

# REDMOND ESTATES SEDGWICK COUNTY, KANSAS

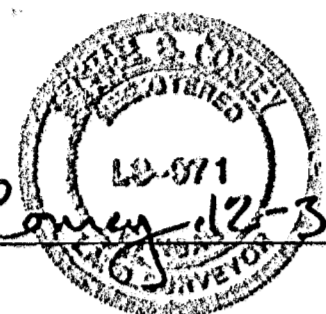
Final plat  
received  
1-7-03  
10/2

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 G. Conrey 12-5-2003, Surveyor  
Michael G. Conrey



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

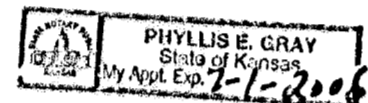
The First National Bank of Anthony

Richard C. Henry (hus)  
RICHARD C. HENRY

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this 5th day of January, 2003, by Richard C. Henry  
hus 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



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  
cut-de-sac easement on Firefly shall expire at such time as Firefly is  
extended further north or terminated as a permanent cut-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.

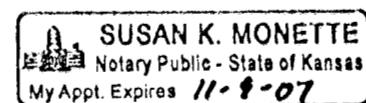
Michael J. Wappelhorst Kathryn S. Wappelhorst  
Michael J. Wappelhorst Kathryn S. Wappelhorst

Coleman & Kelley Partnership

Stephen R. Kelley, Partner  
Stephen R. Kelley

Don Coleman, Partner  
Don Coleman

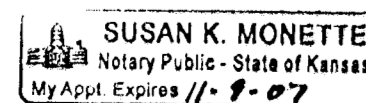
State of Kansas) SS The foregoing instrument acknowledged before  
me, this 24th day of December, 2003, by Stephen R. Kelley, Partner  
of Coleman & Kelley Partnership, on behalf of the partnership.



Susan K. Monette, Notary Public  
SUSAN K. MONETTE

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

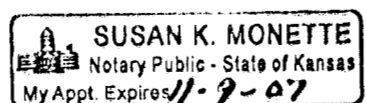
State of Kansas) SS The foregoing instrument acknowledged before  
me, this 31st day of December, 2003, by Michael J. Wappelhorst and  
Kathryn S. Wappelhorst, husband and wife.



Susan K. Monette, Notary Public  
SUSAN K. MONETTE

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

State of Kansas) SS 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  
SUSAN K. MONETTE

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

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

\_\_\_\_\_, 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 \_\_\_\_\_.

\_\_\_\_\_, Mayor  
Carlos Mayans

\_\_\_\_\_, City Clerk  
Karen Schafeld

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

\_\_\_\_\_, Chairman  
Tim R. Norton

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

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 \_\_\_\_\_.

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

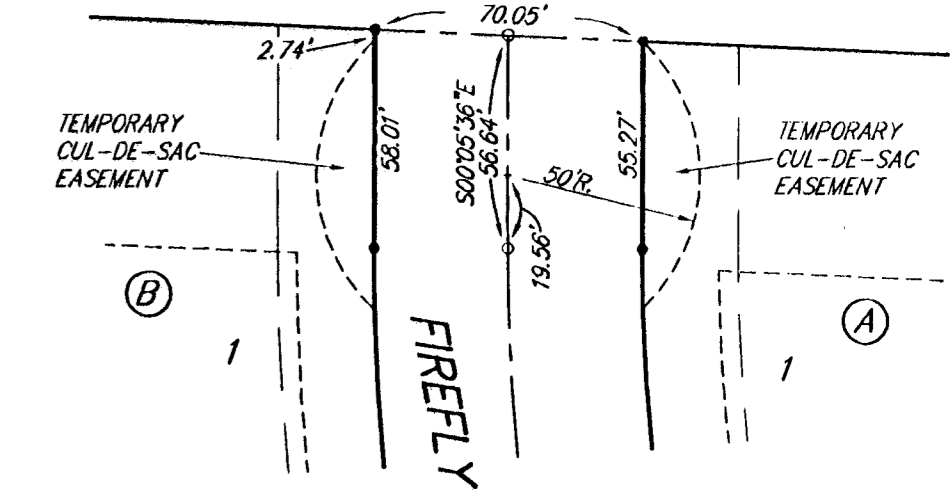
State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

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

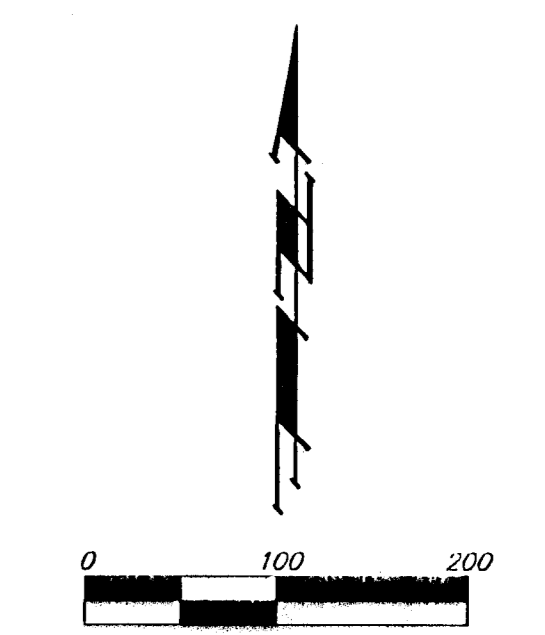
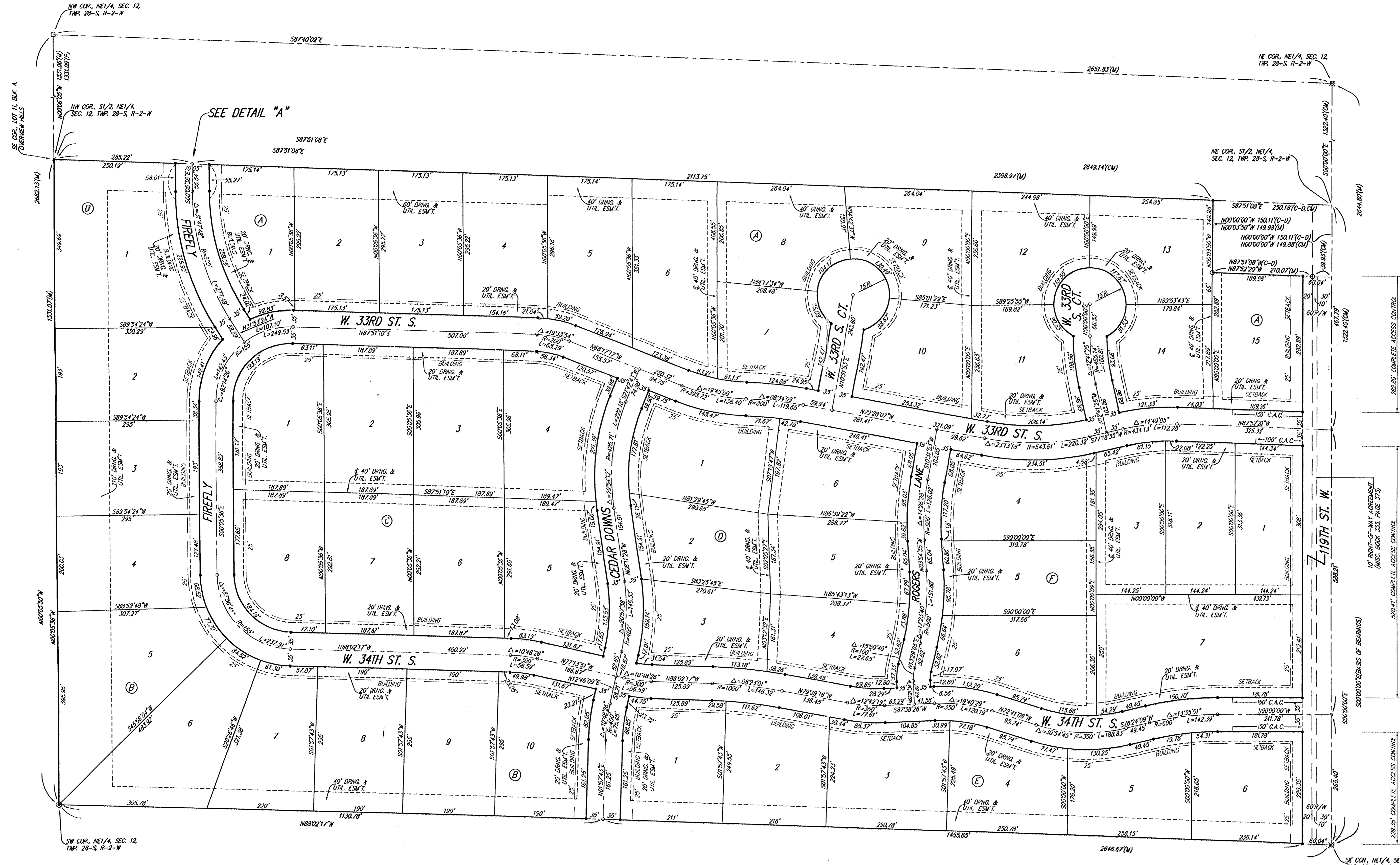
\_\_\_\_\_, Deputy  
Linda Kizzire

# 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 E of South Hubguard 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.



**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~~<sup>19</sup> 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](mailto: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, appearing to read '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

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**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 119<sup>th</sup> 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**

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*which is recommended to be 100 feet of complete access control. The access controls along 119<sup>th</sup> 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 34<sup>th</sup> 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](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

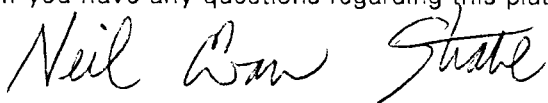
If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

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 - 10<sup>th</sup> 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**

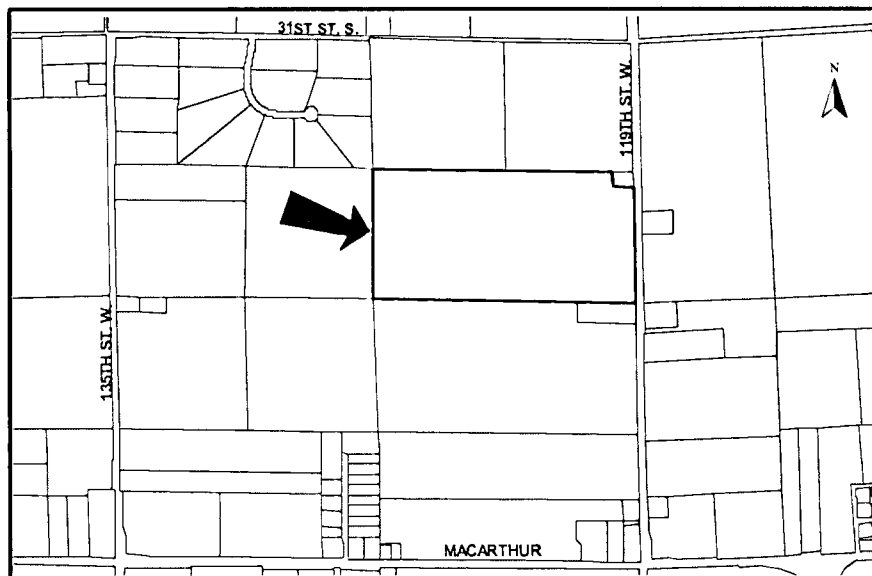
Residential:	53
Office:	
Commercial:	
Industrial:	
Total:	<u>53</u>

**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 119<sup>th</sup> Street shall be assessed on an equal per-lot basis. Utility easements for future city services are requested.**
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- 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 34<sup>th</sup> 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)
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- K. **GIS** needs to comment on the plat's street names. *The street names are approved.*
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**SUB 2003-105 -- Final Plat of REDMOND ESTATES ADDITION**  
**November 20, 2003 - Page 4**

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