

- U. 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.
- V. The applicant is advised that various State and Federal requirements 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.
- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Y. Recording of the plat within 30 days after approval by the City Council.
- Z. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine if this site is impacted by water table concerns which should require the establishment of minimum building elevations in regard to such water table elevations. If found necessary, the final plat tracing shall indicate such a minimum building elevation in addition to other such minimum building elevation requirements.

METROPOLITAN AREA PLANNING COMMISSION

January 13, 1994

STAFF REPORT

(Final Plat Approved 1/6/94, Preliminary Plat Approved 11/10/93)

CASE NUMBER: S/D 93-69 ABERDEAN ADDITION

OWNER/APPLICANT: Jay Russell Construction, P.O. Box 9007, Wichita, KS 67277-0007

SURVEYOR/ENGINEER: Yung Design Group, 4912 East 29th Street North, Wichita, KS 67220
and
Kenny Hill, Poe and Associates, 434 North Oliver, Wichita, KS 67208

LOCATION: Northeast corner of 119th Street West and 21st Street North

SITE SIZE: 75.0 Acres

NUMBER OF LOTS

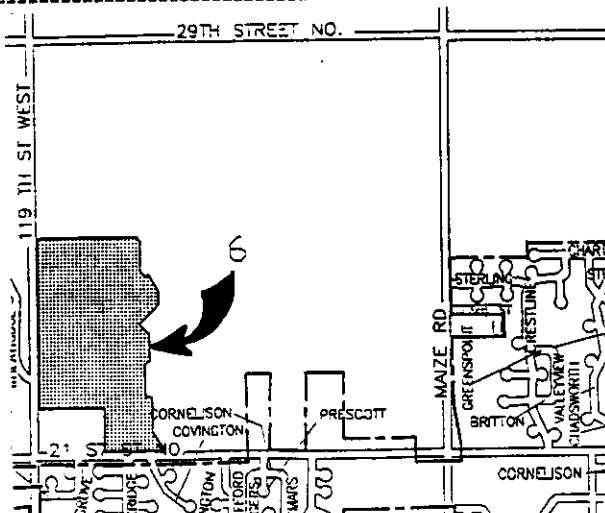
Residential:	183
Office:	
Commercial:	
Industrial:	
Total:	183

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "R-1" County Rural Residential

PROPOSED ZONING: "AA" City One-Family Dwelling (upon annexation)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat represents only a portion of a larger sketch plat submitted for most of the western half of the section in which this plat is located. The overall sketch plat covers approximately 240 acres, while this preliminary is involving 75 acres. This site is presently in the County and annexation to Wichita will be necessary in order to plat the lot sizes being indicated.

In regard to the Comprehensive Plan, this portion of the overall sketch plat is within the "low density residential" designation. With 183 lots being platted over 75 acres, the proposed residential density of this portion of the plat is well within the density noted in the Comprehensive Plan. However, north of this preliminary plat, the Comprehensive Plan indicates suburban development with lot minimums of 1-acre should occur. The sketch plat, though, is indicating lot sizes the same as now being platted, that is, lots typically of from 8,000 to 12,000 square feet. Consequently, any future platting in this "suburban" area will need an adjustment to be made in the Comprehensive Plan.

- A. Prior to this plat being scheduled for City Council review, the applicant shall have requested and have completed the annexation of this area into Wichita. This annexation is necessary in order to allow the platting of lots to sizes indicated in this plat. This plat shall be subject to any requirements of the annexation.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include the extension of a supply line, in 119th Street West adjacent to this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the provision of sidewalks along one

side of Parkridge, Britton, and Covington. While the applicant may install additional portions of sidewalk such as within Reserves B & C, these will not be accepted as substitutes for the sections indicated along the streets noted above. The amount of traffic and likely speeds along Parkridge require for safety that a sidewalk be installed along this street's full length. The other two sidewalk segments will serve as connectors to other sidewalk systems.

- G. The applicant shall submit a guarantee (100%) for the paving of 119th Street West from 21st Street North northward to this addition's entrance now being shown as Britton. Based upon a determination by the City and/or County Engineer, and particularly as involves drainage for this street, a paving standard to either the City or County standard will be required. A petition or other acceptable agreement shall also be submitted for paving 119th Street West from Britton to the north line of this plat. This petition or agreement shall provide for this Subdivision to participate in paying for up to one-half (1/2) of the cost of a paved street in this section. This petition or agreement will be held for future development and if possible will be combined with other paving guarantees for 119th Street at this location.
- H. As requested by Traffic Engineering, a guarantee to be held for future use when 21st Street is improved shall be submitted for a decel lane for this site's entrance at Parkridge and 21st Street North.
- I. The applicant shall guarantee a temporary culs-de-sac for the termination of Parkridge and Covington (adjacent to Block 5) at the eastern line of this plat. Unless approved otherwise by City Engineering, these culs-de-sac should be provided off-site rather than within this plat's perimeter. Dedications for off-site culs-de-sac shall be submitted with the final plat tracing.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. If as indicated on the preliminary plat, off-site utility easements are to be provided. These easements need to be created by separate instrument. Such easements should first be submitted to Engineering for review and approval, then to Planning for recording with the plat.
- L. 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. This covenant shall also provide that the homeowners' association will be responsible for maintaining the parking strip or the area between the paved or driving surfaces of 21st and 119th Streets and this plat's west and south property lines.

- M. In regard to Reserve B, as requested by the Subdivision Committee, the final plat tracing shall indicate that access to this Reserve shall be allowed to the public, that is public use of this Reserve will not be restricted.
- N. Since reserves are 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.
- O. 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.
- P. According to the platting binder, a pipeline easement (right-of-way) appears to have been granted over all the area involved in this plat. This appears to also be a blanket easement or agreement. Prior to this plat being scheduled for City Council review, the applicant shall either obtain a release of this easement or provide proof that the easement has been confined.

If confined, any portion of this easement if on this plat shall be shown and the pipeline's name and recording information shown. This site shall also be subject to the standard pipeline requirements for a plat.

- Q. Since Parkridge is shown as ending as a Circle (cul-de-sac) toward the north line of this plat, the segment of street between the Circle (starting at Lot 10, Block 1) and the east line of this plat cannot be considered to also be a segment of Parkridge. Based on the overall sketch plat, this segment appears to be part of an east-west street and should be labeled with an appropriate street name.

The representative from the City's Fire Department should be contacted to determine an appropriate name for this east-west street or the segment of it as now being platted. The final plat tracing shall indicate this street name.

- R. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- S. The final plat tracing shall provide the following changes or additional information:
1. The reference to minimum building elevations shall note, both in the plat's text and on the face of the plat, the elevations in mean sea level (MSL) in addition to City Datum.
 2. Easements and building setbacks shall also be appropriately labeled and identified on the face of the plat and not just referenced by a note. That is, without such labels it could be questionable if areas on certain lots or within Reserves include easements or setbacks and consequently such information needs to be explicitly shown.
 3. The wall easement along the west line of Block 5 shall be labeled.
 4. Parkridge's (or the street segment to be named) right-of-way (64-ft.) shall also be indicated toward the north end of this street, i.e., between Lots 1 of Blocks 1 & 2.
 5. Dashed lines should be used for the terminus of streets such as Covington and Parkridge (segment to be named) at this plat's east line. Solid lines are used to indicate private streets.
 6. Solid letters and numbers shall be used to indicate Blocks. The open print now used is difficult to see.
 7. Sheet number 2 shall be labeled as "sheet No. 2 of 2". Now one sheet is labeled 1 of 2 while the other is shown as 1 of 1.
 8. The MAPC signature block shall indicate James D. Miner as chairman.
 9. The County Clerk's signature block shall indicate Susan E. Crockett-Spoon.
- T. 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.

Aberdean Addition Final Plat - S/D 93-69

January 14, 1994

Page 2

Sincerely,

A handwritten signature in black ink that reads "Don Losew" with a stylized flourish at the end.

Don Losew
Senior Planner

DL:rh

cc: Jay Russell Construction, P. O. Box 9007, Wichita, KS 67277-0007
Don Lessenden, Trustee, Attica Township, 1143 S. 199th Street West, Goddard, KS 67052
William R. Pracht, Trustee, Delano Township, 10121 W. 29th Street North, Wichita, KS
67205
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 14, 1994

Kenny Hill
Poe and Associates
434 North Oliver
Wichita, KS 67208

Yung Design Group
4912 East 29th Street North
Wichita, KS 67220

Re: S/D 93-69 - ABERDEAN ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 13, 1994, 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 7, 1994.

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.

STATE OF KANSAS, COUNTY OF SEDGWICK: SS.

This instrument was acknowledged before me on this _____, day of _____, 1994, by Jay W. Russell and Pamela Elaine Russell husband and wife.

Notary Public

My Appointment Expires: _____

This plat of ABERDEAN FIRST 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 _____, 1994.

WICHITA SEDGWICK COUNTY METROPOLITAN
AREA PLANNING COMMISSION

Christopher J. Goebel, 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 _____, 1994.

Elma Broadfoot, Mayor

Pat Burnett, Deputy City Clerk

Entered on transfer record this _____, day of _____, 1994.

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 _____, 1994.

Pat Kettler, Register of Deeds

Ed Reso, Chief Deputy

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 "ABERDEAN FIRST ADDITION" to Wichita, Kansas, located in the Southwest Quarter of Section 6, Township 27 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas being described as follows:

Beginning at the Southwest Corner of Government Lot 7 in said Section 6 (also known as the Southwest Corner of said Section 6); thence N00°00'16"E for a distance of 2633.46 feet to the Northwest Corner of Government Lot 6; thence N88°14'51"E for a distance of 1249.97 feet on the North line of said Government Lot 6; thence S40°55'56"E for a distance of 72.67 feet; thence S00°00'16"W for a distance of 329.74 feet; thence S29°00'51"E for a distance of 152.05 feet; thence N64°54'02"E for a distance of 63.37 feet; thence S44°23'18"E for a distance of 159.61 feet; thence S00°50'25"E for a distance of 152.40 feet; thence S45°36'42"W for a distance of 359.11 feet; thence S40°48'36"W 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; thence S00°00'16"W for a distance of 661.23 feet to a point on the South line of said Section 6; thence S88°30'08"W for a distance of 1430.49 feet to the point of beginning, except for the South 530.00 feet of the West 850.00 feet thereof.

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

Dated this _____ day of _____, 1994.

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, walls and utilities. Utilities may cross the 5 foot wall easement. Reserve A is reserved for entry monuments, lighting, landscaping, utilities confined to easements and irrigation systems. Reserves B and C are reserved for entry monuments, lighting, fencing, irrigation, sidewalks, landscaping, ponds and drainage improvements. All reserves are to be owned and maintained by a property owners association its successors and assigns. The minimum low opening elevation for the homes built in this addition shall be 167.5 (City of Wichita Datum). All abutters' rights of access to or from 21st Street North over and across the South line of Lots 53 and 54, Block 5 or the South line of Reserve B and all abutters' rights of access to or from 119th Street West over and across the west line of Blocks 1 and 5 are hereby granted to the appropriate governing body.

Jay W. Russell

Pamela Elaine Russell

Edward T. Neville

Rita A. Neville

That we, Edward T. Neville and Rita A. Neville husband and wife, holders of a mortgage on the property described in the surveyors certificate, do hereby consent to the plat of Aberdeen First Addition.

Edward T. Neville

Rita A. Neville

STATE OF KANSAS, COUNTY OF SEDGWICK: SS.

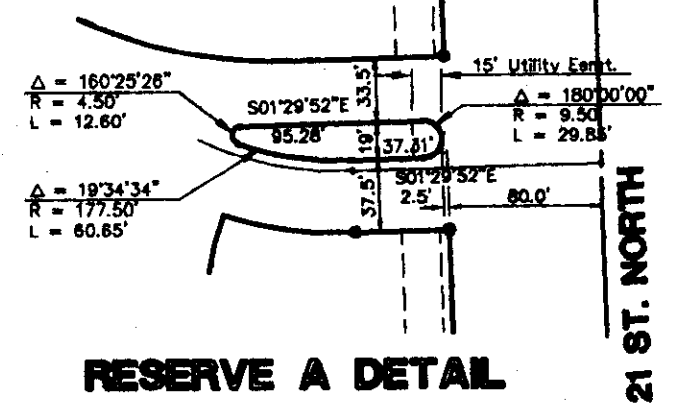
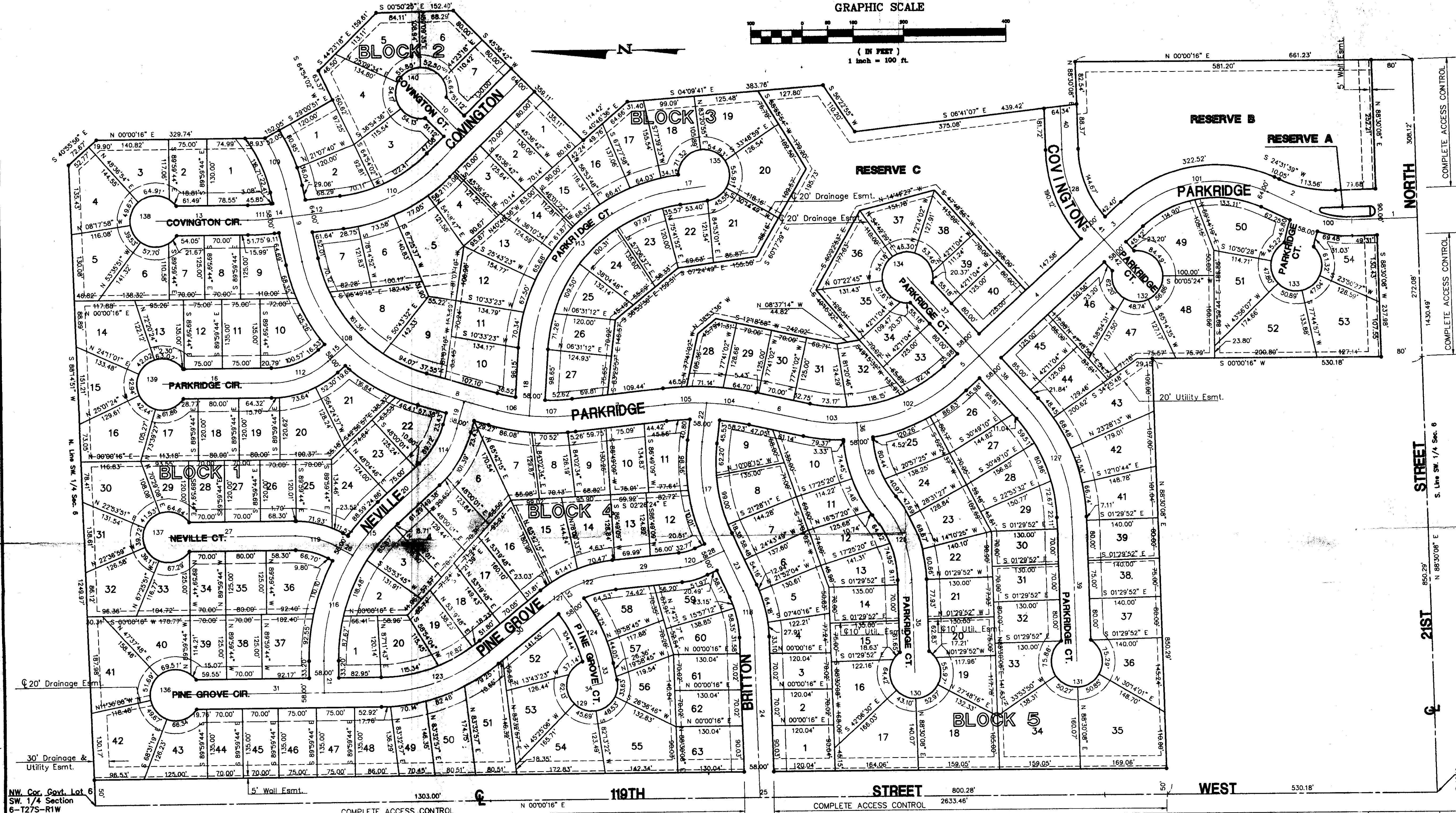
This instrument was acknowledged before me on this _____, day of _____, 1994, by Edward T. Neville and Rita A. Neville husband and wife.

Notary Public

My Appointment Expires: _____

ABERDEAN FIRST ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



LINE	DIRECTION	DISTANCE
1	N 01°29'52" W	129.31'
2	N 24°31'39" E	92.19'
3	N 42°11'04" W	74.42'
4	N 42°11'04" W	333.56'
5	N 12°18'58" E	108.19'
6	N 05°57'26" W	179.25'
7	N 16°04'17" E	144.65'
8	N 78°14'52" E	145.41'
9	S 45°36'42" W	120.75'
10	N 44°23'18" W	235.08'
11	N 05°49'15" W	97.45'
12	N 00°00'16" E	180.78'
13	N 05°49'15" W	38.26'
14	N 40°34'25" W	48.98'
15	N 00°00'16" E	213.82'
16	S 07°33'11" E	53.40'
17	S 86°12'54" E	130.53'
18	N 73°55'43" W	52.66'
19	N 41°59'59" W	110.67'
20	N 89°59'44" W	62.20'
21	S 82°52'30" E	76.10'
22	N 65°16'11" E	87.11'
23	N 88°30'08" E	312.43'
24	N 00°00'16" E	2633.46'
25	N 30°05'39" E	38.69'
26	N 00°00'16" E	249.03'
27	N 24°43'49" W	49.49'
28	N 05°45'46" W	130.62'
29	N 38°45'21" W	153.66'
30	N 00°00'16" E	403.41'
31	S 53°41'59" W	32.06'
32	S 78°04'41" W	33.44'
33	N 11°55'19" W	21.00'
34	N 88°30'08" E	181.49'
35	N 86°19'34" E	34.77'
36	N 47°48'56" E	207.91'
37	N 47°48'56" E	138.84'
38	N 88°30'08" E	282.84'
39	N 89°30'08" E	85.46'
40	N 47°48'56" E	28.97'
41	N 47°48'56" E	115.25'
42	N 47°48'56" E	

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
100	183.00'	83.12'	42.29'	82.41'	S 11°30'54" W	26°01'31"	121	240.00'	28.83'	14.43'	28.81'	N 35°18'53" W	06°52'57"
101	245.00'	285.26'	161.28'	269.42'	N 08°49'42" W	66°42'43"	122	240.00'	109.37'	55.65'	108.43'	N 18°49'05" W	26°06'38"
102	330.00'	214.44'	111.16'	210.69'	S 23°34'06" E	37°13'56"	123	340.00'	230.01'	119.60'	225.65'	S 19°22'33" E	38°45'37"
103	330.00'	99.46'	50.11'	99.08'	S 03°40'55" W	17°16'05"	124	303.42'	129.10'	65.54'	128.13'	N 55°53'20" E	24°22'42"
104	540.00'	90.16'	45.19'	90.06'	N 07°31'58" E	09°34'00"	125	303.42'	158.29'	82.01'	155.56'	N 70°00'22" E	36°59'32"
105	540.00'	82.06'	41.11'	81.98'	N 01°36'14" W	08°42'23"	126	228.82'	139.04'	71.74'	136.91'	S 68°55'05" W	34°48'57"
106	415.00'	72.49'	36.34'	72.40'	S 11°04'03" W	10°00'29"	127	329.00'	233.63'	121.98'	228.75'	N 68°09'32" E	40°41'12"
107	415.00'	87.07'	43.69'	86.91'	S 47°09'35" W	62°10'35"	128	240.00'	170.43'	88.99'	166.87'	S 68°09'32" W	40°41'12"
108	332.00'	360.28'	200.18'	342.86'	N 67°52'08" E	20°45'28"	129	50.00'	227.12'				260°15'41"
109	296.32'	107.35'	54.27'	106.77'	S 25°06'16" E	38°34'03"	130	50.00'	252.29'				289°05'56"
110	315.00'	212.04'	110.21'	208.06'	S 02°54'29" E	05°49'31"	131	50.00'	252.29'				289°05'56"
111	480.00'	48.80'	24.42'	48.78'	S 02°54'29" E	05°49'31"	132	50.00'	252.29'				289°05'56"
112	171.00'	121.11'	63.22'	118.59'	S 20°17'05" E	40°34'41"	133	50.00'	252.28'				289°05'56"
113	331.00'	454.43'	271.22'	419.58'	N 46°53'02" W	78°39'43"	134	50.00'	252.29'				289°05'56"
114	190.00'	105.88'	54.35'	104.52'	S 57°57'51" E	31°55'43"	135	50.00'	227.61'				260°49'10"
115	388.00'	108.59'	54.65'	108.24'	N 50°01'04" W	16°02'10"	136	50.00'	252.29'				289°05'56"
116	388.00'	216.43'	111.11'	213.63'	N 74°00'57" W	31°57'35"	137	50.00'	252.29'				289°05'56"
117	352.00'	195.71'	100.45'	193.19'	S 81°11'50" W	31°51'19"	138	50.00'	252.29'				289°05'56"
118	230.00'	93.26'	47.26'	92.62'	N 76°53'09" E	23°13'57"	139	50.00'	252.29'				289°05'56"
119	156.00'	81.93'	41.93'	80.99'	N 15°02'58" E	30°05'23"	140	50.00'	252.29'				289°05'56"
120	129.00'	42.37'	21.38'	42.18'	S 15°14'47" E	18°58'04"							

ABERDEAN FIRST ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS