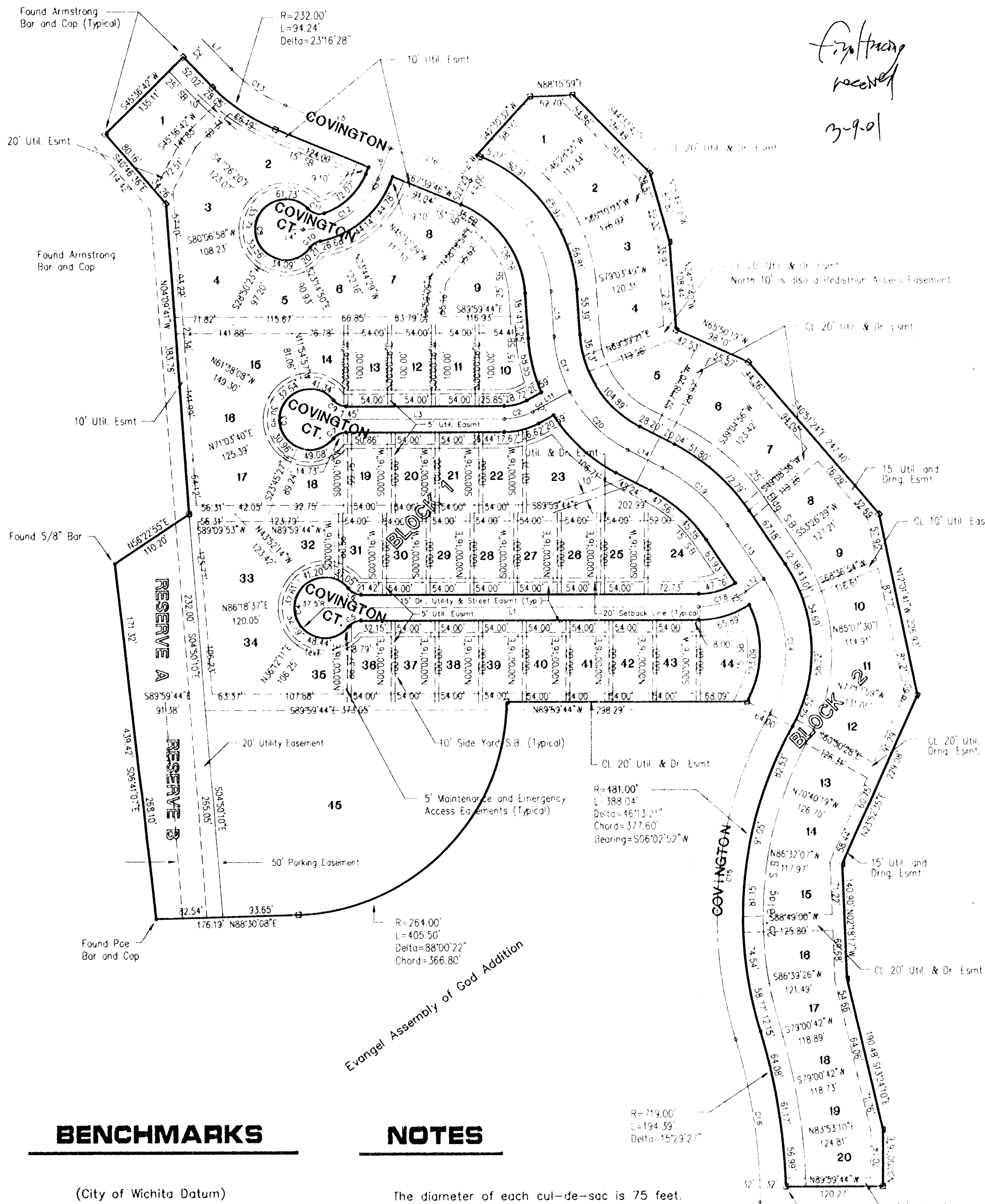




BENCHMARKS

NOTES

- (City of Wichita Datum)
- 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
- 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
- 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
- 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

LEGEND

- Points Set With Poe Bar and Cap
- Found Armstrong Bar and Cap

SCALE 1"=100'

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

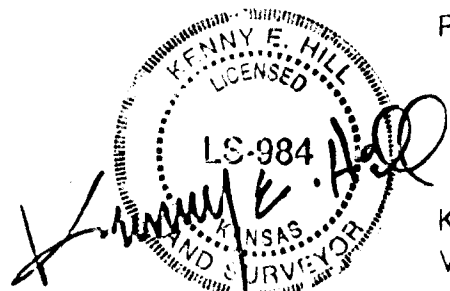
I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that the survey and platting of "THE LOCHS AT ABERDEEN" an addition to Wichita, Kansas, which is a re-plot of Lots 1 through 35, Block 1 and Lots 6 through 23, Block 2 in Aberdeen 3rd Addition, was completed under my direct supervision, said re-plot being described as follows:

Beginning at the Southwest Lot 23, Block 2, Aberdeen 3rd Addition to Wichita, Sedgwick County, Kansas; thence S89°59'44"E for a distance of 120.27 feet; thence N00°00'16"E for a distance of 70.14 feet; thence N13°24'10"W for a distance of 190.48 feet; thence N21°18'17"W for a distance of 140.90 feet; thence N23°52'35"E for distance of 229.08 feet; thence N12°01'41"W for a distance of 226.93 feet; thence N40°51'24"W for a distance of 247.40 feet; thence N65°50'19"W for a distance of 98.10 feet; thence N41°17'40"W for a distance of 108.44 feet; thence N15°49'15"W for a distance of 87.82 feet; thence N44°33'42"W for a distance of 136.48 feet; thence S88°15'59"W for a distance of 52.70 feet; thence S42°30'32"W for a distance of 108.44 feet; thence S67°39'46"E for a distance of 5.07 feet; thence S22°20'14"W for a distance of 64.00 feet; thence N67°39'46"W for a distance of 247.04 feet to a point of curvature; thence on a circular curve to the right having a radius of 232.00 feet and a central angle of 23°16'28" for an arc distance of 94.24 feet to a point of tangency; thence N44°23'18"W for a distance of 52.02 feet; thence S45°36'42"W for a distance of 135.11 feet; thence S40°46'36"E for a distance of 114.42 feet; thence S67°39'46"E for a distance of 439.42 feet; thence N88°30'08"E for a distance of 176.19 feet to a point of curvature; 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 S60°50'28"E for a distance of 64.00 feet; thence Southwesterly on a circular curve having a radius of 481.00 feet and a central angle of 46°13'21" being west of a 377.60 foot chord bearing S6°02'52"W for an arc distance of 388.04 feet; thence on a reverse circular curve having a radius of 719.00 feet and a central angle of 15°29'27" for an arc distance of 194.39 feet to the point of beginning.

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

Dated this 22nd day of February, 2001.

Poe and Associates of Kansas, Inc.



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 parking, drainage and utilities. The maintenance/emergency access easements, as shown, are hereby platted for the purpose of pedestrian emergency access, construction, maintenance, the extension of the footing and a 2-foot overhang of the structure on the adjacent lot. Reserve A and B shall permit, lighting, landscaping, fences, walls, irrigation systems, parking and utilities confined to easements. Reserve A is to be owned and maintained by a property owners association its successors and assigns. Reserve B shall be owned and maintained by the owner of Lot 45, Block 1. Vacation of the previously dedicated easements are by virtue of K.S.A. 12-512 (b). A zero side yard setback shall be allowed for Lots 10 through 13, Block 1, Lots 18 through 22, Block 1, Lots 25 through 32, Block 1 and Lots 35 through 43, Block 1 on the common property line having a platted 10 foot setback line. A drainage plan has been developed for the plat and all drainage easements, rights-of-way and reserves shall remain at established grades or modified with the approval of the applicable City or County Engineer, and remain unobstructed to allow for the conveyance of stormwater. The minimum low opening elevation for homes built on Lots 1 through 20, Block 2 is 165.6 City Datum (1353.00 NGVD Datum)

Evangel Assembly of God

Vance A. Cauthon  
Vance A. Cauthon  
Allan Caldwell, Secretary

Mullin Construction, LLC

William D. Mullin, Jr., Managing Member

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 6th day of March, 2001, by Vance A. Cauthon and Allan Caldwell, Secretary for the Evangel Assembly of God.

My Appointment Expires: 9/1/2002

Linda Esterline  
Notary Public

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 8th day of March, 2001, by William J. Mullin, Jr., Managing Member of Mullin Construction, LLC.

My Appointment Expires: 4/26/05

Notary Public

KNOW ALL MEN BY THESE PRESENTS:

That the First National Bank of Conway Springs, holders of a mortgage on the property described in the Surveyor's certificate do hereby consent to the plat of The Lochs at Aberdeen.

First National Bank of Conway Springs

Chris Anderson, President  
Chris Branch

STATE OF KANSAS, COUNTY OF SEDGWICK: ss.

This instrument was acknowledged before me on this 8th day of March, 2001, by Chris Anderson, President of the First National Bank of Conway Springs.

Notary Public

Notary Public

My Appointment Expires: 4-23-2003

This plat of THE LOCHS AT ABERDEEN an 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 2001.

WICHITA SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING  
COMMISSION

Christopher S. Carraher, 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 2001.

Bob Knight, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this day of 2001.

Don Brace, 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 2001.

Bill Meek, Register of Deeds

Linda Kizzire, Chief Deputy

| CURVE TABLE |        |        |         |        |             |            |
|-------------|--------|--------|---------|--------|-------------|------------|
| CURVE       | LENGTH | RADIUS | TANGENT | CHORD  | BEARING     | DELTA      |
| C1          | 178.07 | 160.00 | 99.53   | 169.02 | N35°46'44"W | 63°46'05"  |
| C2          | 36.50  | 75.00  | 18.62   | 36.14  | N76°03'39"E | 27°51'14"  |
| C3          | 184.88 | 37.50  | 30.11   | 48.96  | S00°00'16"W | 282°28'34" |
| C4          | 184.88 | 37.50  | 30.11   | 48.96  | S00°00'16"W | 282°28'34" |
| C5          | 17.89  | 20.00  | 3.59    | 17.30  | S64°23'08"W | 51°14'17"  |
| C6          | 17.89  | 20.00  | 3.59    | 17.30  | S64°23'08"W | 51°14'17"  |
| C7          | 17.89  | 20.00  | 3.59    | 17.30  | S64°23'08"W | 51°14'17"  |
| C8          | 183.91 | 37.50  | 30.31   | 47.71  | S64°23'08"W | 51°14'17"  |
| C9          | 17.89  | 20.00  | 3.59    | 17.30  | S64°23'08"W | 51°14'17"  |
| C10         | 15.21  | 20.00  | 7.39    | 14.84  | S75°48'50"E | 65°22'40"  |
| C11         | 22.82  | 20.00  | 12.83   | 21.60  | S75°48'50"E | 65°22'40"  |
| C12         | 118.10 | 100.00 | 67.03   | 111.36 | N56°10'15"E | 62°40'02"  |
| C13         | 81.24  | 200.00 | 41.19   | 80.69  | S56°01'32"E | 23°16'28"  |
| C14         | 174.36 | 157.80 | 97.70   | 166.14 | N02°36'17"W | 63°31'38"  |
| C15         | 413.85 | 513.00 | 218.93  | 402.72 | S06°02'52"W | 46°13'21"  |
| C16         | 204.65 | 687.00 | 103.09  | 203.90 | N68°31'46"W | 17°04'04"  |
| C17         | 71.17  | 170.00 | 36.12   | 70.65  | S15°53'19"E | 23°59'16"  |
| C18         | 61.40  | 100.00 | 31.70   | 60.44  | N72°24'58"E | 35°10'41"  |
| C19         | 168.76 | 220.00 | 56.52   | 107.66 | N48°31'53"W | 28°19'34"  |
| C20         | 103.29 | 170.00 | 53.29   | 101.71 | S45°17'19"E | 34°48'43"  |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 462.99 | N89°59'44"W |
| L3         | 240.14 | N89°59'44"W |
| L4         | 21.65  | N89°59'44"W |
| L5         | 140.00 | S67°39'46"E |
| L6         | 41.10  | N22°20'14"E |
| L7         | 52.02  | S44°23'18"E |
| L9         | 290.19 | N00°00'16"E |
| L10        | 602.21 | N88°30'08"E |
| L11        | 51.96  | S62°07'02"W |
| L12        | 27.97  | S44°23'18"E |
| L13        | 79.57  | S44°23'18"E |
| L14        | 48.24  | N62°41'40"W |
| L15        | 55.39  | N03°53'41"W |
| L16        | 107.04 | S67°39'46"E |

THE LOCHS AT ABERDEEN

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS





**Wichita-Sedgwick County Metropolitan Area Planning Department**

February 8, 2001

Kenney E. Hill  
Poe and Associates  
5940 E. Central  
Wichita, KS 67208

RE: SUB 2001-01 -- One- Step Final Plat of THE LOCHS AT ABERDEEN ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 8, 2001, 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 January 26, 2001.

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

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

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



## Wichita-Sedgwick County Metropolitan Area Planning Department

January 26, 2001

Kenney E. Hill  
Poe and Associates  
5940 E. Central  
Wichita, KS 67208

RE: SUB 2001-01 -- One- Step Final Plat of THE LOCHS AT ABERDEEN ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 25, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

### STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and municipal water to serve the lots being platted. City Engineering needs to comment on the need for additional guarantees or easements for the site. A respread agreement is required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A drainage guarantee is required. Minimum pad elevations need to be platted.
- D. 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.
- E. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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 the governing body.

- F. The parking areas intended for Reserves A and B shall be shown on the plat as "parking easements". The easements need to be at least 20-feet deep and no wider than 50 feet. The plat's text shall also reference the platting of these easements.
- G. Because of the landlocked nature of Reserves A and B, a means of access should be provided.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- I. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- J. City Fire Department needs to comment on the plat's street names. The street names are approved.
- K. The plat consists of lots that contain under 6,000 sq. ft., the minimum lot standard of the SF-6 district. The Cluster Development option in the Subdivision Regulations require that any reduction in lot size is offset by the provision of permanent open space. The Applicant has indicated that the amount of open space provided in the Reserve A (42,088 sq. ft.) exceeds the cumulative total reduction in lot area (13,684 sq. ft.). In accordance with the Subdivision Regulations, the Applicant shall submit specific area calculations for each such lot.
- L. The MAPC Policy Statement regarding Cluster Development states that each open space area shall be a minimum of 10,000 square feet and that no lot reduced in area shall be more than 500 feet from the nearest open space area. Lots 24, 43 and 44, Block 1 are not located within the required 500 feet from Reserve A. A modification from this design standard has been approved by the Subdivision Committee.
- M. In addition to the standard restrictive covenant required per Item D above, the Subdivision Regulations require the submittal of a restrictive covenant addressing the Reserves associated with the clustering development. The covenant shall ensure that the open space will not be further subdivided in the future, that the use of open space will continue in perpetuity, and that the common undeveloped open space shall not be turned into a commercial enterprise admitting the general public at a fee.
- N. The applicant is advised that the side yard setback may be reduced to 10 feet through cluster development.
- O. In accordance with the Subdivision Regulations, maintenance/emergency access easements shall be platted for development of the zero lot line dwellings. The easements shall be a minimum of five feet in width and referenced in the plat's text with the language as specified in the Subdivision Regulations.
- P. 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.

- Q. Lot 7, Block 1, exceeds the maximum lot width to lot depth ratio of 2.5 to 1. *A modification has been approved by the Subdivision Committee.*
- R. The plat does not meet the minimum standards adopted by the Kansas State Board of Technical Professions (Regulation #66-12-1, K.S.A. 74-7037): Plat or Certificate of Survey, item #3, #4, #5, #6, and #10.
- S. The applicant proposes to tie together Lot 45, Block 1 by restrictive covenant with the adjoining Evangel Assembly of God Addition. This covenant will need to be provided since the lot is currently landlocked.
- T. The 15-ft drainage and utility easements adjacent to the 32-ft rights-of-way need to also be labeled as street easements.
- U. Lots 19, 24, and 44, Block 1, have missing dimensions.
- V. The easements on Reserves A and B need to be labeled.
- W. The legal description needs to be revised as follows: Line 2, (N89',44"W) needs changed to (S89°59'44"E). Line 10 (N44°23'18" E) needs changed to (N 44°23'18"W). Line 16 (being north of) needs changed to (being west of).
- X. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- Y. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- Z. 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.)
- AA. 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.
- BB. 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.
- CC. 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.

- DD. 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.
- EE. Perimeter closure computations shall be submitted with the final plat tracing.
- FF. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- GG. 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. KGE has requested additional easements.
- HH. 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 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. 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, February 8, 2001, at 1:00 p.m.

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



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: 3AH, INC., C/O Jay W. Russell, 12602 W. 13<sup>th</sup> 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

**STAFF REPORT**  
(One-Step Final Plat Approved 1/25/01)

**CASE NUMBER:** SUB 2001-01 -- THE LOCHS AT ABERDEEN

**OWNER/APPLICANT:** 3AH, Inc., Attn: Jay W. Russell, 12602 W. 13<sup>th</sup> St., Wichita, KS 67235

**SURVEYOR/ENGINEER:** Poe and Associates, Attn: Kenny Hill, 5940 E. Central, Wichita, KS 67208

**LOCATION:** North side of 21st St. North, East of 119<sup>th</sup> St. West

**SITE SIZE:** 17.3 Acres

**NUMBER OF LOTS**

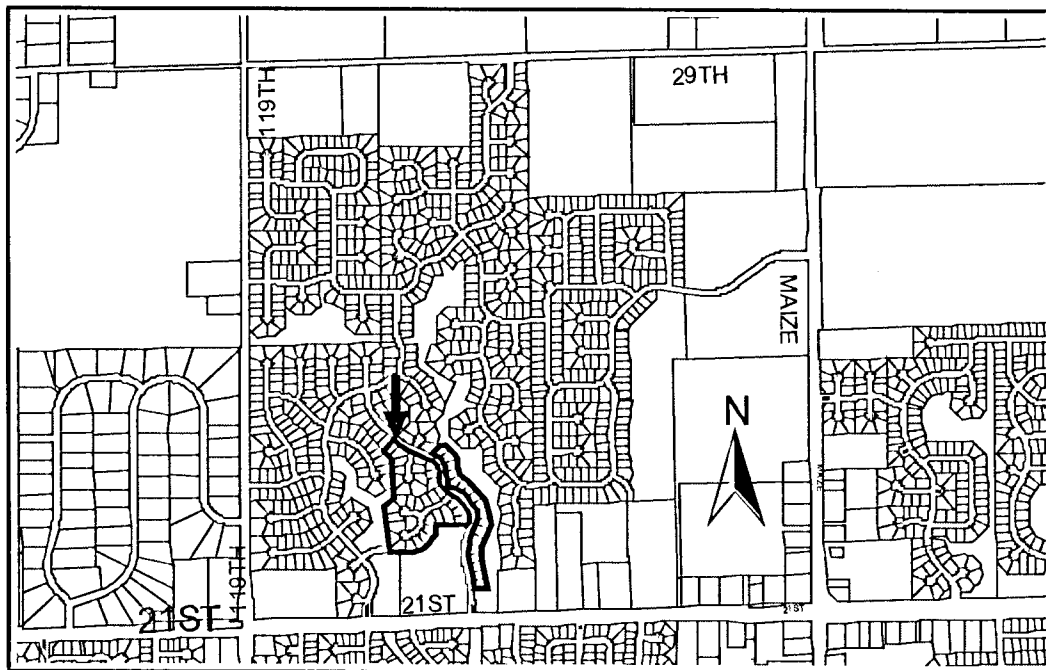
|              |    |
|--------------|----|
| Residential: | 65 |
| Office:      |    |
| Commercial:  |    |
| Industrial:  |    |
| Total:       | 65 |

**MINIMUM LOT AREA:** 5,400 Sq. Ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** Same

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**VICINITY MAP**

**Note:** This is a replat of a portion of Aberdeen 3<sup>rd</sup> Addition. The street layout has been revised in regards to the cul-de-sacs; and lot sizes have been reduced to create an additional 11 lots. Cluster development will be utilized for Block 1 in addition to zero lot line dwelling units.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer and municipal water to serve the lots being platted. City Engineering needs to comment on the need for additional guarantees or easements for the site. A respread agreement is required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A drainage guarantee is required. Minimum pad elevations need to be platted.
- D. 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.
- E. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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 the governing body.
- F. The parking areas intended for Reserves A and B shall be shown on the plat as "parking easements". The easements need to be at least 20-foot deep and no wider than 50 feet. The plat's text shall also reference the platting of these easements.
- G. Because of the landlocked nature of Reserves A and B, a means of access should be provided.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- I. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- J. City Fire Department needs to comment on the plat's street names. The street names are approved.
- K. The plat consists of lots that contain under 6,000 sq. ft., the minimum lot standard of the SF-6 district. The Cluster Development option in the Subdivision Regulations require that any reduction in lot size is offset by the provision of permanent open space. The Applicant has

**SUB 2001-01 -- One-Step Final Plat of THE LOCHS AT ABERDEEN**  
**February 8, 2001 - Page 3**

indicated that the amount of open space provided in the Reserve A (42,088 sq. ft.) exceeds the cumulative total reduction in lot area (13,684 sq. ft.). In accordance with the Subdivision Regulations, the Applicant shall submit specific area calculations for each such lot.

- L. The MAPC Policy Statement regarding Cluster Development states that each open space area shall be a minimum of 10,000 square feet and that no lot reduced in area shall be more than 500 feet from the nearest open space area. Lots 24, 43 and 44, Block 1 are not located within the required 500 feet from Reserve A. **A modification from this design standard has been approved by the Subdivision Committee.**
- M. In addition to the standard restrictive covenant required per Item D above, the Subdivision Regulations require the submittal of a restrictive covenant addressing the Reserves associated with the clustering development. The covenant shall ensure that the open space will not be further subdivided in the future, that the use of open space will continue in perpetuity, and that the common undeveloped open space shall not be turned into a commercial enterprise admitting the general public at a fee.
- N. The applicant is advised that the side yard setback may be reduced to 10 feet through cluster development.
- O. In accordance with the Subdivision Regulations, maintenance/emergency access easements shall be platted for development of the zero lot line dwellings. The easements shall be a minimum of five feet in width and referenced in the platting text with the language as specified in the Subdivision Regulations.
- P. 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.
- Q. Lot 7, Block 1 exceeds the maximum lot width to lot depth ratio of 2.5 to 1. **A modification has been approved by the Subdivision Committee.**
- R. The plat does not meet the minimum standards adopted by the Kansas State Board of Technical Professions (Regulation #66-12-1, K.S.A. 74-7037): Plat or Certificate of Survey, item #3, #4, #5, #6, and #10.
- S. The applicant proposes to tie together Lot 45, Block 1 by restrictive covenant with the adjoining Evangel Assembly of God Addition. This covenant will need to be provided since the lot is currently landlocked.
- T. The 15-ft drainage and utility easements adjacent to the 32-ft rights-of-way need to also be labeled as street easements.
- U. Lots 19, 24, and 44, Block 1 have missing dimensions.
- V. The easements on Reserves A and B need to be labeled.
- W. The legal description needs to be revised as follows: Line 2, (N89°44'W) needs changed to (S89°59'44"E). Line 10 (N44°23'18" E) needs changed to (N44°23'18"W). Line 16 (being north of) needs changed to (being west of).
- X. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

**SUB 2001-01 -- One-Step Final Plat of THE LOCHS AT ABERDEEN**  
**February 8, 2001 - Page 4**

- Y. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- Z. 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.)
- AA. 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.
- BB. 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.
- CC. 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.
- DD. 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.
- EE. Perimeter closure computations shall be submitted with the final plat tracing.
- FF. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- GG. 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. **KGE has requested additional easements.**
- HH. 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 AutoCAD. This will be used by the City and County GIS Department.