

- 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

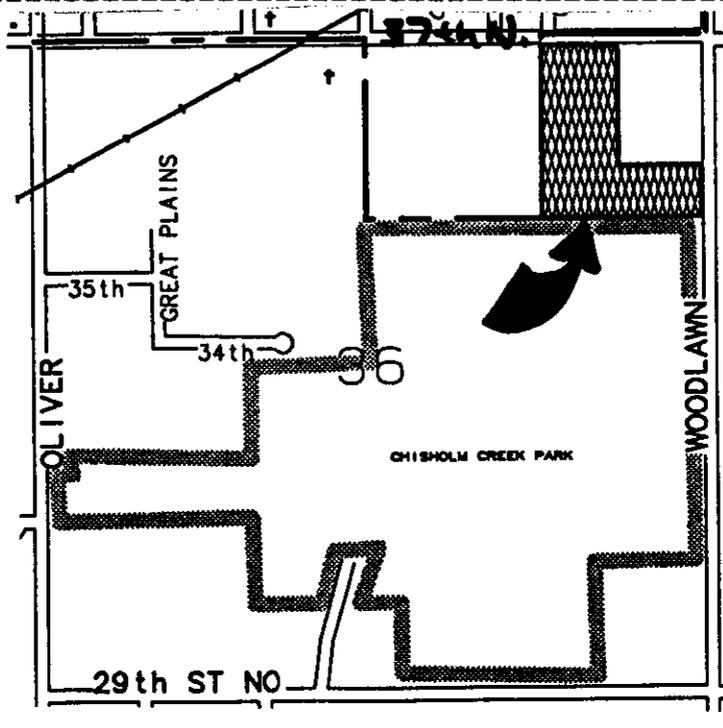
NUMBER OF LOTS

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.

Sub. 2 -
12/3 - also
was a 3rd to
sub.

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,



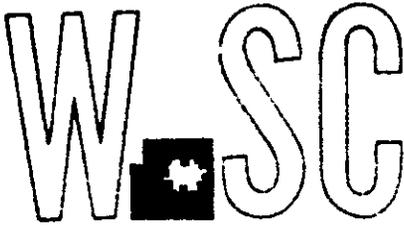
Don Losew
Senior Planner

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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Handwritten notes:
Need
soil report - have
included in the
entire plat
copy 3
K.
L.

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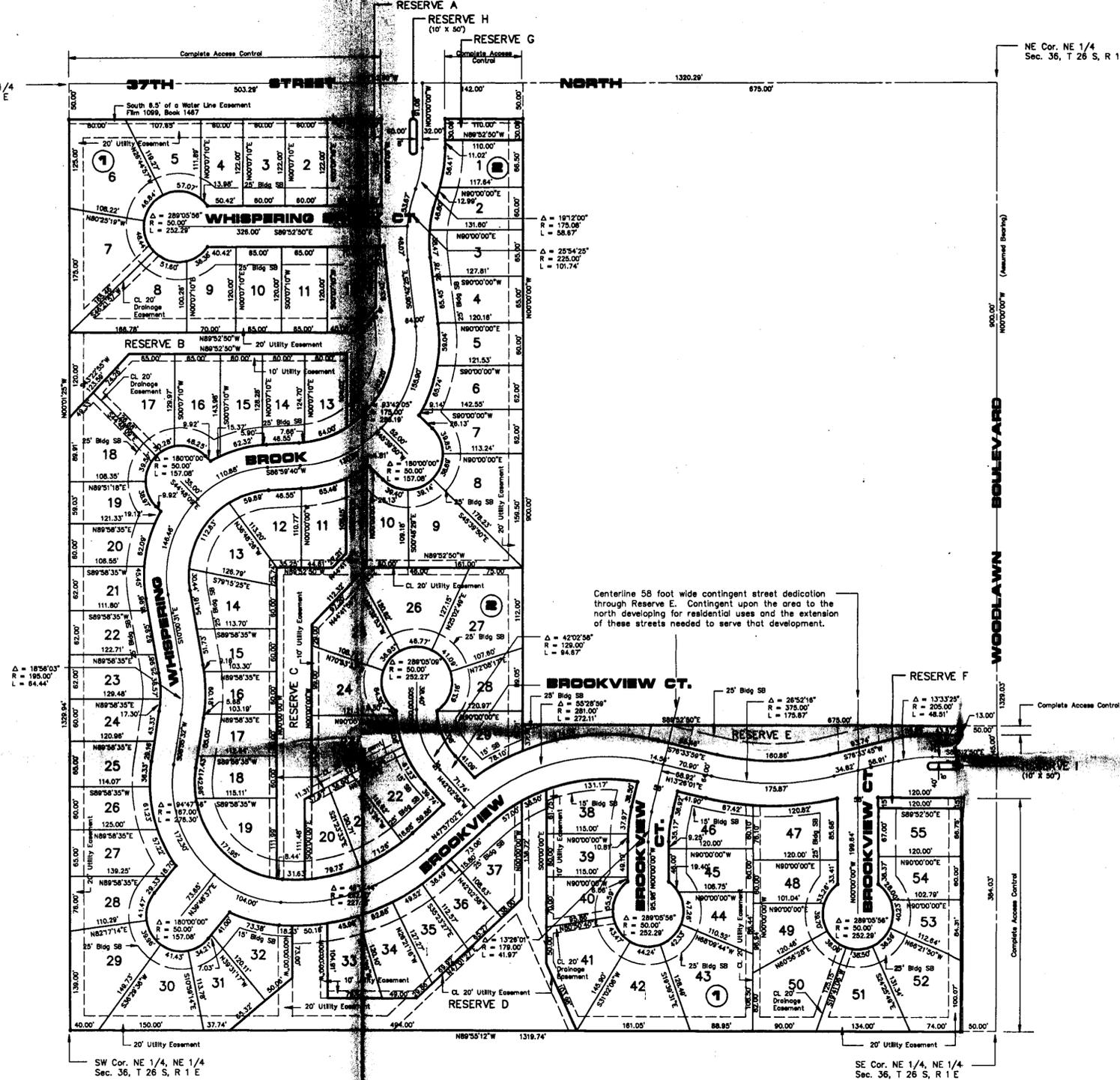
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NW Cor. NE 1/4, NE 1/4
Sec. 36, T 26 S, R 1 E

NE Cor. NE 1/4
Sec. 36, T 26 S, R 1 E



STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and plotting "WHISPERING BROOK ADDITION" to Wichita, Kansas, being described as follows:

The North Half of the East Half of the Northeast Quarter of Section 36, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except for the North 900.00 feet of the East 675.00 feet thereof subject to street right-of-way.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this _____ day of _____, 1991.

Kenny E. Hill, L.S.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets and reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. Reserves B, C, D, and E are reserved to permit drainage, drainage structures, ponds, landscaping, sidewalks, gozobs, recreation facilities, utilities confined to easements and utility service connections. Reserves A, F, G, H, and I are reserved to permit landscaping, entry monuments, irrigation, sidewalk and utilities confined to easements. The Reserves are to be owned and maintained by a property owners association consisting of all of the owners of property in this addition. All abutters' rights of access to or from 37th Street North or to or from Woodlawn Boulevard over and across the North line of Block 1, Reserve A and Reserve G or the East line of Block 1 and Reserve E are hereby granted to the appropriate governing body.

Deborah H. Freeman

Nestor R. Weigand

Leslie J. Rudd

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this _____, day of _____, 1991, by Deborah H. Freeman.

Notary Public

My Appointment Expires: _____

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this _____, day of _____, 1991, by Nestor R. Weigand.

Notary Public

My Appointment Expires: _____

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this _____, day of _____, 1991, by Leslie J. Rudd.

Notary Public

My Appointment Expires: _____

This plat of WHISPERING BROOK ADDITION to Wichita, Sedgwick County, Kansas has been submitted to and approved by the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this _____, day of _____, 1991.

George D. Sherman, Acting Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____, day of _____, 1991.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this _____, day of _____, 1991.

Don Wright, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds Office at A.M.-P.M. on the _____, day of _____, 1991.

Pat Kettler, Register of Deeds

Ed Resa, Chief Deputy

WHISPERING BROOK ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS