

# HILLTOP ACRES ESTATES

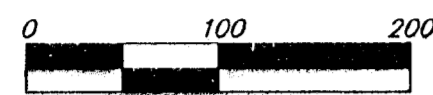
## SEDGWICK COUNTY, KANSAS

final tracing received  
2-27-04

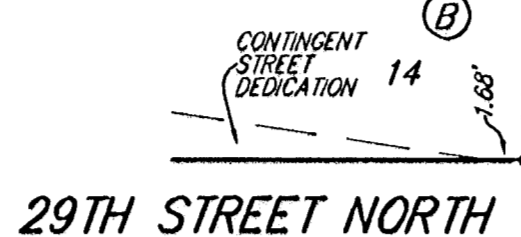
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = RAILROAD SPIKE (SET) OVER & BROKEN STONE (FOUND) (BETWEEN LEANING IRONS)
- = 3/4" IRON W/ "MOEHRING" CAP (FOUND)
- = 3/4" IRON (FOUND)
- △ = #4 REBAR W/ "BAUGHMAN" CAP (SET) OVER & STONE (FOUND)
- ⊗ = CROSS ON STONE (FOUND)
- ⊙ = IRON AXLE W/ CROSS (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (C) = CALCULATED
- (R) = RECORD MEASUREMENT
- (C-D) = CALCULATED PER DESCRIBED INFO

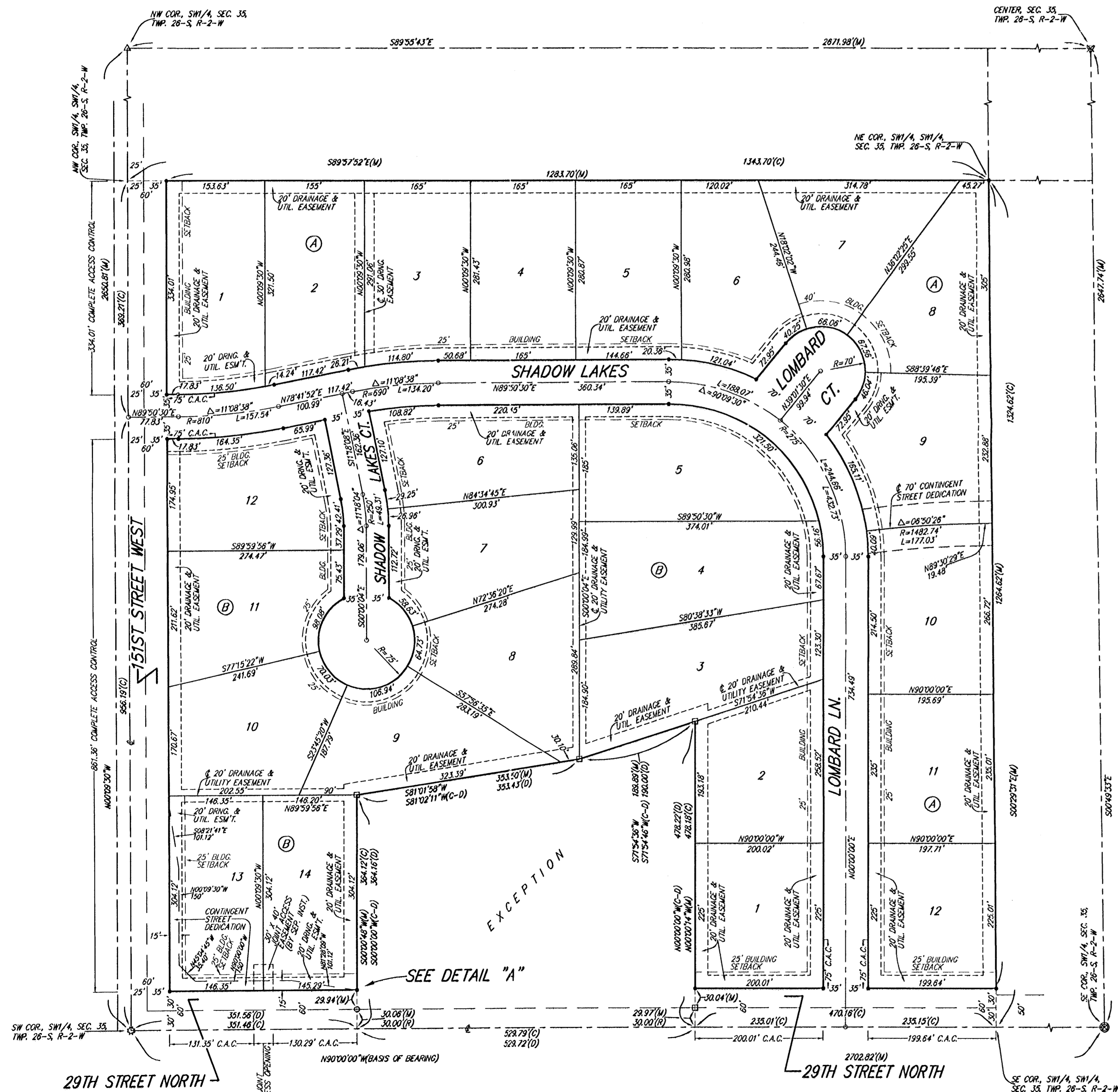
C.A.C. = COMPLETE ACCESS CONTROL



NOTE:  
A master grading plan for drainage has been developed for this subdivision and is on file with the appropriate governing body. All drainage easements, rights-of-way, or reserves shall remain as established grades or as modified with the approval of the Engineer for the appropriate governing body. No obstructions which impede the flow of this drainage system shall be allowed.



DETAIL "A"  
(NO SCALE)



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HILLTOP ACRES ESTATES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the SW1/4 of the SW1/4 of Sec. 35, Twp. 26-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT beginning at a point on the south line and 351.56 feet east of the SW Corner of Sec. 35, Twp. 26-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, said south line having an assumed bearing of S90°00'00"E; thence N00°00'00"W, a distance of 364.16 feet; thence N81°02'11"E, a distance of 353.43 feet; thence N71°54'46"E, a distance of 190.00 feet; thence S00°00'00"E, a distance of 478.22 feet to a point in the south line of said Sec. 35; thence N90°00'00"W, a distance of 529.72 feet to the point of beginning, EXCEPT the south 30.00 feet reserved for road purposes.

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

Baughman Company, P.A.

Michael G. Conrey, Surveyor  
Michael G. Conrey

This plat of "HILLTOP ACRES 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 \_\_\_\_\_, 2004.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Ronald L. Marnell  
\_\_\_\_\_, Secretary  
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, Mayor  
Carlos Mayans  
\_\_\_\_\_, City Clerk  
Karen Schafeld

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 "HILLTOP ACRES 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 streets are hereby dedicated to and for the use of the public. The contingent street dedication along 151st Street West and 29th Street North shall become effective in the event that the appropriate governing body determines a need for the right-of-way for any street related purposes. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of Lots 13 and 14, Block B. The contingent street dedication centered on the lot line common to Lots 9 and 10, Block A shall become effective in the event that the appropriate governing body determines the need for the right-of-way for any street related purposes. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of said Lots 9 and 10 in said Block A. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

Wildcat Homes, Inc.

Doug D. Eck, Vice-President  
Doug D. Eck

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, Chairman  
Thomas G. Winters  
\_\_\_\_\_, County Clerk  
Don Brace

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

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

State of Kansas) SS The foregoing instrument acknowledged before me, this 17th day of February, 2004, by Doug D. Eck, Vice-President of Wildcat Homes, Inc., on behalf of the corporation.

SUSAN K. MONETTE, Notary Public - State of Kansas  
Susan K. Monette

My App'l. Exp. 11-9-07

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_, County Clerk  
Don Brace

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

Garden Plain State Bank  
Patrick P. Walden, President/CEO

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 \_\_\_\_\_, 2004 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

State of Kansas) SS The foregoing instrument acknowledged before me, this 17th day of February, 2004, by Patrick F. Walden, President/CEO of Garden Plain State Bank, on behalf of the bank.

Deanna S. Zoglman, Notary Public  
Deanna S. Zoglman

My App'l. Exp. 8-31-05

DEANNA S. ZOGLMAN, Notary Public - State of Kansas  
Deanna S. Zoglman

BAUGHMAN COMPANY P.A.  
ENGINEERING, SURVEYING, & PLANNING  
310-202-7271 • 310-1111 • WICHITA, KANSAS 67211  
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**Wichita-Sedgwick County Metropolitan Area Planning Department**

October 23, 2003

Baughman Company  
315 Ellis  
Wichita, KS 67211

*see 1-23-04 BCC letter  
re: paving*

RE: SUB 2003-98 -- Final Plat of Hilltop Acres Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 23, 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 17, 2003, with the following addition to Item C:

"The No-Protest Agreement shall not be activated until the property has been annexed."

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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

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

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



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

October 17, 2003

Baughman Company  
315 Ellis  
Wichita, KS 67211

RE: SUB 2003-98 -- Final Plat of Hilltop Acres Estates Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 16, 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 zone change will need to be approved.
- B. 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.
- C. City Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services. The Subdivision Committee has approved a petition for future sewer and water services across 29<sup>th</sup> St. North. A No Protest Agreement shall be provided for the interior lots.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. Additional drainage easements may be needed.
- F. The plat proposes a joint access opening along 29th St. North 206 feet from the intersection. The Subdivision Committee approved a joint access for Lots 13 and 14 along 29th North.
- G. A contingent street right-of-way has been platted for the required major intersection right-of-way and corner clip. The Subdivision Committee approved a contingent street right-of-way for the intersection.

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This contingent street dedication shall be referenced in the plat's text as becoming effective in the event that the appropriate governing body determines a need for the right-of-way for any street-related purposes.

- H. In accordance with Access Management Regulations for county plats, complete access control is required for arterials intersecting with local streets. County Engineering has requested complete access control of 75 feet along Hilltop from both 151st St. West and 29th St. North.

The requested access controls have been platted.

- I. 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)
- J. The applicant shall guarantee the installation of Shadow Lakes Ct to the 36-ft rock suburban street standard.
- K. The Subdivision Committee has requested the platting of additional utility easements along the rear of the lots.

The easements have been platted as requested.

- L. Since this plat is located in an area where public services are planned to be available for higher density development, in accordance with the Subdivision Regulations, the Applicant shall use Lot Bundling to plat the lots so they may be readily converted to urban-type building sites without replatting. Lot Bundling has been waived by the Subdivision Committee.
- M. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 3 and 4, Block B. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. The Subdivision Committee has approved a modification.
- N. GIS needs to comment on the plat's street names. Lombard Lane Circle shall be revised to Lombard Ct. Lombard Lane should be denoted as "Lombard Ln".
- O. 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.

- 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 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](mailto: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.

SUB 2003-98 - Final Plat of Hilltop Acres Estates Addition  
October 17, 2003  
Page 4

This case will be forwarded to the Planning Commission for consideration on Thursday, October 23, 2003, at 1:30 p.m. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10<sup>th</sup> Floor, 455 N. Main Street, Wichita, KS.

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

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

Handwritten signatures of Neil Evan Strahl and another person.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure

Copies to: Doug Eck, Eck Real Estate, 9915 W. 21<sup>st</sup> Street N., Ste. A, Wichita, KS 67205  
Gerard "Bud" Seiler, 24340 W. 45<sup>th</sup> St. No., Andale, KS 67001-9605  
Kevin Holman, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works



**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The site is located in close proximity to the proposed alignment of the Northwest Bypass. An individual alternative sewer system is proposed. The Applicant proposes a zone change (ZON 2003-45) from RR, Rural Residential to SF-20, Single-Family Residential.

**Planning Staff recommends approval of the plat.**

**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 zone change will need to be approved.
- B. 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.**
- C. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services. **The Subdivision Committee has approved a petition for future sewer and water services across 29<sup>th</sup> St. North. A No Protest Agreement shall be provided for the interior lots.**
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. **Additional drainage easements may be needed.**
- F. The plat proposes a joint access opening along 29th St. North 206 feet from the intersection. **The Subdivision Committee approved a joint access for Lots 13 and 14 along 29th North.**
- G. A contingent street right-of-way has been platted for the required major intersection right-of-way and corner clip. **The Subdivision Committee approved a contingent street right-of-way for the intersection.**  
  
This contingent street dedication shall be referenced in the plattor's text as becoming effective in the event that the appropriate governing body determines a need for the right-of-way for any street-related purposes.
- H. In accordance with Access Management Regulations for county plats, complete access control is required for arterials intersecting with local streets. **County Engineering has requested complete access control of 75 feet along Hilltop from both 151st St. West and 29th St. North.**

The requested access controls have been platted.

- I. 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)
- J. The applicant shall guarantee the installation of Shadow Lakes Ct to the 36-ft rock suburban street standard.
- K. *The Subdivision Committee has requested the platting of additional utility easements along the rear of the lots.*  
  
The easements have been platted as requested.
- L. Since this plat is located in an area where public services are planned to be available for higher density development, in accordance with the Subdivision Regulations, the Applicant shall use Lot Bundling to plat the lots so they may be readily converted to urban-type building sites without replatting. *Lot Bundling has been waived by the Subdivision Committee.*
- M. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 3 and 4, Block B. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *The Subdivision Committee has approved a modification.*
- N. *GIS* needs to comment on the plat's street names. *Lombard Lane Circle shall be revised to Lombard Ct. Lombard Lane should be denoted as "Lombard Ln".*
- O. 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.
- P. The platting 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.

**SUB 2003-98 -- Final Plat of HILLTOP ACRES ESTATES ADDITION**  
**October 23, 2003 - Page 4**

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- 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.
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- 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.
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