Benchmarks

(City of Wichita Datum)

1. City of Wichita Benchmark disc, 67' south of centerline 21st St. & 79' south of section line, and 46' east of centerline 119th St. Elev. 172.08
2. 80d nail in power pole, 30' east and 50' south of Northwest Corner of Government Lot 6 in SW Quarter of Section 6, t27s, R1W. Elev. 172.08
3. 80d nail in power pole 50' south of NE corner of Government Lot 3 in NW Quarter of Section 6, T27S, R1W. Elev. 179.98
4. 80d nail in power pole 40' west and 40' north of the NW Corner of the NW Corner of Sec. 6, T27S, R1W. Elev. 175.05

MINIMUM LOW OPENING ELEVATION			
Lot No.	Block No.	Elevation	MSL Elevation
1 - 20	3	168.6	1356.00
21 - 34	3	165.6	1353.00
3 - 7	2	165.6	1353.00
8 - 23	2	165.4	1352.80
35 - 51	3	165.4	1352.80

Datum is City of Wichita or Mean Sea Level



LINE TABLE		
LINE	LENGTH	BEARING
L1	104.88'	N00°17'42"W
L2	144.36'	N89°42'18"E
L3	24.67'	S38°04'04"W
L4	40.24'	S35°45'20"E
L5	21.00'	S66°27'23"W
L6	191.06'	N00°17'42"W
L7	83.42'	S89°25'21"W
L8	146.50'	S89°25'21"W
L9	269.00'	N00°34'39"W
L10	21.74'	S74°24'39"E
L11	73.83'	S85°54'55"W
L12	76.15'	S00°00'00"W
L15	50.60'	S06°53'24"E
L16	175.32'	S89°22'38"E
L17	141.79'	N00°38'02"W
L18	98.88'	S22°09'03"W
L19	26.05'	S67°08'14"W
L20	41.44'	N55°42'05"E
L21	91.94'	S43°42'10"E
L22	58.87'	S01°40'28"E
L23	52.02'	S44°23'18"E
L24	71.02'	S67°39'46"E
L25	176.02'	S67°39'46"E
L26	304.02'	S87°27'55"W
L27	21.00'	S02°32'05"E
L28	8.69'	S88°30'52"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	134.41'	272.00'	68.61'	133.04'	N14°27'04"W	28°18'45"
C2	99.02'	160.00'	51.16'	97.45'	N71°58'29"E	35°27'38"
C3	45.17'	160.00'	22.74'	45.02'	N46°09'22"E	16°10'35"
C4	252.05'	50.00'	35.78'	58.19'	N50°46'47"W	288°49'42"
C5	85.14'	399.43'	42.73'	84.97'	N29°38'59"W	12°12'44"
C6	224.30'	50.00'	62.82'	78.24'	S75°01'36"E	257°02'03"
C7	196.64'	223.00'	105.23'	190.33'	N25°33'24"W	50°31'23"
C8	154.75'	223.00'	80.64'	151.66'	S70°41'52"E	39°45'34"
C9	252.29'	50.00'	35.60'	58.00'	N89°25'21"E	289°05'56"
C10	112.77'	217.00'	57.69'	111.49'	S30°39'20"W	29°46'31"
C11	171.69'	500.00'	86.70'	170.84'	N84°14'52"W	19°40'26"
C12	252.29'	50.00'	35.60'	58.00'	N04°05'05"W	289°05'56"
C13	59.72'	217.00'	30.05'	59.54'	S07°53'05"W	15°46'10"
C18	39.34'	300.00'	19.70'	39.31'	N03°08'01"W	07°30'46"
C19	123.91'	80.00'	78.26'	111.89'	N45°00'20"W	88°44'36"
C20	252.29'	50.00'	35.60'	58.00'	N89°21'58"E	289°05'56"
C21	112.72'	300.00'	57.03'	112.06'	N11°23'13"E	21°31'41"
C22	180.70'	230.00'	95.30'	176.08'	S00°21'21"E	45°00'49"
C23	79.84'	400.00'	40.05'	79.70'	S61°25'10"W	11°26'09"
C24	252.29'	50.00'	35.60'	58.00'	S34°17'52"E	289°05'56"
C25	83.66'	230.00'	42.30'	83.20'	S33°16'58"E	20°50'24"
C26	73.71'	180.00'	37.38'	73.20'	N31°58'17"W	23°27'46"
C27	146.61'	500.00'	73.84'	146.09'	N83°05'07"E	16°48'03"
C28	58.33'	180.00'	29.42'	58.07'	N10°57'26"W	18°33'56"
C29	81.24'	200.00'	41.19'	80.69'	S56°01'32"E	23°16'28"
C30	105.81'	520.00'	53.09'	105.63'	S31°05'01"W	11°39'31"
C31	273.11'	520.00'	139.78'	269.98'	S10°12'29"W	30°05'33"
C32	252.23'	50.00'	35.64'	58.04'	N55°19'57"W	289°02'10"
C33	252.23'	50.00'	35.64'	58.04'	N00°02'24"E	289°02'14"
C34	58.21'	301.00'	29.20'	58.12'	S34°42'27"E	11°04'48"
C35	49.18'	155.76'	24.80'	48.98'	N09°02'46"E	18°05'32"
C36	97.74'	193.14'	49.94'	96.70'	S03°35'39"W	28°59'45"
C37	54.02'	193.14'	27.19'	53.84'	S18°54'58"E	16°01'29"
C38	105.70'	302.23'	53.40'	105.16'	N16°54'33"W	20°02'18"
C39	227.58'	50.00'	58.76'	76.16'	S42°55'52"E	260°47'35"

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 "ABERDEEN 3RD ADDITION" to Wichita, Kansas, located in the West Half of Section 6, Township 27 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas being described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of Section 6, Township 27 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas, thence North along the East line of the Southwest Quarter of said Section 6 on an assumed bearing of N00°38'02"W for a distance of 2644.71 feet to the Center of said Section 6; thence N00°34'39"W on the West line of the Northwest Quarter of said Section 6 for a distance of 825.86 feet to the Southeast corner of Lot 43, Block 1, Aberdeen Second Addition; thence S89°25'21"W for a distance of 285.00 feet along the southerly line of Aberdeen Second Addition; thence N36°24'55"W for a distance of 111.02 feet; thence S72°38'49"W for a distance of 148.06 feet; thence southeasterly on a circular curve having, a radius of 301.00 feet and a central angle of 11°04'48", being north of a 58.12 foot chord bearing S34°42'27"E for an arc distance of 58.21 feet; thence S55°35'47"W for a distance of 169.79 feet; thence S00°17'42"E for a distance of 439.90 feet; thence S89°42'18"W for a distance of 180.00 feet; thence S42°58'09"W for a distance of 116.73 feet; thence S00°17'42"E for a distance of 250.00 feet; thence S76°49'25"W for a distance of 73.85 feet; thence S19°11'26"W for a distance of 161.68 feet; thence S49°29'17"E for a distance of 214.11 feet; thence S64°40'38"E for a distance of 123.13 feet; thence S23°52'57"W for a distance of 223.48 feet; thence S06°45'16"W for a distance of 90.80 feet; thence S45°31'25"W for a distance of 118.83 feet; thence S89°09'35"W for a distance of 225.00 feet; thence S00°50'25"E for a distance of 6.40 feet; thence S45°36'42"W for a distance of 359.11 feet; thence S40°46'36"E for a distance of 114.42 feet; thence S04°09'41"E for a distance of 383.76 feet; thence S56°22'55"W for a distance of 110.20 feet; thence S06°41'07"E for a distance of 439.42 feet; thence N88°30'08"E for a distance of 82.54 feet; to the Northwest corner of Evangel Assembly of God Addition; thence N88°30'08"E for a distance of 93.65 feet to a point of curve; thence on a circular curve to the left having a radius of 264.00 feet and a central angle of 88°00'22" for an arc distance of 405.50 feet; thence S89°59'44"E for a distance of 298.29 feet; thence southerly on a circular curve having, a radius of 545.00 feet and a central angle of 46°13'20", being West of a 427.84 foot chord bearing S06°02'52"W for an arc distance of 439.67 feet to a point of curve; thence on a reverse circular curve having a radius of 655.00 feet and a central angle of 17°04'04" for ar arc distance of 195.12 feet; thence S00°00'16"W for a distance of 291.03 feet to a point on the South line of the Southwest Quarter of said Section 6; thence N88°30'08"E for a distance of 634.22 feet to the point of beginning, subject to road right-of-way.. Previously dedicated easments or street right-of-way are hereby vacated by virtue of K.S.A. 12-512(b).

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

Dated this 5TH day of MAY, 1999.

Poe And Associates of Kansas, Inc.

KENNY E. HILL LICENSED LS-984 KANSAS LAND SURVEYOR

Kenny E. Hill, L.S. 984
Vice President

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, a wall and utilities. Utilities may cross the wall easement. Reserve A shall permit entry monuments, lighting, landscaping, fences, walls, irrigation systems and utilities confined to easements. Reserve B and C shall permit ponds, drainage, irrigation systems, walks, recreation facilities, and utilities confined to easements. The reserves are to be owned and maintained by a property owners association its successors and assigns. All abuters' rights of access to or from 21st Street North over and across the South line of Lot 51, Block 3 and Reserve B, except for one opening to Lot 51 are hereby granted to the City of Wichita. The minimum low opening elevation, for homes built on Lots 1 through 20, Block 3 shall be 168.6 City Datum (1356.00 MSL Datum), for homes built on Lots 21 through 34, Block 3 and Lots 3 through 7, Block 2 shall be 165.6 City Datum (1353.00 MSL Datum) and for homes built on Lots 8 through 23, Block 2 and Lots 35 through 51, Block 3 shall be 165.4 City Datum (1352.8 MSL Datum).

The Neville Family Trust III.

Gregory Alan Neville, Trustee
Gregory Alan Neville, Trustee

Alvin Leon Neville, Trustee
Alvin Leon Neville, Trustee

Edward T Neville Trustee
Edward T. Neville, Trustee

Rita A Neville, Trustee
Rita A. Neville, Trustee

3AH-Inc.

Matt Eck
Mathias Eck, President

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 11th, day of May, 1999, by Mathias Eck President of 3AH-Inc.

My Appointment Expires: 11/22/99

Notary Public DOUG D. ECK

DOUG D. ECK NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 11/22/99

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 10th, day of May, 1999, by Gregory Alan Neville, Alvin Leon Neville, Edward T. Neville and Rita A Neville, Trustees of the Neville Family Trust III.

My Appointment Expires: 4/20/2002

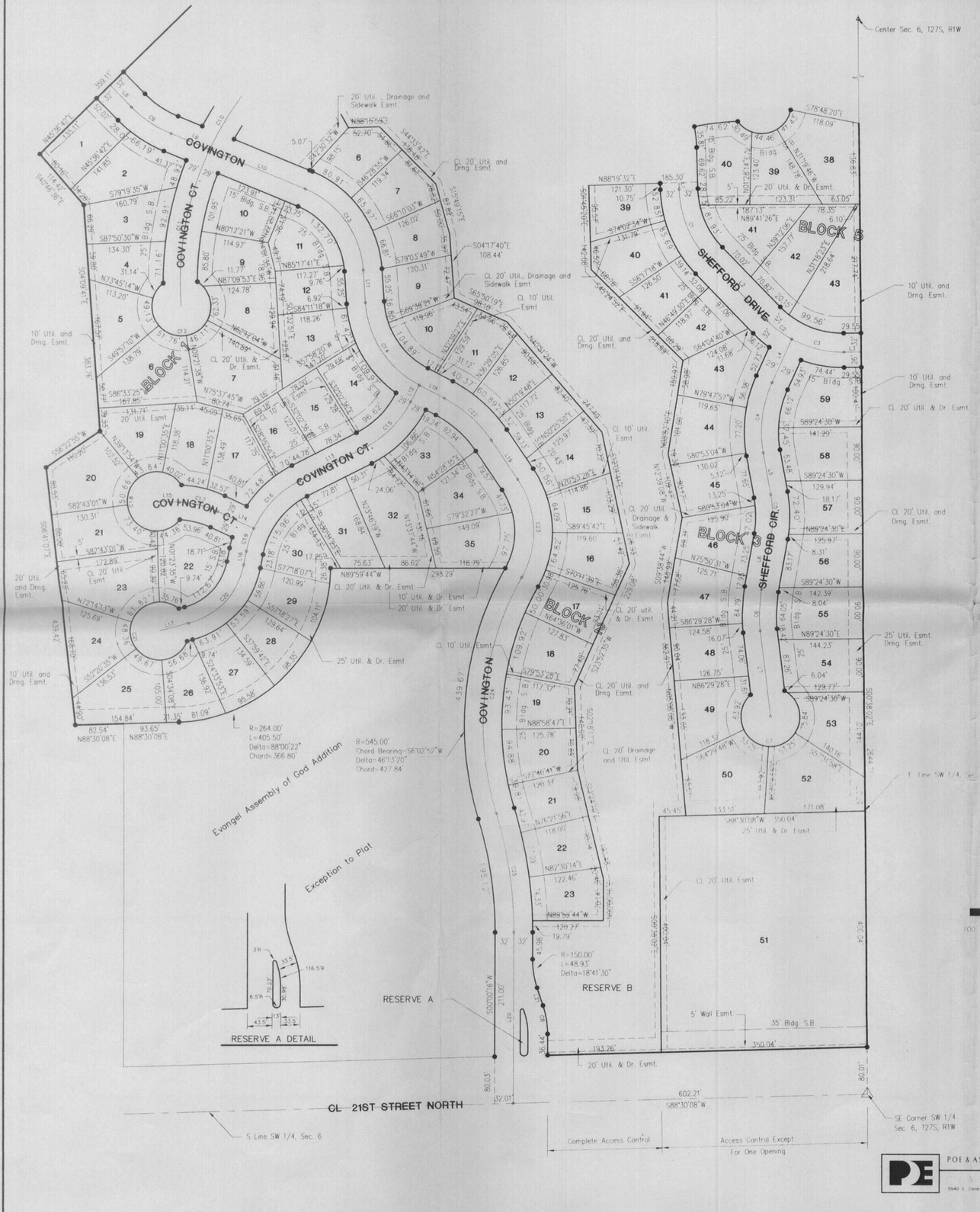
SHARON J. KENT Notary Public - State of Kansas My Appt. Expires 4/20/2002

Sharon J Kent
Notary Public SHARON J. KENT

ABERDEEN 3RD ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

POE & ASSOCIATES OF KANSAS, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 Wichita KS 67208 316/685-4114 Fax 316/685-4444



LINE TABLE		
LINE	LENGTH	BEARING
L1	10.75'	S01°40'28"E
L2	140.84'	N44°17'28"W
L3	29.55'	N89°21'58"E
L4	80.90'	S24°18'22"W
L5	71.65'	N10°23'48"W
L6	91.21'	N09°47'47"E
L7	146.41'	N06°48'32"W
L8	52.02'	S44°23'18"E
L9	71.02'	S67°39'46"E
L10	176.02'	S67°39'46"E
L11	55.25'	N03°53'41"W
L12	31.77'	S27°18'20"W
L13	123.12'	S63°15'33"W
L14	67.68'	N65°06'52"W
L15	39.12'	S87°41'37"E
L16	23.18'	N11°07'13"E
L17	50.47'	S75°02'08"W
L18	48.24'	N62°41'40"W
L19	79.57'	S34°22'06"E
L20	290.19'	N00°00'16"E
L21	31.76'	N18°41'14"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	133.88'	180.00'	70.21'	130.82'	N22°58'58"W	42°37'00"
C2	53.44'	180.00'	26.92'	53.25'	N52°47'49"W	17°00'42"
C3	92.15'	180.00'	47.11'	91.14'	N75°58'06"W	29°19'57"
C4	121.14'	200.00'	62.49'	119.29'	S06°57'17"W	34°42'10"
C5	70.49'	200.00'	35.61'	70.12'	N00°18'00"W	20°11'36"
C6	72.45'	250.00'	36.48'	72.20'	N01°29'38"E	16°36'19"
C7	252.29'	50.00'	35.60'	58.00	N83°11'28"E	289°05'56"
C8	48.93'	150.00'	24.69'	48.72'	N09°20'29"W	18°41'30"
C9	81.24'	200.00'	41.19'	80.69'	N56°01'32"W	23°16'28"
C10	105.81'	520.00'	53.09'	105.63'	S31°05'01"W	11°39'31"
C11	273.11'	520.00'	139.78'	269.98'	S10°12'29"W	30°05'33"
C12	252.23'	50.00'	35.64'	58.04'	N87°24'26"E	289°02'10"
C13	178.07'	160.00'	99.53'	169.02'	N35°46'44"W	63°46'05"
C14	174.61'	170.00'	95.88'	167.03'	N33°16'13"W	58°50'54"
C15	112.95'	180.00'	58.40'	111.11'	S45°16'56"W	35°57'13"
C16	113.86'	170.00'	59.16'	111.74'	N44°04'20"E	38°22'25"
C17	66.99'	170.00'	33.94'	66.56'	N76°24'14"W	22°34'44"
C18	252.28'	50.00'	35.60'	58.00'	S02°19'03"W	289°05'43"
C19	40.84'	170.00'	20.52'	40.74'	N18°00'10"E	13°45'54"
C20	145.02'	130.00'	81.10'	137.62'	S43°04'41"W	63°54'54"
C21	252.29'	50.00'	35.60'	58.00'	S14°57'52"E	289°05'56"
C22	108.76'	220.00'	55.52'	107.66'	S48°31'53"E	28°19'34"
C23	174.96'	157.80'	97.70'	166.14'	N02°36'17"W	63°31'38"
C24	413.85'	513.00'	218.93'	402.72'	S06°02'52"W	46°13'21"
C25	204.65'	687.00'	103.09'	203.90'	S08°31'46"E	17°04'04"

This plat of ABERDEEN 3RD ADDITION to Wichita, Kansas has been submitted to and approved by this WICHITA–SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this ____ , day of _____ , 1999.

WICHITA SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

_____
William M. Johnson, 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 _____ , 1999.

_____
Bob Knight, Mayor

_____
Pat Burnett, City Clerk

Entered on transfer record this _____ , day of _____ , 1999.

_____
James Alford, 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 _____ , 1999.

_____
Bill Meek, Register of Deeds

_____
Linda Kizzire, Deputy

KENNY E. HILL
LICENSED
LS-984
KANSAS
LAND SURVEYOR

5/5/99

Benchmarks

(City of Wichita Datum)

1. City of Wichita Benchmark disc, 67' south of centerline 21st St. & 79' south of section line, and 46' east of centerline 119th St.
   Elev. 172.08
2. 80d nail in power pole, 30' east and 50' south of Northwest Corner of Government Lot 6 in SW Quarter of Section 6, T27S, R1W.
   Elev. 172.08
3. 80d nail in power pole 50' south of NE corner of Government Lot 3 in NW Quarter of Section 6, T27S, R1W.
   Elev. 179.98
4. 80d nail in power pole 40' west and 40' north of the NW Corner of the NW Corner of Sec. 6, T27S, R1W.
   Elev. 175.05

MINIMUM LOW OPENING ELEVATION			
Lot No.	Block No.	Elevation	MSL Elevation
1 – 20	3	168.6	1356.00
21 – 34	3	165.6	1353.00
3 – 7	2	165.6	1353.00
8 – 23	2	165.4	1352.80
35 – 51	3	165.4	1352.80

Datum is City of Wichita or Mean Sea Level

ABERDEEN 3RD ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

POE & ASSOCIATES OF KANSAS, INC.
5940 E. Central, Suite 200 ■ Wichita KS 67208 ■ 316/685-4114 ■ Fax 316/685-4444

WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 15, 1999

Poe and Associates of Kansas, Inc.
5940 W. Central, Ste 200
Wichita, KS 67208

RE: S/D 98-108 -- One-Step Final Plat of ABERDEEN THIRD ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 14, 1999, 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, 1998.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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 developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ch

Copies to: 3 AH, Inc., 12602 W. 13th Street, Wichita, KS 67235
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 11, 1998

Poe and Associates of Kansas, Inc.
5940 W. Central, Ste 200
Wichita, KS 67208

RE: S/D 98-108 -- One-Step Final Plat of ABERDEEN THIRD ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 10, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

A. This plat will be subject to approval of the associated zone change (Z-3307) and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, the associated zone change shall have been submitted and approved.

B. The site is located within the sanitary sewer growth limits of Northwest Wichita. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to verify if any additional guarantees or easements are required.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

D. City Engineering needs to comment on the status of the applicant's drainage plan.

E. The applicant shall guarantee the paving of the proposed interior streets. The guarantee shall also provide for sidewalks along one side of continuous non-cul-de-sac streets. This would include streets with 64-foot right-of-way and along streets connecting to adjoining plats.

F. For the street connections along the plat's north and west property lines , temporary turnarounds will need to be provided by the plat or by separate instrument, with the vacation of each temporary turnaround being effective upon the extension of the streets.

G. The MAPC needs to be revised to read, "William M. Johnson".

H. "City Clerk" shall replace "Deputy City Clerk".

I. "Deputy" shall replace "Chief Deputy".

J. During preliminary plat review, a decel lane and dual exit lanes were required to be guaranteed to serve the site's entrance at 21st Street North. **Traffic Engineering** needs to comment on any revised requirements for street improvements.

K. If any of the intended "recreational uses" for the Reserves includes a swimming pool, a site development plan must be submitted to for review and approval by the Planning Director, and the plattor's text needs to specifically note such a use for a specific Reserve.

L. One access opening along 21st St. North needs to be platted for Block 6, Lot 52.

M. The right-of-way for the segment of Neville Drive adjoining the plat's east property line needs to be reduced to 58 feet to coincide with the street segment in the Evergreen plat.

N. 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.

O. 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.

P. **Fire Department** needs to comment on the acceptability of the street lengths. The length of Neville Circle located in the southeast portion of the plat, exceeds the maximum 600-ft imposed by the Subdivision regulations for cul-de-sacs. ***This street length is acceptable.***

Q. 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.

R. City Fire Department needs to comment on this plat's street names. ***Neville Drive should be renamed Shefford, Neville Circle shall be renamed Shefford Circle, and Neville Court shall be renamed Shefford Court. Sterling adjoining the east side of Block 3 shall be renamed Shefford and the adjoining cul-de-sac of Sterling Court shall be renamed Shefford Court. Shefford Circle in Block 4 shall be renamed Shefford Court. The westernmost point of Lot 14, Block 4 shall be relocated eastward to create a curve along the western line of the lot. The segment of Shefford at the southwestern portion of the plat should be renamed Covington; Covington Circle shall be renamed Covington Court. Sterling abutting Lots 1 and 10 in Block 5 shall be renamed Neville. Sterling Court located between Lots 1 and 10 in Block 5 shall be renamed Neville Court.***

S. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

T. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

U. 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.

V. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

W. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the

applicant's responsibility to contact all appropriate agencies to determine any such requirements.

X. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

Y. Perimeter closure computations shall be submitted with the final plat tracing.

Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

AA. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

BB. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of Autocad. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and 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, January 14, 1998, at 1:30 p.m.

If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division
NES:ch

Enclosure: Marked Copy of Plat

Copies to: 3 AH, Inc., 12602 W. 13th Street, Wichita, KS 67235
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION AGENDA ITEM NO. 2-10

January 14, 1999

STAFF REPORT

(Final Plat Approved 12/10/98, Overall Preliminary Plat Approved 4/18/96)

CASE NUMBER: S/D 98-108 - ABERDEEN 3RD ADDITION

OWNER/APPLICANT: 3AH, Inc., 12602 W. 13th, Wichita, KS 67235

SURVEYOR/ENGINEER: Poe and Associates of Kansas, Inc., 5940 E. Central, Suite 200, Wichita, KS 67208

LOCATION: North side of 21st Street North and East of 119th St. West

SITE SIZE: 73.4 acres

NUMBER OF LOTS

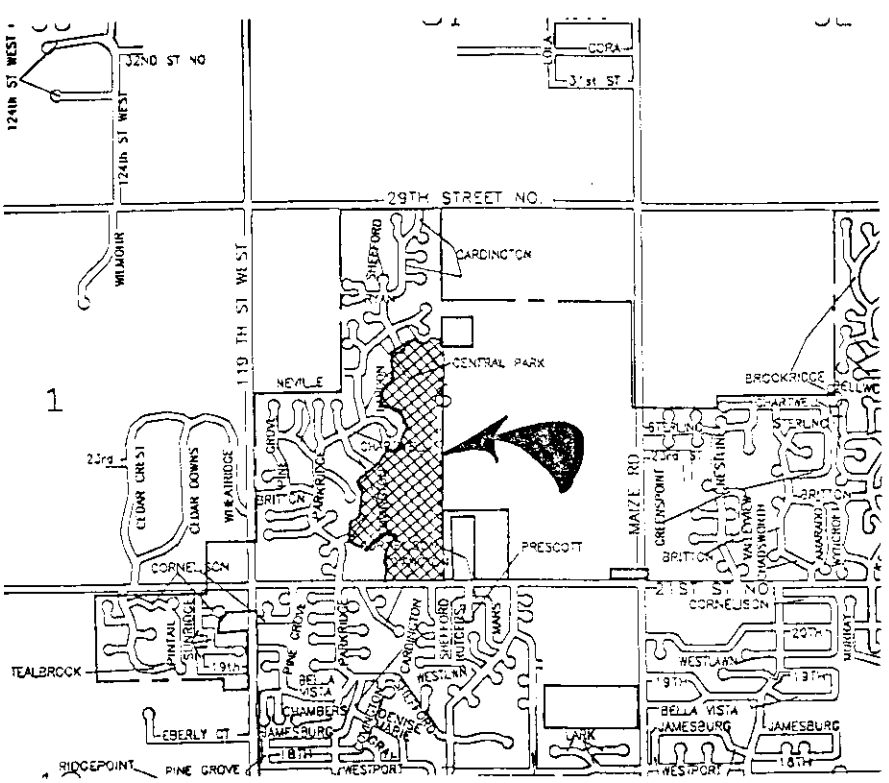
Residential:	185
Office:	
Commercial:	
Industrial:	
Total:	185

MINIMUM LOT AREA: 7,500 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential
TF-3, Two-Family Residential

VICINITY MAP



Note: This final plat is the southern portion of the overall preliminary plat of Aberdeen 2nd Addition, which was approved April 18, 1996. This plat will connect with the developed Aberdeen 1st Addition to the west, with Aberdeen 2nd to the north and with Evergreen Addition to the east. A zone change request has been submitted from SF-6 to TF-3 for a portion of the site.

STAFF COMMENTS:

A. This plat will be subject to approval of the associated zone change (Z-3307) and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, the associated zone change shall have been submitted and approved.

B. The site is located within the sanitary sewer growth limits of Northwest Wichita. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. **City Engineering** needs to verify if any additional guarantees or easements are required.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

D. **City Engineering** needs to comment on the status of the applicant's drainage plan.

E. The applicant shall guarantee the paving of the proposed interior streets. The guarantee shall also provide for sidewalks along one side of continuous non-cul-de-sac streets. This would include streets with 64-foot right-of-way and along streets connecting to adjoining plats.

F. For the street connections along the plat's north and west property lines , temporary turnarounds will need to be provided by the plat or by separate instrument, with the vacation of each temporary turnaround being effective upon the extension of the streets.

G. The MAPC needs to be revised to read, "William M. Johnson".

H. "City Clerk" shall replace "Deputy City Clerk".

I. "Deputy" shall replace "Chief Deputy".

J. During preliminary plat review, a decel lane and dual exit lanes were required to be guaranteed to serve the site's entrance at 21st Street North. **Traffic Engineering** needs to comment on any revised requirements for street improvements.

K. If any of the intended "recreational uses" for the Reserves includes a swimming pool, a site development plan must be submitted to for review and approval by the Planning Director, and the plattor's text needs to specifically note such a use for a specific Reserve.

L. One access opening along 21st St. North needs to be platted for Block 6, Lot 52.

M. The right-of-way for the segment of Neville Drive adjoining the plat's east property line needs to be reduced to 58 feet to coincide with the street segment in the Evergreen plat.

N. 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.

O. 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.

P. Fire Department needs to comment on the acceptability of the street lengths. The length of Neville Circle located in the southeast portion of the plat, exceeds the maximum 600-ft imposed by the Subdivision regulations for cul-de-sacs. ***This street length is acceptable.***

Q. 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.

R. City Fire Department needs to comment on this plat's street names. ***Neville Drive should be renamed Shefford, Neville Circle shall be renamed Shefford Circle, and Neville Court shall be renamed Shefford Court. Sterling adjoining the east side of Block 3 shall be renamed Shefford and the adjoining cul-de-sac of Sterling Court shall be renamed Shefford Court. Shefford Circle in Block 4 shall be renamed Shefford Court. The westernmost point of Lot 14, Block 4 shall be relocated eastward to create a curve along the western line of the lot. The segment of Shefford at the southwestern portion of the plat should be renamed Covington; Covington Circle shall be renamed Covington Court. Sterling abutting Lots 1 and 10 in Block 5 shall be renamed Neville. Sterling Court located between Lots 1 and 10 in Block 5 shall be renamed Neville Court.***

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