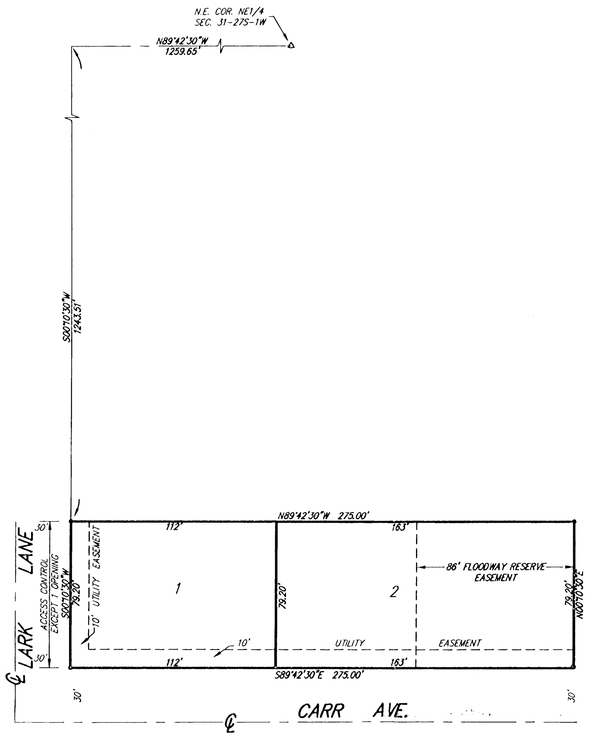
1024-01
final from received

COLLINS FIRST ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

BUILDING SETBACKS			
STRUCTURES		GARAGES AND CARPORTS ENTRANCES	
LARK	CARR	LARK	CARR
20'	15'	20'	20'

BENCH MARK: CITY OF WICHITA STD. DISC
31.5' S. & 38.0' E. OF CENTERLINE INTERSECTION
OF MAIZE ROAD & MAY STREET
ELEV.=1323.51 NGVD

MINIMUM BUILDING PAD FOR LOWEST OPENING
INTO STRUCTURES: 1325 NGVD

△ = 1/2" REBAR - SECTION CORNER (FOUND)

○ = 1/2" IRON PIPE (FOUND)

• = 1/2" REBAR W/SRB CAP (SET)

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "COLLINS FIRST ADDITION", 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 NE1/4 of Sec. 31, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as; Commencing at the N.E. Corner of said NE1/4; thence N89°42'30"W, along the north line of said NE1/4, 1259.65 feet; thence with a deflection angle left of 90°07', bearing S00°10'30"W, 1243.51 feet for a place of beginning; thence S00°10'30"W, 79.2 feet; thence S89°42'30"E, parallel with the north line of said NE1/4, 275 feet; thence N00°10'30"E, 79.2 feet; thence N89°42'30"W, 275 feet to the place of beginning.

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

Savoy, Ruggles & Bohm, P.A.

Date 23 October 2001 MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR 23OCT01 Surveyor

Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into Lots to be known as "COLLINS FIRST ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintance of all public utilities. Access Control is hereby granted to the appropriate governing body (as indicated on the face of the plat). A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater. Minimum building pad elevations are as shown on the face of the plat. the face of the plat). The Floodway Reserve easement is hereby granted for floodway purposes, and shall be the responsibility of the owners of Lot 2, until such time as the governing body excercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structures shall be constructed on or within said Floodway easement, nor shall any fill, change of grade, creation of channel or other work be carried on withiout the permission of the Engineer of the appropriate governing body.

Gregg E. Collins — Gregg E. Collins

Pamela K. Collins — Pamela K. Collins

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 23rd day of October, 2001, by Gregg E. Collins and Pamela K. Collins, Husband and Wife.

GARY MAX WHITTLE Notary Public - State of Kansas My Appt. Expires 5-18-04

Gary Max Whittle Notary Public

My App't. Exp. May 18, 2004

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

State Bank of Kingman

Gary Max Whittle (Name), Vice Pres. (Title)

This plat of "COLLINS FIRST ADDITION", 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 _____, 2001.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Acting Chairman
J.D. Michaelis

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2001.

At the Direction of the City Council

_____ City Manager
Chris Cherches

_____ City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2001.

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

Entered on transfer record this ____ day of _____, 2001.

_____ County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 2001, at ____ o'clock__M: and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 23 day of October 2001, by Gary Max Whittle, Vice Pres. of State Bank of Kingman, on behalf of the Bank.

My App't. Exp 2 14 2005 — Jacqueline C. Neal Notary Public

JACQUELINE C. NEAL NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 2-14-05

DWG FILE: 01921PF-R.C.
PROJECT NO. 01C01921P

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
http://www.srb1.com
316-264-8008
FAX 264-4621
E-mail: srb@srb1.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 23, 2001

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: SUB 2001-78 -- One-Step Final Plat of Collins First Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 23, 2001, 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 August 17, 2001.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 17, 2001

Mark Savoy
Savoy, Ruggles and Bohm, P.A.
924 N. Main
Wichita, KS 67203

RE: SUB 2001-78 -- One-Step Final Plat of Collins First Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 16, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. City water is available to serve the site. A petition for the extension of sanitary sewer is required.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. *A minimum pad needs to be established for Lot 2.*

D. The Applicant has platted a 20-ft building setback along Lark Lane for Lot 1, and a 15-ft building setback along Carr Avenue for Lot 2, both of which represent 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. If the modification is approved, MAPD recommends a restrictive covenant be filed which imposes a 20-ft setback for garages on Lot 2.

E. The road right-of-way width on Lark Lane needs to be denoted.

F. 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.

G. The plattor'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.

H. 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.)

I. 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.

J. 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.

K. 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.

L. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

M. Perimeter closure computations shall be submitted with the final plat tracing.

N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

O. 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. ***Southwestern Bell has requested additional easements.***

P. 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 methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, August 23, 2001, at 1:30 p.m.

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

If you have any questions concerning this matter, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Greg and Pamela Collins, 7152 Milton, Derby, KS 67037
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3
AUGUST 23, 2001

STAFF REPORT
(One-Step Final Plat Approved 8/16/01)

CASE NUMBER: SUB 2001-78 -- COLLINS FIRST ADDITION

OWNER/APPLICANT: Greg and Pamela Collins, 7152 Milton, Derby, KS 67037

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: South of Kellogg, West of Maize

SITE SIZE: .50 Acres

NUMBER OF LOTS

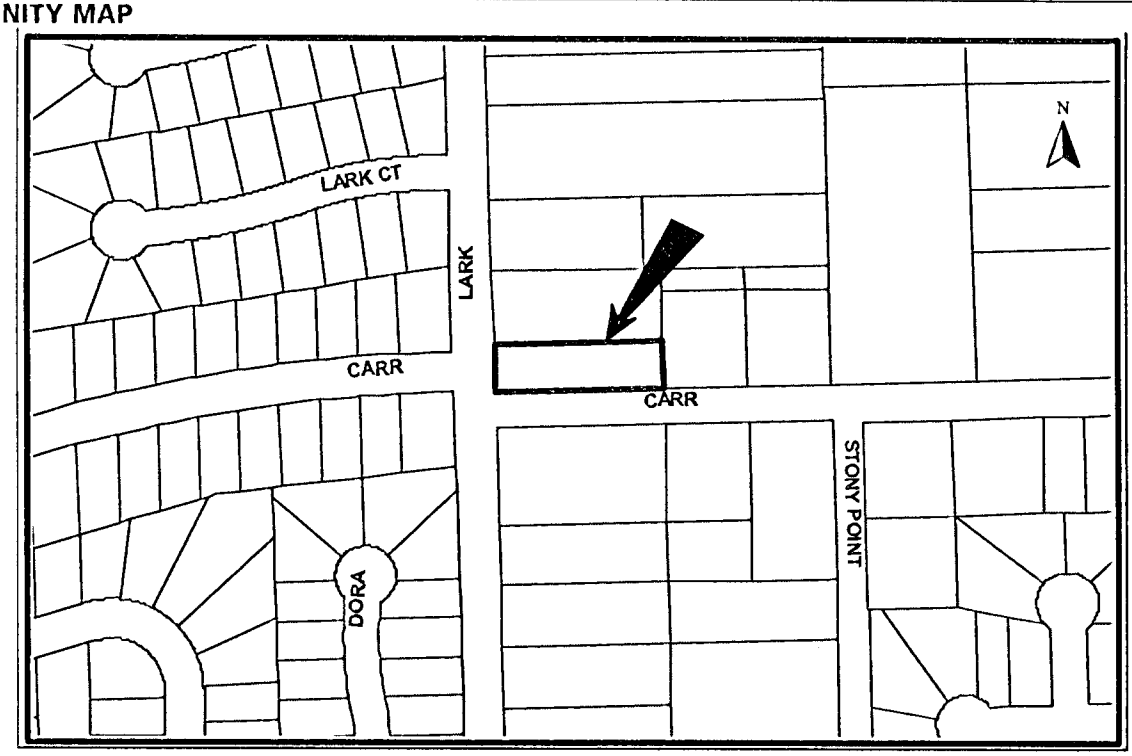
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 8,870 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

A. City water is available to serve the site. A petition for the extension of sanitary sewer is required.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***A minimum pad needs to be established for Lot 2.***

D. The Applicant has platted a 20-ft building setback along Lark Lane for Lot 1, and a 15-ft building setback along Carr Avenue for Lot 2, both of which represent 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. If the modification is approved, MAPD recommends a restrictive covenant be filed which imposes a 20-ft setback for garages on Lot 2.

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K. 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.

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