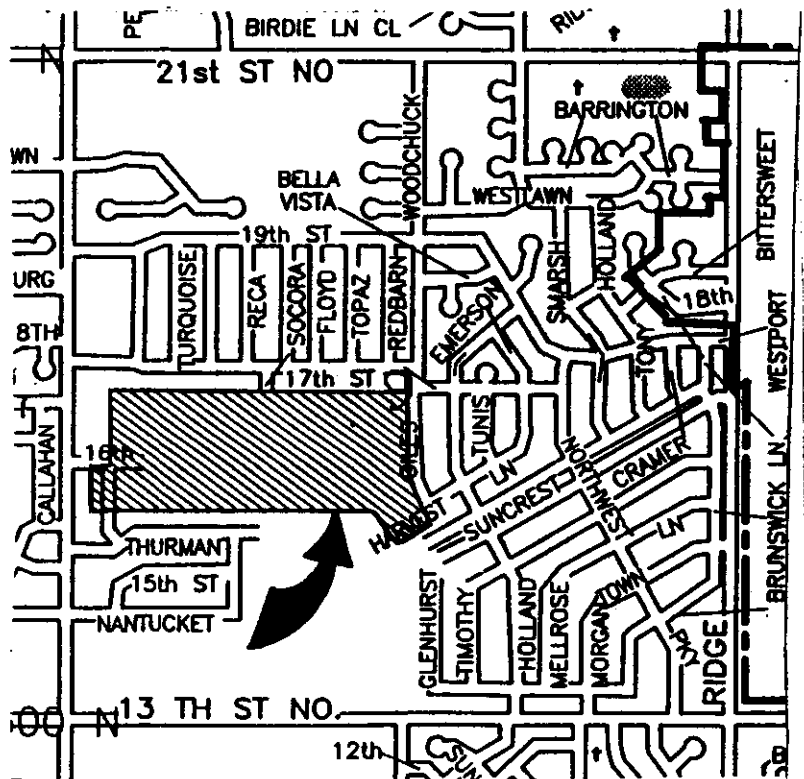
NUMBER OF LOTS

Residential:	203
Office:	
Commercial:	
Industrial:	
Total:	203

MINIMUM LOT AREA: 7200 sq. ft.

CURRENT ZONING: "AA" One-family.

VICINITY MAP:



STAFF COMMENTS:

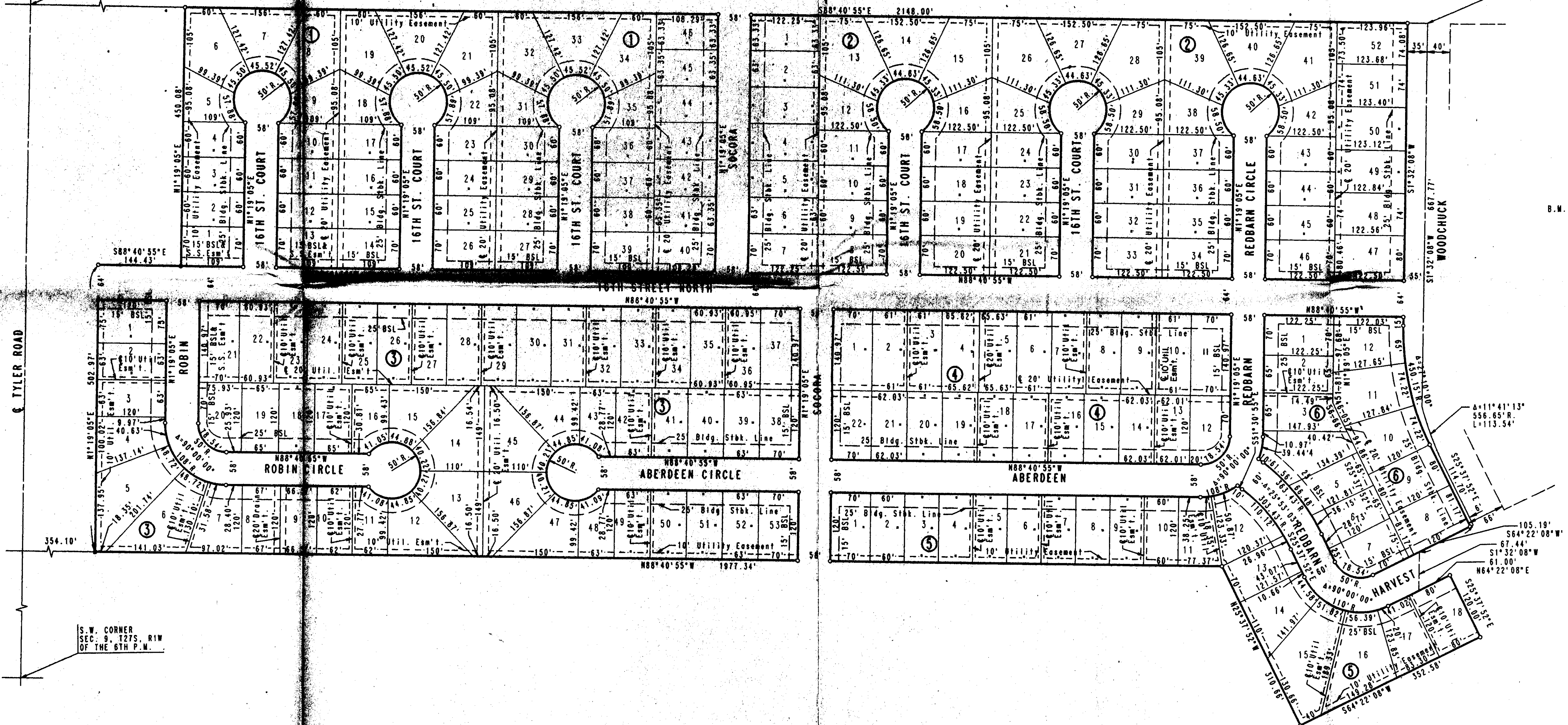
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include the paving of Woodchuck, along the east side of this plat, to a collector street status. The paving guarantee shall also include sidewalk along one side of 16th Street North and along Woodchuck adjacent to the plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. If off-site easements, such as for the extension of sanitary sewer along the south line of this plat, are required, such easements shall be granted by separate instrument and submitted to Planning for recording with the plat.
- H. 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.
- I. 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.
- J. 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.
- K. 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.

SOCORA VILLAGE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

N.W. CORNER, S.W. 1/4
SEC. 9, T27S, R1W
OF THE 6TH P.M.

N.E. CORNER, S.W. 1/4
SEC. 9, T27S, R1W
OF THE 6TH P.M.



SCALE: 1"=100'

○ = IRON SET
● = IRON FOUND
BSL = BUILDING SETBACK LINE
S.S. = SANITARY SEWER

D.M. - TYLER AND 13TH STREET NORTH
CITY OF WICHITA BENCH MARK DISC.
48 FT. EAST AND 48 FT. NORTH OF
INTERSECTION OF CENTERLINE BOTH.
ELEV. -167.929 CITY DATUM

SOCORA VILLAGE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1992, I HAVE CAUSED TO BE SURVEYED AND PLATTED SOCORA VILLAGE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS, BLOCKS, AND STREETS THE SAME BEING LOTS 1 AND 2, BLOCK A, AND LOT 6, BLOCK E, WESTRIDGE VILLAGE SEDGWICK COUNTY, KANSAS, AND THE NORTH 953.05 FEET OF THE SW 1/4 OF SECTION 9, T27S, R1W, OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, AND COMMENCING AT THE SE CORNER OF SAID SW 1/4, THENCE BEARING N01°32'08"E ALONG THE EAST LINE OF SAID SW 1/4 A DISTANCE OF 1462.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING BEARING N01°32'08"E A DISTANCE OF 172.69 FEET; THENCE BEARING N88°40'55"W A DISTANCE OF 346.47 FEET; THENCE BEARING S25°37'52"E A DISTANCE OF 310.66; THENCE BEARING N64°22'08"E A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTH 30 FEET OF THE EAST 35 FEET FOR STREET RIGHT-OF-WAY AS RECORDED ON FILM 1150, PAGE 1297, AND EXCEPT NORTHWEST VILLAGE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND EXCEPT NORTHWEST VILLAGE 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NE CORNER OF THE SW 1/4 OF SECTION 9, T27S, R1W OF THE 6TH P.M. THENCE BEARING S1°32'08"W ALONG THE EAST LINE OF SAID SW 1/4 A DISTANCE OF 667.77 FEET TO THE INTERSECTION OF SAID LINE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 556.65; THENCE ALONG SAID CURVE ALONG THE EASTERLY LINE OF LOT 1, BLOCK "A" AS PLATTED IN WESTRIDGE VILLAGE, SEDGWICK COUNTY, KANSAS AND THROUGH A CENTRAL ANGLE OF 11°41'13" AN ARC DISTANCE OF 113.54 FEET; THENCE BEARING S25°37'52"E ALONG THE EASTERLY LINE OF SAID LOT 2, BLOCK "A" A DISTANCE OF 114.70 FEET TO THE SE CORNER OF SAID LOT 2; THENCE BEARING S64°22'08"W ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 105.19 FEET TO THE SW CORNER OF SAID LOT 2; THENCE BEARING S1°32'08"W ALONG THE EAST LINE OF SAID SW 1/4 A DISTANCE OF 67.44 FEET TO THE NW CORNER OF LOT 6, BLOCK "E" IN SAID WESTRIDGE VILLAGE THENCE BEARING N64°22'08"E A DISTANCE OF 61.00 FEET TO THE NE CORNER OF SAID LOT 6; THENCE BEARING S25°37'52"E A DISTANCE OF 120.00 FEET TO THE SE CORNER OF SAID LOT 6; THENCE BEARING S64°22'08"W ALONG THE SOUTH LINE OF SAID LOT 6 EXTENDED WEST A DISTANCE OF 352.58 FEET; THENCE BEARING S64°22'08"W ALONG THE WESTERLY PORTION OF THE NORTH LINE OF NORTHWEST VILLAGE TO WICHITA, SEDGWICK COUNTY, KANSAS A DISTANCE OF 1977.44 TO THE SE CORNER OF BLOCK 2, IN NORTHWEST VILLAGE 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N1°19'05"E ALONG THE EAST LINE OF SAID BLOCK A DISTANCE OF 502.97 FEET TO A POINT IN THE SOUTH LINE OF LOT 1, BLOCK 1, NORTHWEST VILLAGE 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S88°40'55"E ALONG SAID SOUTH LINE A DISTANCE OF 144.43 FEET TO THE SE CORNER OF SAID LOT 1; THENCE BEARING N1°19'05"E A DISTANCE OF 450.08 FEET TO THE NE CORNER OF SAID LOT 1; THENCE BEARING S88°40'55"E ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 9 A DISTANCE OF 2148.00 FEET TO THE POINT OF BEGINNING.

CHARLES S. BROWN, P.E. LIC. NO. 7581 R.L.S. NO. 991
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 SOCORA VILLAGE 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 PORTIONS OF WESTRIDGE VILLAGE, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND AND DRAINAGE EASEMENTS AS PER FILM 456, PAGE 546 AND FILM 652, PAGE 355, ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNERS: SLANSON INVESTMENT CORPORATION

BY _____, PRESIDENT
LARRY A. CHAMBERS

SAYLER CONSTRUCTION CO., INC.

BY _____, PRESIDENT
EARL M. SAYLER

EARL M. SAYLER TRUST

BY _____, TRUSTEE
EARL M. SAYLER

B. J. WATKINS

BY _____
B. J. WATKINS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBER THAT ON THIS _____ DAY OF _____, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LARRY A. CHAMBERS, PRESIDENT OF SLANSON INVESTMENT CORPORATION, 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 VOLUNTARY ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBER THAT ON THIS _____ DAY OF _____, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME EARL M. SAYLER, PRESIDENT OF SAYLER CONSTRUCTION CO. INC., 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 VOLUNTARY 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

MY COMMISSION EXPIRES _____

WE, THE PEOPLES BANK, PRATT, KANSAS, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF SOCORA VILLAGE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBER THAT ON THIS _____ DAY OF _____, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____, OF THE PEOPLES BANK, IN PRATT, KANSAS, 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 VOLUNTARY ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBER THAT ON THIS _____ DAY OF _____, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME EARL M. SAYLER, TRUSTEE OF THE EARL M. SAYLER TRUST, 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 VOLUNTARY ACT AND DEED OF SAID TRUST, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBER THAT ON THIS _____ DAY OF _____, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME B. J. WATKINS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1992.

_____, CHAIRMAN

CHRISTOPHER J. GOEBEL

_____, 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 _____, 1992.

_____, MAYOR

BOB KNIGHT

_____, DEPUTY CITY CLERK

PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1992.

_____, COUNTY CLERK

DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1992.

_____, REGISTER OF DEEDS

PAT KETTLER

_____, DEPUTY

ED RESA

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 17, 1992

Professional Engineering Consultants
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 92-24 — SOCORA VILLAGE ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on July 16, 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 July 10, 1992.

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: HCA Health Services, of Kansas, Inc., c/o Steven Dodds, 550
N. Hillside, Wichita, KS 67214
Slawson Investment Corporation, c/o Larry Chambers, 104 S.
Broadway — Suite 200, Wichita, KS 67202
Mike Lindebak, City Engineer

