

METROPOLITAN AREA PLANNING
DEPARTMENT

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

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

April 12, 1993

Re: S/D 93-8 FOURTH ADDITION TO CRESTVIEW HEIGHTS (Final
Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on April 8, 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 April 2, 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

DL:rh

cc: Socora Village Company, c/o Larry A. Chambers, 104 S.
Broadway, Suite 200, Wichita, KS 67202-4165
Mike Lindebak, City Engineer

FILE COPY

development.

- J. As indicated by the drainage plan, a drainage easement shall be indicated on the final plat tracing, along the north line of lots adjacent to 21st Street North. The granting of these easements shall also be noted in the plattor's text.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

April 8, 1993

STAFF REPORT

(Final Plat Approved 4/1/93, Preliminary Plat Approved 3/4/93)

CASE NUMBER: S/D 93-8 - FOURTH ADDITION TO CRESTVIEW HEIGHTS

OWNER/APPLICANT: Socora Village Company, 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: South of 21st Street North and west of Woodlawn

SITE SIZE: 14.8 Acres

NUMBER OF LOTS

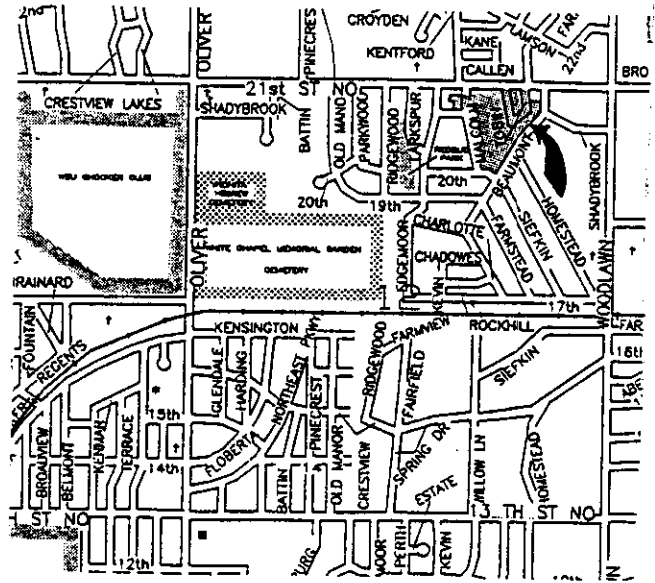
Residential:	47
Office:	
Commercial:	
Industrial:	
Total:	47

MINIMUM LOT AREA: 8,050 sq. ft.

CURRENT ZONING: "AA" and "A"

VICINITY MAP:

Handwritten note: 14.8 Acres



STAFF COMMENTS:

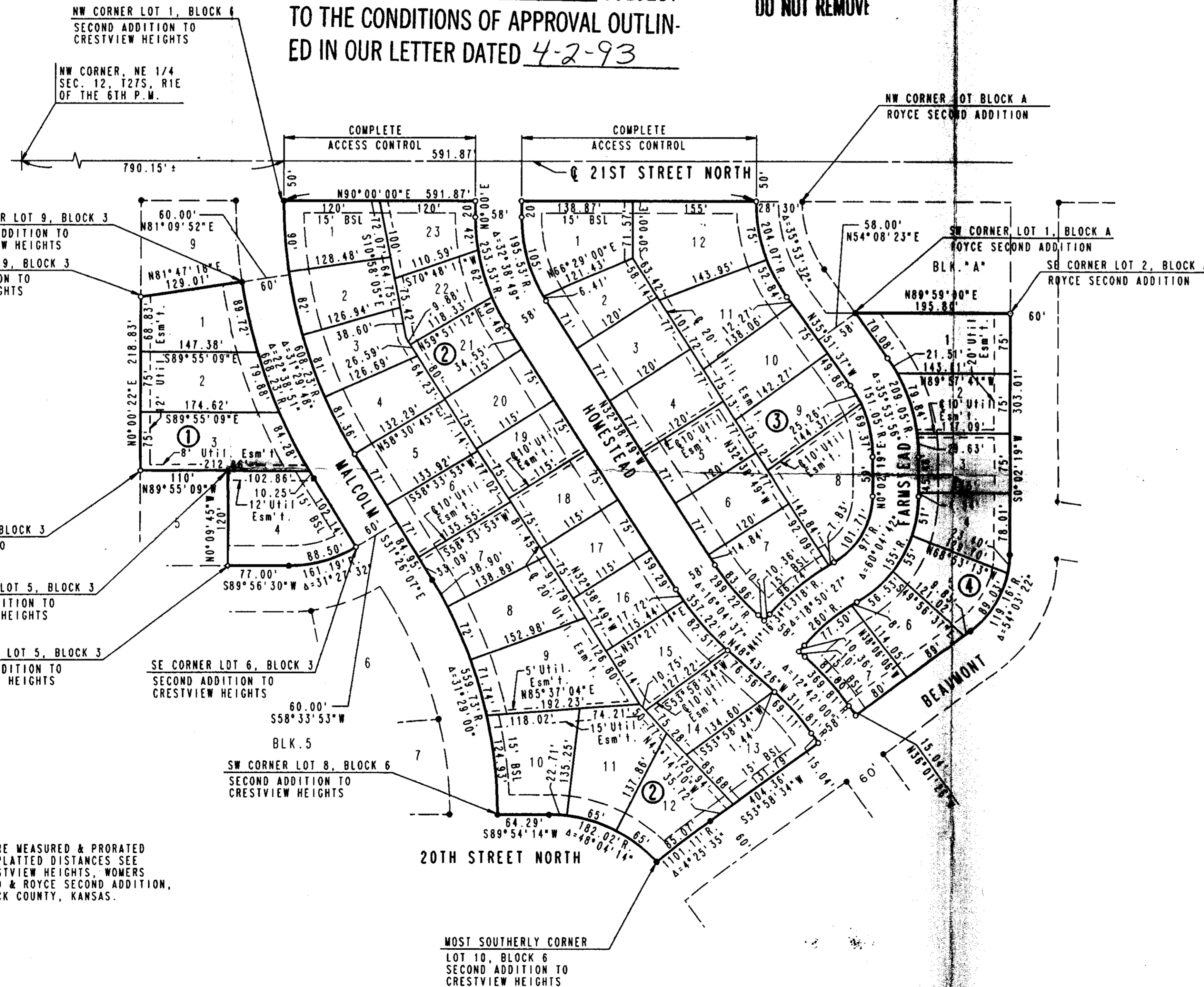
- A. The applicant shall resubmit guarantees for the extension of sanitary sewer and water, and for street paving, including storm sewer and drainage improvements. In addition, the applicant shall recalculate existing special assessments, considering the number and sizes of lots proposed in the preliminary plat, and either a new agreement for repayment should be reached among the property owners, or the full amount should be paid by the developer.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Prior to this plat being released for recording, the applicant shall provide proof of the ownership of this property. The platting binder presently indicates an ownership different than is being indicated on this final plat.
- D. Prior to the plat being released for recording, the applicant shall provide proof that all applicable property taxes (1992) have been paid.
- E. Although a note on the face of the plat indicates building setbacks are 25-foot, these setbacks have not been labeled on the lots themselves. In order to avoid any possible confusion, the setbacks shall be labeled on the lots and if the abbreviation BSL is used, the note below the north arrow should explain the abbreviation.
- F. 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.
- G. 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.
- H. 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.
- I. K.G. & E. has indicated a gas line may exist along the Homestead Street right-of-way. The applicant shall be solely responsible for any relocation lowering or encasement of the gas pipeline necessary by this development. Applicant shall also grant any additional utility easement as may be necessary by this

FINAL PLAT

**FOURTH ADDITION TO CRESTVIEW HEIGHTS
TO WICHITA, SEDGWICK COUNTY, KANSAS**

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/1/93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4-2-93

**OFFICE COPY
DO NOT REMOVE**



SCALE: 1"=100'

○ = IRON SET
● = IRON FOUND

ALL BUILDING SETBACK LINES ARE
25' UNLESS OTHERWISE NOTED.

B.M. - R.R. SPIKE IN S.W. FACE POWER POLE
AT S.W. CORNER 21ST AND FARMSTEAD,
APPROX. 190' WEST OF BEAUMONT.
ELEV.=204.64 CITY DATUM

NOTE: ALL DISTANCES SHOWN WERE MEASURED & PRORATED
FROM FOUND IRONS, FOR PLATTED DISTANCES SEE
SECOND ADDITION TO CRESTVIEW HEIGHTS, WOMERS
CRESTVIEW HEIGHTS THIRD & ROYCE SECOND ADDITION,
ALL IN WICHITA, SEDGWICK COUNTY, KANSAS.

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
FOURTH ADDITION TO CRESTVIEW HEIGHTS TO WICHITA, SEDGWICK
COUNTY, KANSAS, INTO LOTS, BLOCKS AND STREETS THE SAME BEING A
REPLAT OF LOT 6, 7, AND 8, BLOCK 3 AND LOTS 1 THROUGH 10, BLOCK 6,
IN SECOND ADDITION TO CRESTVIEW HEIGHTS, WICHITA, KANSAS, TOGETHER
WITH LOTS 1 THROUGH 7, BLOCK 1, AND LOTS 1 THROUGH 11, AND LOTS 13
THROUGH 16, BLOCK 2, IN WOMERS CRESTVIEW HEIGHTS THIRD, WICHITA,
KANSAS. ALSO INCLUDED ARE STREETS WITHIN THE ABOVE DESCRIBED
AREA.

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 FOURTH
ADDITION TO CRESTVIEW HEIGHTS, TO WICHITA, SEDGWICK COUNTY,
KANSAS.

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

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH OVER
AND ACROSS THE NORTH LINE OF BLOCK 2 AND 3, AS SHOWN, ARE HEREBY
GRANTED TO THE CITY OF WICHITA. ALL PORTIONS OF SECOND ADDITION
TO CRESTVIEW HEIGHTS WICHITA, KANSAS AND WOMERS CRESTVIEW
HEIGHTS THIRD, WICHITA, KANSAS, AS SET FORTH IN THE SURVEYOR'S
CERTIFICATE ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A.
12-512(b) AMENDED.

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,
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

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
L. O. BRECKENRIDGE, JR.

_____, SECRETARY
MARVIN S. KROUT

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

_____, MAYOR
FRANK W. OJILE

_____, 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 _____ M., ON THIS _____ DAY OF _____, 1993.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA