

# PEBBLEBROOK ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

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

**OFFICE COPY**  
DO NOT REMOVE

**FINAL PLAT**

1" = 100'  
• = 1/2" Rebar



State of Kansas) SS  
Sedgwick County)

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 maintained 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 indicated 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) SS  
Sedgwick County)

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

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

State of Kansas) SS  
Sedgwick County)

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

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

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.

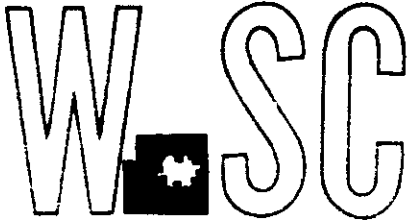
\_\_\_\_\_  
Chairman  
L. O. Breckenridge Jr.  
\_\_\_\_\_  
Secretary  
Marvin S. Krout

State of Kansas) SS  
Sedgwick County)  
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

State of Kansas) SS  
Sedgwick County)

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



December 21, 1992

METROPOLITAN AREA PLANNING  
DEPARTMENT

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

<sup>(316) 268-4421</sup>  
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.

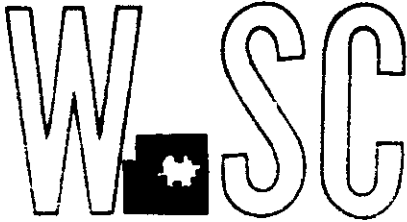
Sincerely,

A handwritten signature in black ink that reads "Don Losew".

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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Please call if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Don Losew', with a horizontal line extending to the right.

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.

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

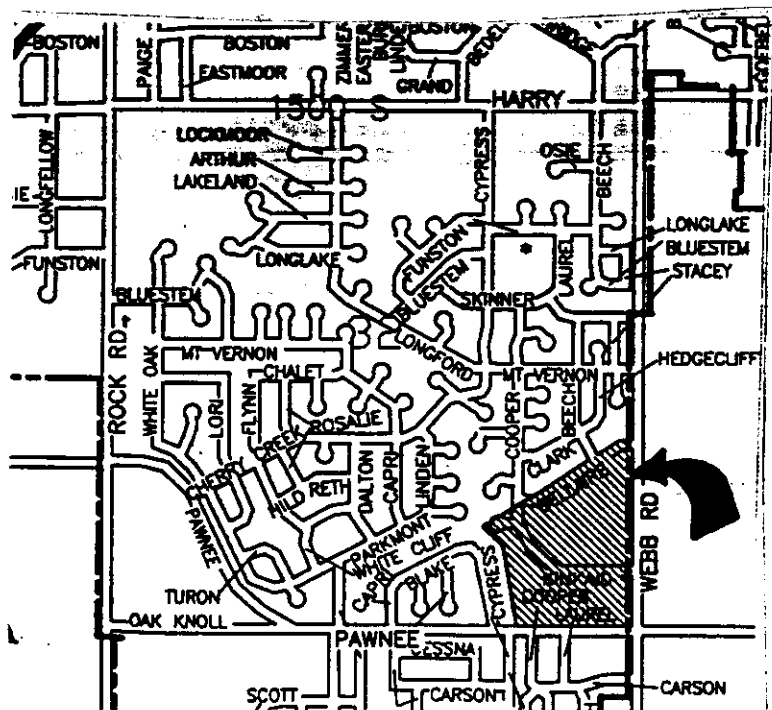
Residential:	148
Office:	
Commercial:	1
Industrial:	
Total:	149

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 plattor'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 plattor'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