

REDMOND ESTATES
SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "REDMOND ESTATES", Sedgwick County, Kansas and that the
accompanying plat is a true and correct exhibit of the property surveyed,
described as the S1/2 of the NE1/4 of Sec. 12, Twp. 28-S, R-2-W of
the 6th P.M., Sedgwick County, Kansas, EXCEPT the north 150.00 feet of
the east 250.00 feet thereof, all being subject to road rights-of-way of
record.

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

Baughman Company, P.A.

Michael D. Conrey, L.S. 511, Surveyor
Michael G. Conrey

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, and Streets, to be known as "REDMOND
ESTATES", Sedgwick County, Kansas. The drainage and utility easements
are hereby granted as indicated for drainage purposes and for the
construction and maintenance of all public utilities. The temporary
cul-de-sac easement on Firefly shall expire at such time as Firefly is
extended further north or terminated as a permanent cul-de-sac. The
streets are hereby dedicated to and for the use of the public. Access
controls shall be as depicted on the face of the plat and are hereby
granted to the appropriate governing body. The Minimum Building Pad
Elevations for the lowest opening to the structures shall be as indicated
on the face of the plat.

Michael J. Wappelhorst, Partner
Kathryn S. Wappelhorst, Partner

Coleman & Kelley Partnership

Stephen R. Kelley, Partner

Don Coleman, Partner

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 31st day of December, 2003, by Michael J. Wappelhorst and
Kathryn S. Wappelhorst, husband and wife.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appl. Expires 11-9-07

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

Susan K. Monette, Notary Public
SUSAN K. MONETTE

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

The First National Bank of Anthony

Richard C. Henry, Notary Public
RICHARD C. HENRY

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 31st day of January, 2004, by Richard C. Henry
Res/ Branch of The First National Bank of Anthony, on behalf of
the bank.

Phyllis E. Gray, Notary Public
PHYLLIS E. GRAY
My App't. Exp. 7-1-2006

PHYLLIS E. GRAY
Notary Public - State of Kansas
My Appl. Exp. 7-1-2006

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 31st day of December, 2003, by Stephen R. Kelley, Partner
of Coleman & Kelley Partnership, on behalf of the partnership.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appl. Expires 11-9-07

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

Susan K. Monette, Notary Public
SUSAN K. MONETTE

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 31st day of December, 2003, by Don Coleman, Partner of
Coleman & Kelley Partnership, on behalf of the partnership.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appl. Expires 11-9-07

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

Susan K. Monette, Notary Public
SUSAN K. MONETTE

This plat of "REDMOND ESTATES", 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, Chair

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, Mayor

Karen Schofield, City Clerk

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
Sedgwick County, Kansas, this _____ day of _____.

Tim R. Norton, Chairman

Don Brace, County Clerk

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

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

Entered on transfer record this _____ day
of _____.

Don Brace, County Clerk

State of Kansas) SS
Sedgwick County) 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.

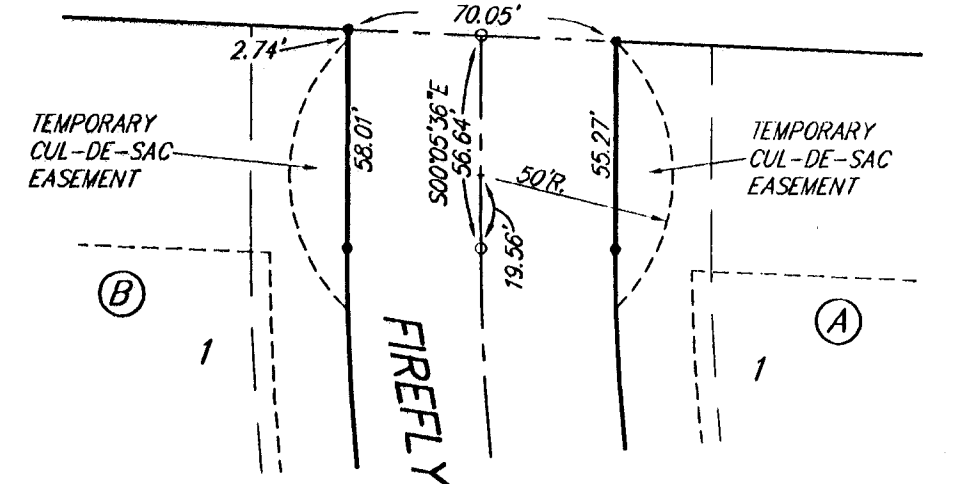
Bill Meek, Register of Deeds

Linda Kizzire, Deputy

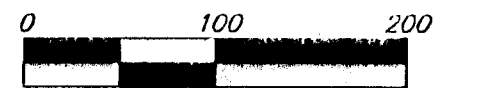
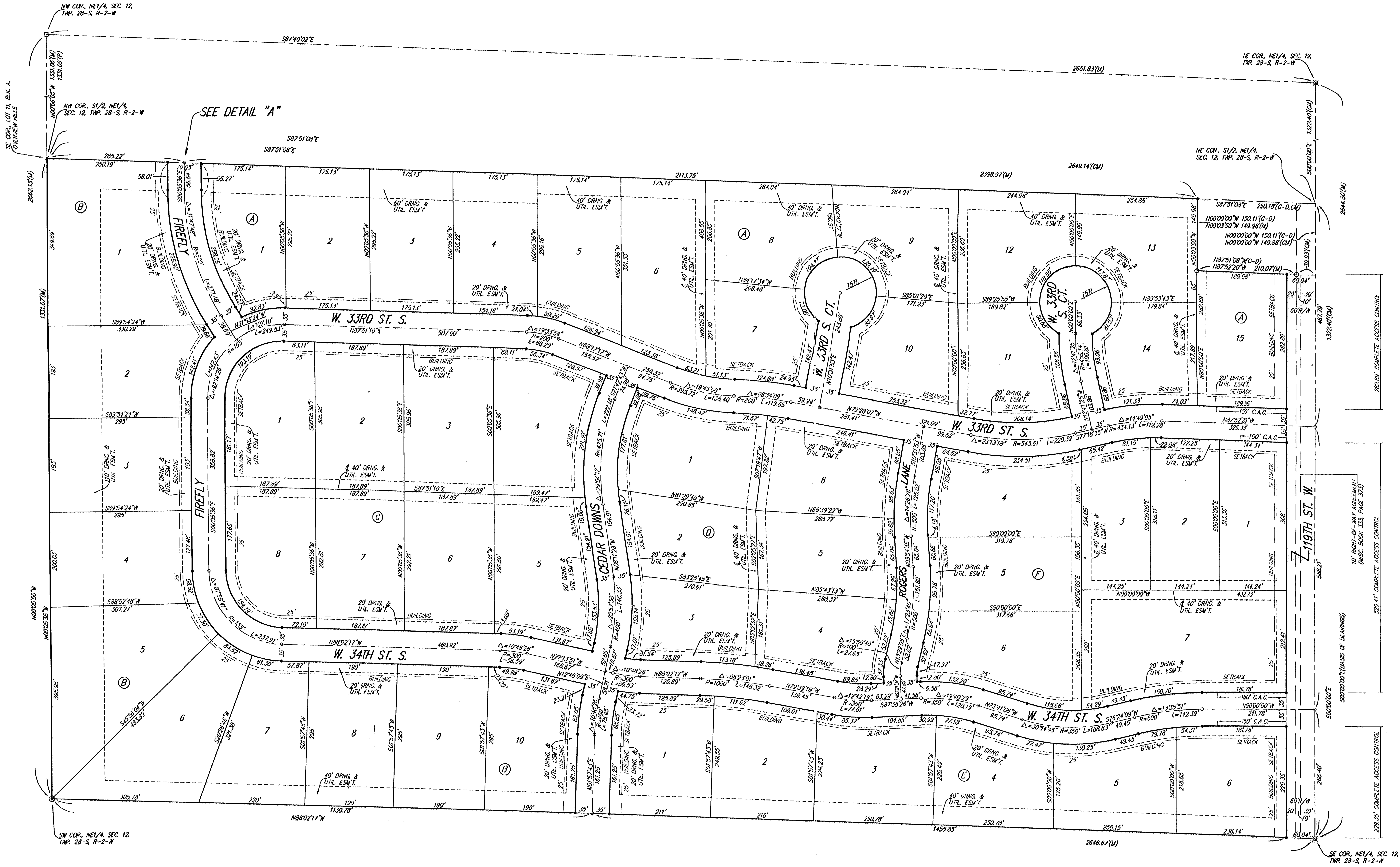
REDMOND ESTATES

SEDGWICK COUNTY, KANSAS

Final
Tracing 2 of 2



DETAIL "A"



- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = #5 REBAR (FOUND)
- ⊙ = 1" IRON PIPE IN THIMBLE (FOUND)
- ⊙ = 1/2" IRON PIPE (FOUND)
- = #3 REBAR IN CONC. MONUMENT (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (C-D) = CALCULATED PER DESCRIBED INFO.
- (CM) = CALCULATED PER MEASURED INFO.

BENCHMARK:
 [] Cut on S of South Hubgard of
 Reinforced Concrete Box Culvert 100' ±
 West of NE Cor., NE 1/4, Sec. 12, Twp. 28-S, R-2-W.
 Elev. = 1344.48 N.G.V.D. 29

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	B	1340.0
2	B	1339.7
3	B	1339.5
4	B	1339.0
5, 6	B	1338.0
1	A	1339.0

NOTES:
 A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE COUNTY ENGINEER OR THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

PAGE 2 OF 2



Wichita-Sedgwick County Metropolitan Area Planning Department

November 20, 2003

Baughman Company
315 Ellis
Wichita KS 67211

RE: SUB 2003-105 -- Final Plat of Redmond Estates Addition

At the regular meeting of the Metropolitan Area Planning Commission on November ~~6~~¹⁹ 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 October 31, 2003, with the following revision of Item B:

- B. The MAPC required petitions for future water and sewer mains. A No-Protest Agreement shall be provided for the internal lots.

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 compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

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

A handwritten signature in black ink, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

October 31, 2003

Baughman Company
315 Ellis
Wichita KS 67211

RE: SUB 2003-105 -- Final Plat of Redmond Estates Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 31 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. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. **A memorandum shall be obtained specifying approval of the proposed individual alternative sewer system from County Code Enforcement along with a maintenance agreement.**
- B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services. **The Subdivision Committee required the submittal of a No Protest Agreement of an unlimited duration for future extension of water and sewer services. The Agreement shall specify that 50% of the costs of the future sewer line along 119th Street shall be assessed on an equal per-lot basis. Utility easements for future city services are requested.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. **Minimum pads need to be reviewed.**
- E. The plat denotes complete access control along the plat's frontage to 119th St. West. In accordance with Access Management Regulations, complete access control is required for rural arterials intersecting with local/collector streets. **Complete access control of 150 feet is needed along W. 33rd St and W 34th St from 119th St. West, with the exception of Lot 1, Block F**

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

which is recommended to be 100 feet of complete access control. The access controls along 119th St. need to be revised to only include property being platted.

Access controls have been platted as requested.

- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. The guarantee for relocation of the drive on Lot 7, Block F to 34th St. may be at time of street construction
- G. City Traffic Engineering requests a petition for future left turn lanes.
- H. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)
- I. The applicant shall guarantee the installation of the proposed streets. The cul-de-sacs need to be a 36-foot rock standard. The 32-ft standard is needed for the other streets. This guarantee shall include the installation of a temporary turnaround at the terminus of Firefly Drive at the plat's north line. The temporary turnaround should be denoted on the face of the plat and the plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street northward.
- J. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- K. GIS needs to comment on the plat's street names. *The street names are approved.*
- L. The plat needs an onsite benchmark.
- M. 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.
- N. 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.
- O. 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.)

- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

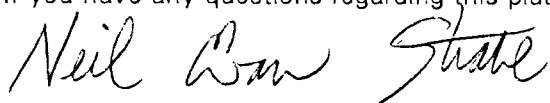
If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, November 6, 2003, at 1:30 p.m. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

SUB 2003-105 - Final Plat of Redmond Estates Addition
October 31, 2003
Page 4

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

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

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Coleman and Kelley Partnership, 1218 Northshore Court, Wichita, KS 67212
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT

(MAPC Deferred 11/06/03; Final Plat Approved 10/30/03; Preliminary Plat Approved 9/25/03)

CASE NUMBER: SUB 2003-105 -- REDMOND ESTATES ADDITION

OWNER/APPLICANT: Coleman & Kelley Partnership, 1218 Northshore Ct., Wichita, KS 67212

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

LOCATION: West side of 119th St. West, South of 31st St. South

SITE SIZE: 78.12 Acres

NUMBER OF LOTS

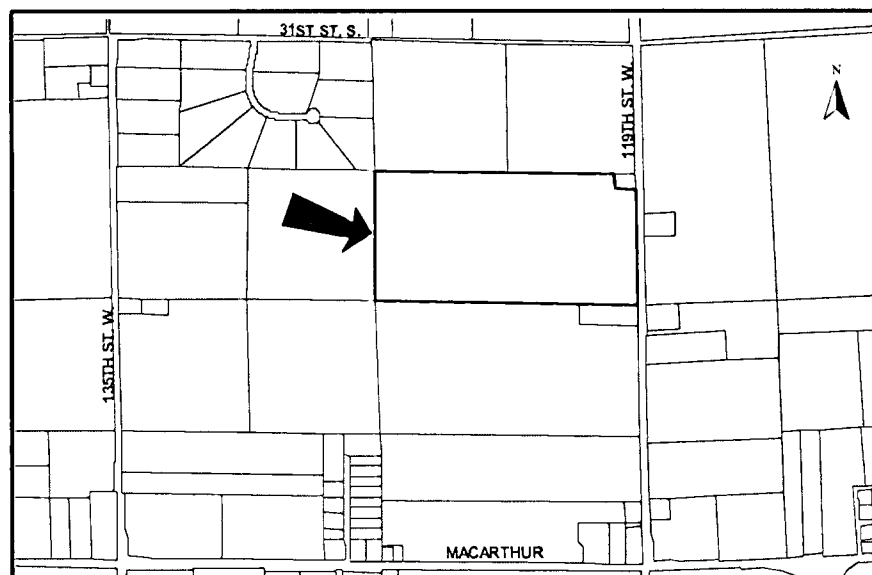
Residential:	53
Office:	
Commercial:	
Industrial:	
Total:	<u>53</u>

MINIMUM LOT AREA: 1.02 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This unplatted site is located in the County within three miles of Wichita's boundary. The site is within the projected service area for sanitary sewer. It is located in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval of the proposed individual alternative sewer system from County Code Enforcement along with a maintenance agreement.
- B. City Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services. The Subdivision Committee required the submittal of a No Protest Agreement of an unlimited duration for future extension of water and sewer services. The Agreement shall specify that 50% of the costs of the future sewer line along 119th Street shall be assessed on an equal per-lot basis. Utility easements for future city services are requested.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. Minimum pads need to be reviewed.
- E. The plat denotes complete access control along the plat's frontage to 119th St. West. In accordance with Access Management Regulations, complete access control is required for rural arterials intersecting with local/collector streets. Complete access control of 150 feet is needed along W. 33rd St and W 34th St from 119th St. West, with the exception of Lot 1, Block F which is recommended to be 100 feet of complete access control. The access controls along 119th St. need to be revised to only include property being platted.

Access controls have been platted as requested.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. The guarantee for relocation of the drive on Lot 7, Block F to 34th St. may be at time of street construction
- G. City Traffic Engineering requests a petition for future left turn lanes.

SUB 2003-105 -- Final Plat of REDMOND ESTATES ADDITION
November 20, 2003 - Page 3

- H. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed)
- I. The applicant shall guarantee the installation of the proposed streets. The cul-de-sacs need to be a 36-foot rock standard. The 32-ft standard is needed for the other streets. This guarantee shall include the installation of a temporary turnaround at the terminus of Firefly Drive at the plat's north line. The temporary turnaround should be denoted on the face of the plat and the plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street northward.
- J. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- K. GIS needs to comment on the plat's street names. The street names are approved.
- L. The plat needs an onsite benchmark.
- M. 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.
- N. 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.
- O. 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.)
- P. 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.

SUB 2003-105 -- Final Plat of REDMOND ESTATES ADDITION
November 20, 2003 - Page 4

- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.