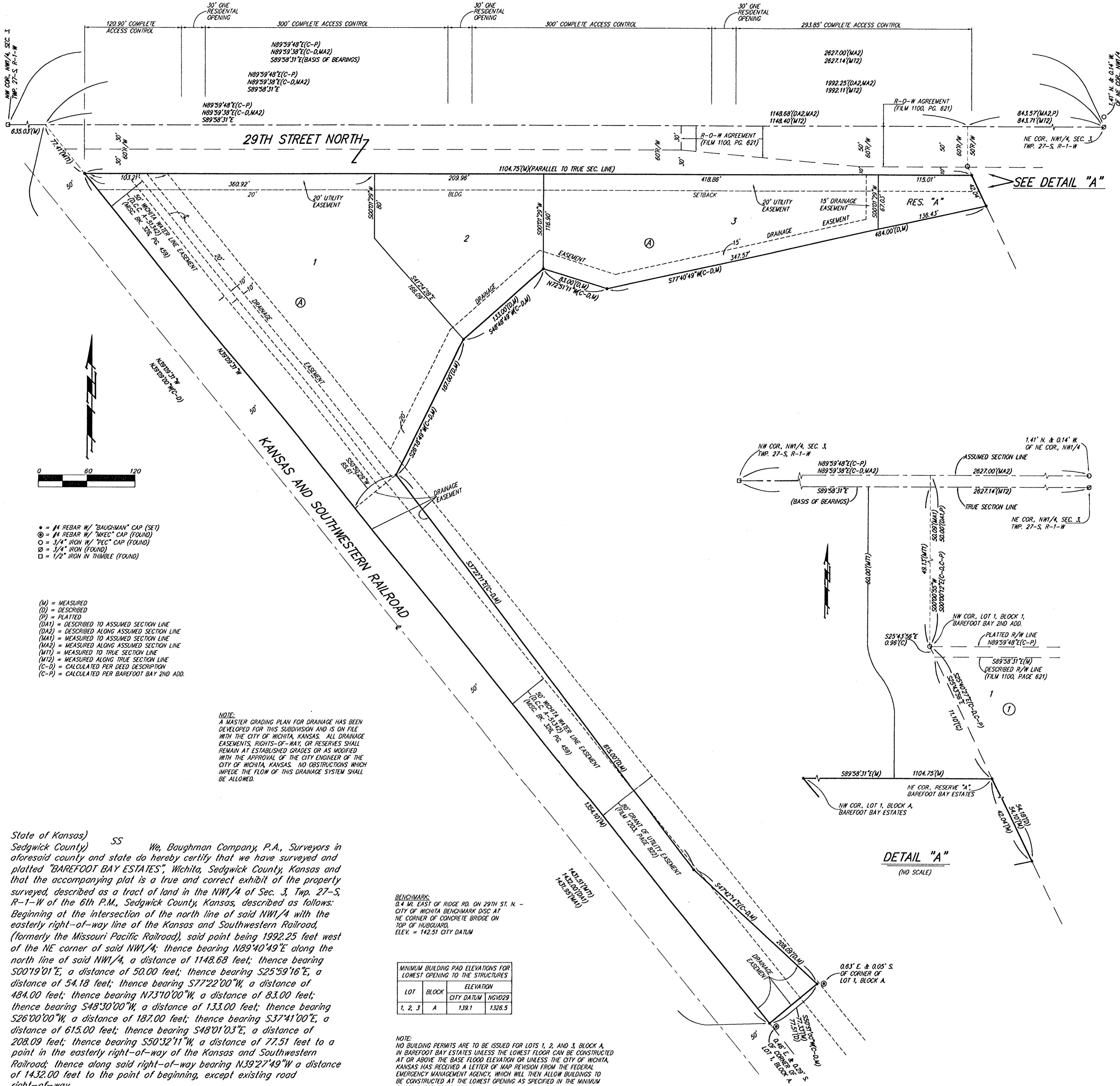


# BAREFOOT BAY ESTATES

## WICHITA, SEDGWICK COUNTY, KANSAS



- #1 REBAR W/ "BAUGHMAN" CAP (SET)
- #1 REBAR W/ "MKEC" CAP (FOUND)
- 3/4" IRON W/ "PEC" CAP (FOUND)
- 3/4" IRON (FOUND)
- 1/2" IRON IN THIMBLE (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (DA1) = DESCRIBED TO ASSUMED SECTION LINE
- (DA2) = DESCRIBED ALONG ASSUMED SECTION LINE
- (MA1) = MEASURED TO ASSUMED SECTION LINE
- (MA2) = MEASURED ALONG ASSUMED SECTION LINE
- (MT1) = MEASURED TO TRUE SECTION LINE
- (MT2) = MEASURED ALONG TRUE SECTION LINE
- (C-D) = CALCULATED PER DEED DESCRIPTION
- (C-P) = CALCULATED PER BAREFOOT BAY 2ND ADD.

**NOTE:**  
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "BAREFOOT BAY ESTATES", Wichita, Sedgwick County, Kansas and  
that the accompanying plat is a true and correct exhibit of the property  
surveyed, described as a tract of land in the NW1/4 of Sec. 3, Twp. 27-S,  
R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows:  
Beginning at the intersection of the north line of said NW1/4 with the  
easterly right-of-way line of the Kansas and Southwestern Railroad,  
(formerly the Missouri Pacific Railroad), said point being 1992.25 feet west  
of the NE corner of said NW1/4; thence bearing N89°40'49"E along the  
north line of said NW1/4, a distance of 1148.68 feet; thence bearing  
S00°19'01"E, a distance of 50.00 feet; thence bearing S25°59'16"E, a  
distance of 54.18 feet; thence bearing S77°22'00"W, a distance of  
484.00 feet; thence bearing N73°10'00"W, a distance of 83.00 feet;  
thence bearing S48°30'00"W, a distance of 133.00 feet; thence bearing  
S26°00'00"W, a distance of 187.00 feet; thence bearing S37°41'00"E,  
a distance of 615.00 feet; thence bearing S48°01'03"E, a distance of  
208.09 feet; thence bearing S50°32'11"W, a distance of 77.51 feet to a  
point in the easterly right-of-way of the Kansas and Southwestern  
Railroad; thence along said right-of-way bearing N39°27'49"W a distance  
of 1432.00 feet to the point of beginning, except existing road  
right-of-way.

Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

*Michael D. Conroy*  
Michael G. Conroy  
Surveyor  
1129-2003

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, a Block, a Street, and a Reserve, to be known as  
"BAREFOOT BAY ESTATES", Wichita, Sedgwick County, Kansas. The utility  
easement is hereby granted as indicated for the construction and  
maintenance of all public utilities. The drainage easements are hereby  
granted as indicated for drainage purposes. The street is hereby  
dedicated to and for the use of the public. Reserve "A" is hereby  
reserved for drainage purposes, landscaping, open space, and utilities  
as confined to easement. Reserve "A" shall be owned and maintained  
by the owner of Lot 3, Block A. All abutters rights of access shall be  
as depicted on the face of the plat and are hereby granted to the  
City of Wichita, Kansas. The Minimum Building Pad Elevation for the  
lowest opening to the structures on Lots 1, 2, and 3, Block A, shall  
be 139.1 City Datum, (1326.5 NGVD29).

*Michael D. Shell*  
Michael D. Shell  
*Sandra D. Shell*  
Sandra D. Shell

State of Kansas) SS The foregoing instrument acknowledged before  
me, this 29th day of December, 2003, by Michael D. Shell and  
Sandra D. Shell, husband and wife.

*Mary Rochelle*  
MARY ROCHELLE  
Notary Public  
State of Kansas  
My Comm. Exp. 1-23-2007

My App't. Exp. \_\_\_\_\_

**BENCHMARK:**  
0.4 MI. EAST OF RIDGE RD. ON 29TH ST. N. -  
CITY OF WICHITA BENCHMARK DISC AT  
NE CORNER OF CONCRETE BRIDGE ON  
TOP OF HUBBOARD,  
ELEV. = 142.51 CITY DATUM

LOT	BLOCK	ELEVATION
1, 2, 3	A	139.1
		1326.5

**NOTE:**  
NO BUILDING PERMITS ARE TO BE ISSUED FOR LOTS 1, 2, AND 3, BLOCK A,  
IN BAREFOOT BAY ESTATES UNLESS THE LOWEST FLOOR CAN BE CONSTRUCTED  
AT OR ABOVE THE BASE FLOOD ELEVATION OR UNLESS THE CITY OF WICHITA,  
KANSAS HAS RECEIVED A LETTER OF MAP REVISION FROM THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY, WHICH WILL THEN ALLOW BUILDINGS TO  
BE CONSTRUCTED AT THE LOWEST OPENING AS SPECIFIED IN THE MINIMUM  
BUILDING PAD TABLE ABOVE.

We the undersigned holders of a mortgage on the  
above described property, do hereby consent to this plat of "BAREFOOT  
BAY ESTATES", Wichita, Sedgwick County, Kansas.

Conway Bank, f/k/a  
The First National Bank of Conway Springs

*Chris A. Anderson*  
CHRIS A. ANDERSON  
EUP  
(Title)

State of Kansas) SS The foregoing instrument acknowledged before  
me, this 29th day of December, 2003, by Chris A. Anderson,  
Vice-President of Conway Bank, f/k/a The First National Bank of  
Conway Springs, on behalf of the bank.

*Susan K. Monette*  
SUSAN K. MONETTE  
Notary Public  
State of Kansas  
My Comm. Exp. 11-9-07

My App't. Exp. 11-9-07

This plat of "BAREFOOT BAY ESTATES", to  
Wichita, Sedgwick County, Kansas has been submitted to and approved by  
the Wichita-Sedgwick County Metropolitan Area Planning Commission,  
Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_,  
Wichita-Sedgwick County Metropolitan Area Planning Commission

*Ronald L. Marnell*  
Ronald L. Marnell  
Chair

*John L. Schlegel*  
John L. Schlegel  
Secretary

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

*Carlos Mayans*  
Carlos Mayans  
Mayor

*Karen Schofield*  
Karen Schofield  
City Clerk

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_.

*Tricia L. Robello*  
Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_.

*Don Brace*  
Don Brace  
County Clerk

State of Kansas) SS This is to certify that this plat has been  
filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

*Bill Meek*  
Bill Meek  
Register of Deeds

*Linda Kizzire*  
Linda Kizzire  
Deputy



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

November 14, 2003

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

RE: SUB 2003-64 -- Revised One-Step Final Plat of Barefoot Bay Estates Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 13, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being scheduled for City Council, the associated zone change will need to be approved.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Fees in lieu of assessment regarding water connections 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. **The drainage plan is approved.**
- E. The plattor's text needs to be corrected with reference to Lots 4, 5 & 6 and Reserve A.
- F. A site benchmark is needed.
- G. The regulatory floodway line should be determined.
- H. Minimum building pad required elevations and Bench Mark elevations shall also be referenced in Mean Sea Level.
- I. Since the subdivision is partially in a FEMA-regulated floodplain, the floodway certificate needs added.

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)

- J. The plat proposes three access openings along 29<sup>th</sup> St. North. *Three openings for residential lots are approved by the Subdivision Committee. The openings shall be at least 300 feet apart.*
- K. 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.
- L. 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.
- M. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- N. The Applicant has platted a 20-ft building setback which represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- O. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 1, Block A.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

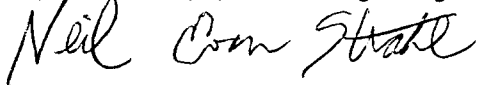
- T. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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 (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, November 20, 2003, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat



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

July 10, 2003

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

RE: SUB 2003-64 -- One-Step Final Plat of Barefoot Bay Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 10, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated June 27, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and**
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Mike Shell, 2814 N. Shore Ct., Wichita, KS 67205  
Bob Kaplan, 430 N. Market, Wichita, KS 67202  
Neil Cable, City Engineer  
Kevin Holman, Sedgwick County Fire Department  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services  
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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STAFF REPORT

(Revised One-Step Final Plat Approved 11/13/03; One-Step Final Plat Approved 7/10/03)

**CASE NUMBER:** SUB 2003-64 -- BAREFOOT BAY ESTATES ADDITION

**OWNER/APPLICANT:** Mike Shell, 2814 N. North Shore Ct., Wichita, KS 67205

**SURVEYOR/ENGINEER:** Baughman Co., P.A., 315 Ellis, Wichita, KS 67211

**AGENT:** Bob Kaplan, 430 N. Market, Wichita, KS 67202

**LOCATION:** South side of 29th St. North, East of Ridge Road

**SITE SIZE:** 5.53 Acres

**NUMBER OF LOTS**

Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

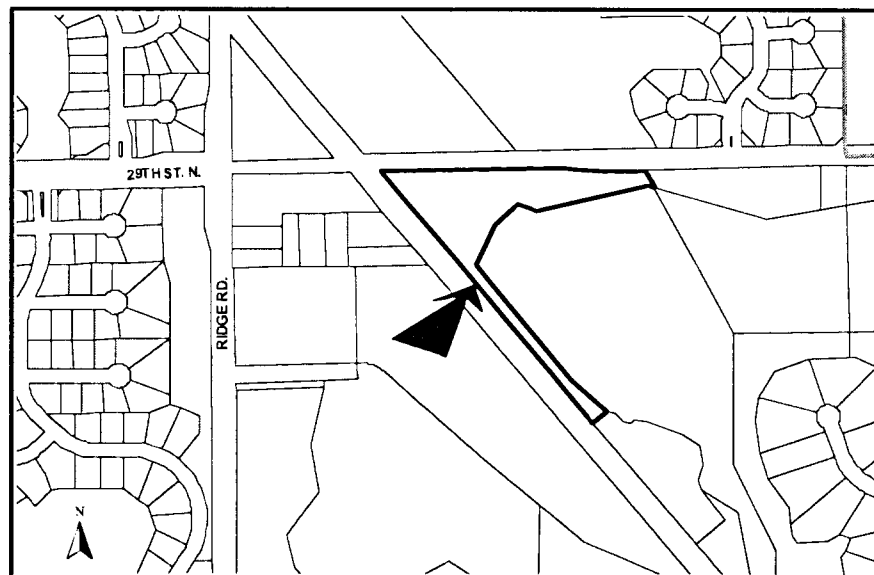
**MINIMUM LOT AREA:** 14,424 Sq. Ft.

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** SF-5, Single-Family Residential

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**VICINITY MAP**



**SUB 2003-64 -- One-Step Final Plat of BAREFOOT BAY ESTATES**  
**November 20, 2003 - Page 2**

**NOTE:** This is unplatted property located within the City of Wichita. This revised plat has reduced the number of lots from 6 to 3. The Applicant proposes a zone change from LI, Limited Industrial to SF-5, Single-Family Residential. The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being scheduled for City Council, the associated zone change will need to be approved.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Fees in lieu of assessment regarding water connections 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. *The drainage plan is approved.*
- E. The plattor's text needs to be corrected with reference to Lots 4, 5 & 6 and Reserve A.
- F. A site benchmark is needed.
- G. The regulatory floodway line should be determined.
- H. Minimum building pad required elevations and Bench Mark elevations shall also be referenced in Mean Sea Level.
- I. Since the subdivision is partially in a FEMA-regulated floodplain, the floodway certificate needs added.
- J. The plat proposes three access openings along 29<sup>th</sup> St. North. *Three openings for residential lots are approved by the Subdivision Committee. The openings shall be at least 300 feet apart.*
- K. 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.
- L. 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.
- M. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised.

**SUB 2003-64 -- One-Step Final Plat of BAREFOOT BAY ESTATES**  
**November 20, 2003 - Page 3**

More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- N. The Applicant has platted a 20-ft building setback which represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- O. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 1, Block A.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. 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.
- U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.

**SUB 2003-64 -- One-Step Final Plat of BAREFOOT BAY ESTATES**  
**November 20, 2003 - Page 4**

- Y. 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.