

- R. On the final plat tracing the center lines (CL) of 37th and Woodlawn shall be labeled.
- 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 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. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- W. Recording of the plat within 30 days after approval by the City Council.

October 24, 1991

STAFF REPORT
(Final Plat Approved 10/17/91,
Preliminary Plat Approved 10/3/91)

CASE NUMBER: S/D 91-52 - WHISPERING BROOK ADDITION

OWNER/APPLICANT: Nestor R. Weigand, Jr., 151 N Market, Wichita,
KS 67202

SURVEYOR/ENGINEER: Bill Yung Design, 4912 E. 29th St. N., Suite
1, Wichita, KS 67220; Poe & Associates of
Kansas, Inc., 434 North Oliver, Suite 110,
Wichita, KS 67208

LOCATION: South of 37th St. North and west of Woodlawn

SITE SIZE: 25 Acres

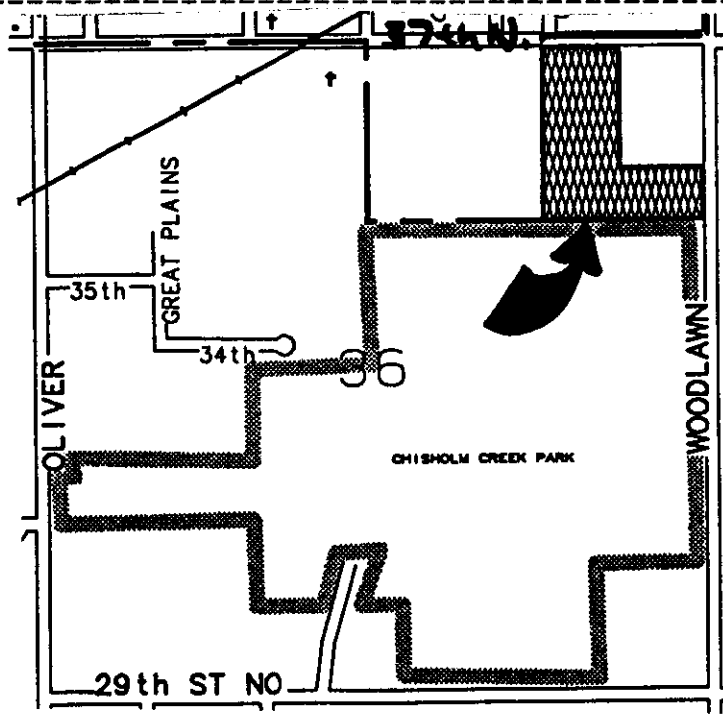
NUMBER OF LOTS

Residential:	84
Office:	
Commercial:	
Industrial:	
Total:	84

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

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.
- F. As required by the sidewalk ordinance, a sidewalk shall be guaranteed along one side of Whispering Brook/Brookview. This is a long continuous street with over 48 lots accessing it and with both ends of the street intersecting an arterial. If the applicant desires, as is implied by the uses for certain Reserves, an alternate sidewalk plan may be submitted for this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. As indicated by the Subdivision Regulations and the City Street naming ordinance, existing street names should be utilized for new additions where such streets would be logical extensions. For this plat Whispering Brook should be named Farmstead and Brookview named either 35th St. North or Woodbury. The applicant has requested and, the Subdivision Committee supports, the waiver of this requirement.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments. This covenant shall also indicate that the homeowner's association shall maintain the "parking" strip area adjacent to this plat and Woodlawn and 37th St. North.
- L. 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.
- M. As indicated on the preliminary plat the area to the northeast of the plat is in "AA" and "LC" zoning. The applicant is also apparently the owner of these areas. While it appears that this plat could be designed to include all of the residential zoning into single family development, the owner is likely intending to pursue a zone change. Particularly for the larger area just north of Brookview such a zone change may be speculative and this plat should take into account the possibility that single family development should still occur.

It would appear that the very same cul-de-sac pattern to the south of Brookview could be platted to the north. To allow for this possibility, contingent street dedications shall be shown in the area of Reserve E for two such streets. This dedication would note that it is contingent upon the area to the north developing for residential uses and with the extension of these streets needed to serve that development.

- N. Since the final plat is indicating that the applicant wishes to provide contingent street dedications as the means for addressing the possible development of adjacent property, these dedications also need to be referenced in the plat's text.

- O. As indicated by the drainage concept, this site requires an off-site drainage easement. This easement shall be submitted to City Engineering for review and approval and subsequently to Planning for recording.

- P. The final plat tracing shall indicate the utility easements requested by K.G. & E. These easements were indicated on a "marked" copy of the plat mailed to the applicant after review of the preliminary plat.

- Q. The MAPC signature block shall be amended by striking Acting from the Chairman's signature line.

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If guarantees are required for improvements a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats can be obtained from our office upon request. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 24, 1991 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in dark ink, appearing to read "Don Losew". The signature is fluid and cursive, with a long horizontal stroke at the end.

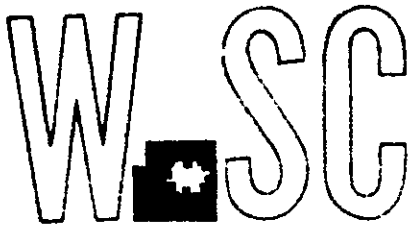
Don Losew
Senior Planner

DL:sm

Enclosure

cc: Nestor R. Weigand, Jr., 151 N. Market, Wichita, KS 67202
Poe & Associates of Kansas, Inc., 434 North Oliver, Suite
110, Wichita, KS 67208
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 18, 1991

Terry Smythe
Bill G. Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

Re: S/D 91-52 (~~Plat~~ ^{Final} Plat) Whispering Brook Addition

Dear Terry:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 17, 1991, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- % 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.
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TO WICHITA, SEDGWICK COUNTY, KANSAS

Ed Resa, Chief Deputy