

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

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

Dated this _____, day of _____, 1992.

WICHITA SEDGWICK COUNTY METROPOLITAN
AREA PLANNING COMMISSION

George D. Sherman, 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 _____, 1992.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this _____, day of _____, 1992.

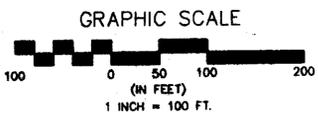
Don Wright, County Clerk

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 _____, 1992.

Pat Kettler, Register of Deeds

Ed Resa, Chief Deputy

Note:
C.A.C. indicates complete access control.



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 platting "WHISPERING BROOK COMMERCIAL ADDITION" to Wichita, Kansas, being described as follows:

The North 900.00 feet of the East 675.00 feet of Northeast Quarter of Section 36, Township 26 South, Range 1 East of the 6th P.M. Sedgwick County, Kansas, subject to street right-of-way. Easements and other public reservations are hereby vacated to conform to those shown on this plat by virtue of KSA 12-512(b) as amended.

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

Dated this _____, day of _____, 1992.

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, a block and streets. 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, walls and utilities. Utilities may cross the wall easement. All persons' rights of access to or from 37th Street North or to or from Woodlawn Boulevard over and across the North line of Block 1 and the East line of Block 1 are hereby granted to the appropriate governing body designated on this plat. Additional building setback requirements are as indicated on DP-203 on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.

Deborah H. Freeman

Nestor R. Weigand, Jr.

Leslie J. Rudd

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this _____, day of _____, 1992, 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 _____, 1992, by Nestor R. Weigand, Jr.

Notary Public

My Appointment Expires: _____

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this _____, day of _____, 1992, by Leslie J. Rudd.

Notary Public

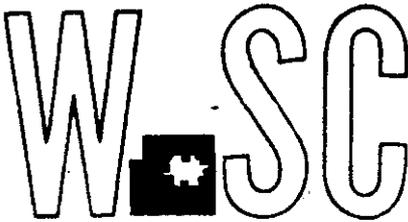
My Appointment Expires: _____

WHISPERING BROOK COMMERCIAL ADDN.

TO WICHITA, SEDGWICK COUNTY, KANSAS

Terry Smythe
May 22, 1992
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cc: Nestor Weigand, etal., 151 N. Market, Wichita, KS 67202
Poe & Associates of Kansas, Inc., 434 North Oliver, Suite
110, Wichita, KS 67208
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

FILE COPY

May 22, 1992

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

Re: S/D 92-5 Whispering Brook Commercial Addition.

Dear Terry:

At the regular meeting of the Metropolitan Area Planning Commission on May 21, 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 May 15, 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,

A handwritten signature in black ink, appearing to read 'Don Losew', written over a horizontal line.

Don Losew
Senior Planner

- F. On the final plat tracing, the plattor's text shall note that in regard to the access controls, the location of openings is to be approved by the City Engineer.
- G. A number of easements, public and private are indicated in the platting binder. The applicant shall submit with the final plat tracing a marked copy of the final plat showing where, on the plat or relative to this plat, these easements are located.
- H. Since the plat is indicating a joint easement for lots 2 and 3, the applicant shall submit to Planning for review, a copy of the agreement effecting this joint access. This agreement should note who benefits from it, how it will be maintained and limitations on its usage. This agreement then needs to be recorded by the applicant with the recording information noted on the final plat tracing.
- I. On the final plat tracing the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- J. 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. The applicant is advised that additional fire hydrants, using City of Wichita water lines, will be required.
- K. 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.
- 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.

May 21, 1992

STAFF REPORT

(Final Plat Approved 5/14/92, Preliminary Plat Approved 2/20/92)

CASE NUMBER: S/D 92-5 - WHISPERING BROOK COMMERCIAL ADDITION

OWNER/APPLICANT: Nestor Weigand, et al., 151 N. Market, Wichita, KS 67202

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

LOCATION: Southwest corner of 37th St. North and Woodlawn Blvd.

SITE SIZE: 11.7 Acres

NUMBER OF LOTS

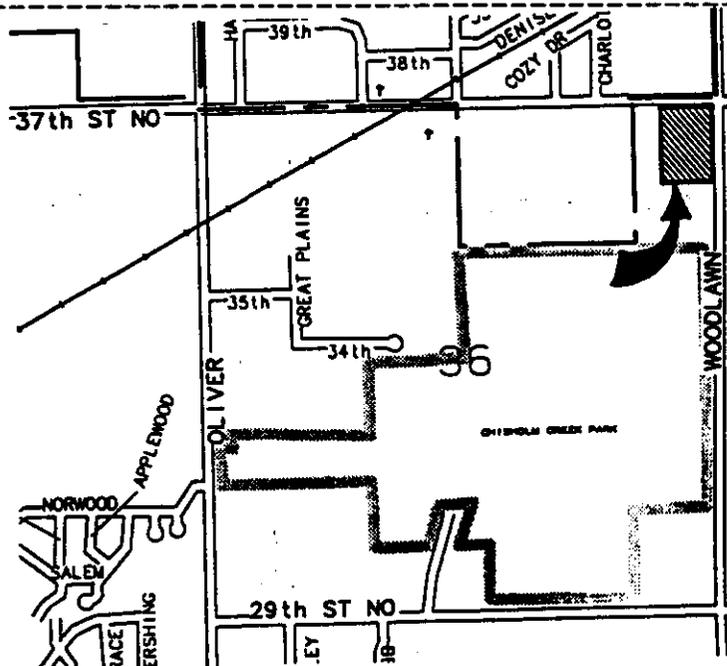
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 30,000 sq. ft.

CURRENT ZONING: "AA" One Family, "LC" Light Commercial

PROPOSED ZONING: "LC" Light Commercial (Z-3048) (DP-203)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. As indicated by the drainage plan cross lot drainage agreements will need to be submitted for this site.
- C. As required by the Whispering Brook Commercial CUP (DP-203) the applicant shall guarantee:
 - 1. The reconstruction of Woodlawn and 37th Street North including any needed median changes to provide left-turn bays and storage in a center turning lane to serve left-turn movements to lots 4 and 5.
 - 2. The construction of continuous accel/decel lanes along Woodlawn and 37th Street North to serve openings to all lots and the partial reconstruction of 37th Street/Woodlawn intersection with raised medials to provide left turns at the intersection and free flowing right turns for east-bound 37th Street North traffic.
 - 3. The construction of temporary third lanes along Woodlawn and 37th Street North adjacent to the plat if development occurs before 37th Street North and Woodlawn are constructed to a four lane standard. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs or streets are improved to a four lane standard. Partial development would necessitate partial construction of the third lane.

In addition, the above guarantees shall include the construction of that portion of the required major entrances that are within street right-of-way.

- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the dedication of street rights-of-way, especially in regard to the major intersection, shall be clearly dimensioned and indicated from the center lines of the adjacent streets. Since this plat is dedicating additional street right-of-way, this shall also be noted in the plat's text.