

NW Corner, NE 1/4, Sec. 10, T27S, R2E of the 6th P.M.

PLAT BOUNDARY
655,591 sq.ft.
15.05 acres

K-96 NORTHEAST EXPRESSWAY
CONDEMNATION CASE #87C-1434

THE COLLECTIVE

final for city record 11-16-01

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

B.M. - STEPPED SPIKE IN NORTH SIDE OF POWER POLE ON SOUTHWEST CORNER OF 21ST STREET NORTH AND WAWONA, 779' EAST AND 48' SOUTH OF NORTH 1/4 CORNER, SECTION 10, T27S, R2E.

ELEV. = 1384.72 N.G.V.D.
ELEV. = 197.32 (CITY DATUM)

SCALE: 1" = 50'

• = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2001, WE HAVE SURVEYED AND PLATTED THE COLLECTIVE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCK AND RESERVES, THE SAME BEING DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, BLOCK 1, LANZRATH ADDITION TO SEDGWICK COUNTY, KANSAS, EXCEPT THOSE PORTIONS OF SAID LOTS CONDEMNED FOR HIGHWAY IN DISTRICT COURT CONDEMNATION CASE #87C-1434.

ALL PORTIONS OF LANZRATH ADDITION TO SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCK AND RESERVES, THE SAME TO BE KNOWN AS THE COLLECTIVE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE 5 FOOT WALL EASEMENT ALONG THE SOUTH LINE OF BLOCK 1 IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES AND DRAINAGE MAY CROSS THE WALL EASEMENT.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH AND K-96 NORTHEAST EXPRESSWAY OVER AND ACROSS THE NORTH AND WEST LINE OF BLOCK 1 IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT BLOCK 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE LOCATION AS SHOWN.

RESERVE "A" IS HEREBY PLATTED FOR PRIVATE STREET, DRAINAGE, LANDSCAPING, AND UTILITIES. RESERVES "B" AND "C" ARE HEREBY PLATTED FOR PEDESTRIAN IMPROVEMENTS, DRAINAGE, LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A", "B" AND "C" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN THE COLLECTIVE.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE CUP 2001-0015 D.P.-256 ON FILE AT THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

OWNERS:

RALPH A. LANZRATH REVOCABLE TRUST

RALPH A. LANZRATH, CO-TRUSTEE

MARY K. LANZRATH, CO-TRUSTEE

JELCO, L.L.C.

BY:
J.V. JOHNSTON, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2001, BY RALPH A. LANZRATH AND MARY K. LANZRATH, CO-TRUSTEES OF THE RALPH A. LANZRATH REVOCABLE TRUST.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2001, BY J.V. JOHNSTON, PRESIDENT OF JELCO, L.L.C.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF THE COLLECTIVE HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 6TH DAY OF SEPTEMBER, 2001.

WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, ACTING CHAIRMAN
JERRY MICHAELS

_____, SECRETARY
MARVIN S. KROUT

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2001.

TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE 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

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2001.

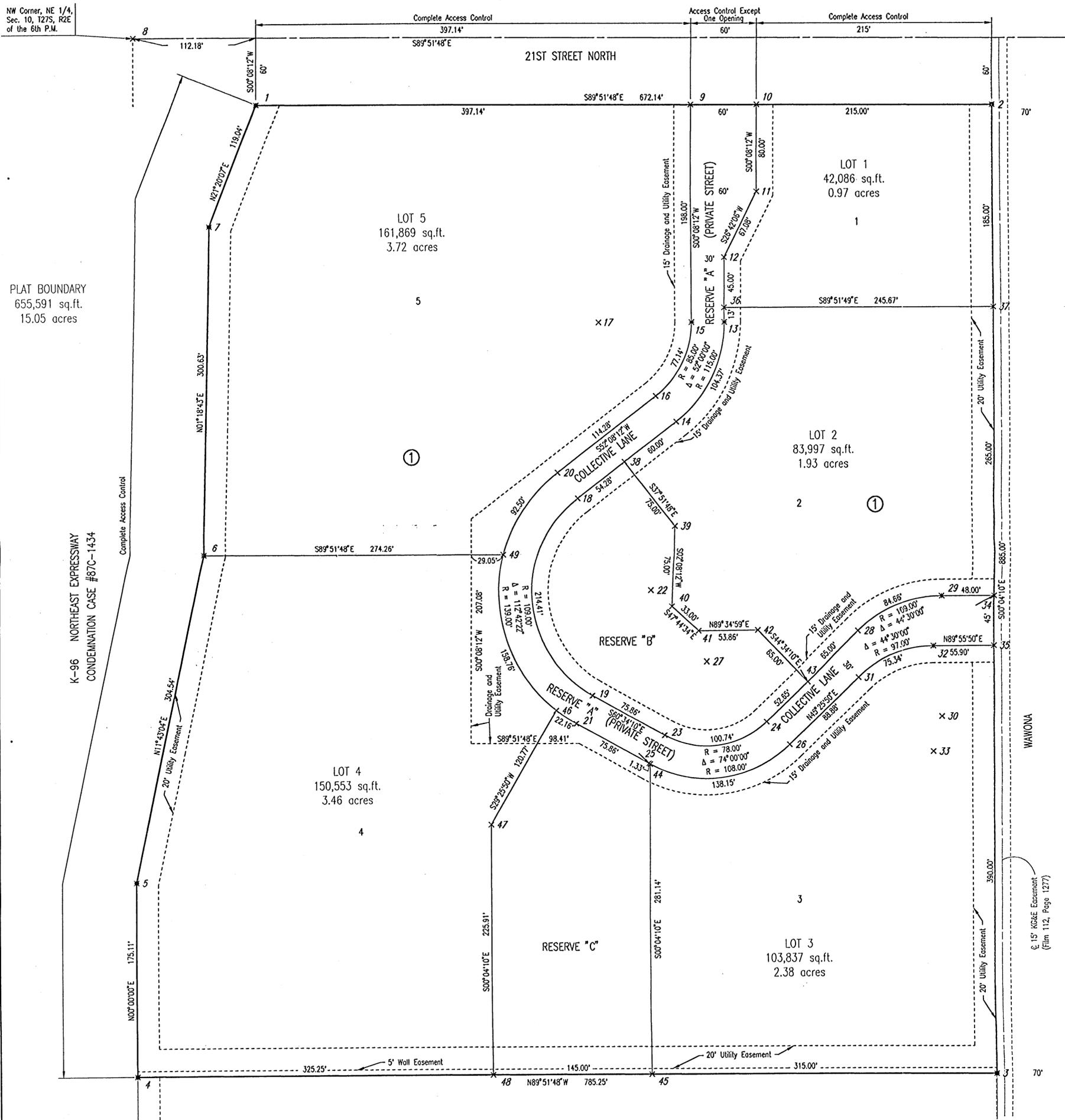
_____, COUNTY CLERK
DON BRACE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, M., ON THE _____ DAY OF _____, 2001.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

C:\2001\0101\Johnston & Long\BUBBLE MAP 11-15-2001 08:20:57 am





Wichita-Sedgwick County Metropolitan Area Planning Department

September 6, 2001

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2001-77 -- One-Step Final Plat of The Collective Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 6, 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 31, 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.

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

August 30, 2001

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2001-77 -- One-Step Final Plat of The Collective Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 30, 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. The applicant shall provide a guarantee for the extension of sanitary sewer and City water.
- 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. **An off-site drainage easement will be needed. A drainage guarantee is needed. A letter from KDOT shall be provided indicating their agreement to accept the drainage directed onto K-96.**
- D. In accordance with the CUP approval, a decel lane on 21st St. is needed.
- E. In accordance with the CUP approval, the plat proposes one access opening along both 21st St. and Wawona for a private street. A name shall be designated for the private street.
- F. 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.
- G. For those reserves being platted for private street and drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the 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.

- H. A guarantee is required for the paving of Wawona to the south property line.
- I. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- J. In accordance with the Sidewalk Ordinance, as a commercial subdivision abutting a non-arterial street, a sidewalk shall be constructed along Wawona. A sidewalk Certificate shall be provided assuring sidewalks will be built concurrently with development.
- K. 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.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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 2001-77 -- One-Step Final Plat of The Collective Addition

August 30, 2001

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T. 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, September 6, 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, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Ralph A. Lanzrath Revocable Trust, 1857 Wawona, Wichita, KS 67206
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

STAFF REPORT
(One-Step Final Plat Approved 8/30/01; Deferred 8/16/01)

CASE NUMBER: SUB 2001-77 -- THE COLLECTIVE ADDITION

OWNER/APPLICANT: Ralph A. Lanzrath Revocable Trust, 1857 Wawona, Wichita, KS 67206

SURVEYOR/ENGINEER: P.E.C., P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Southeast corner of K-96 and 21st St. North

SITE SIZE: 15 Acres

NUMBER OF LOTS

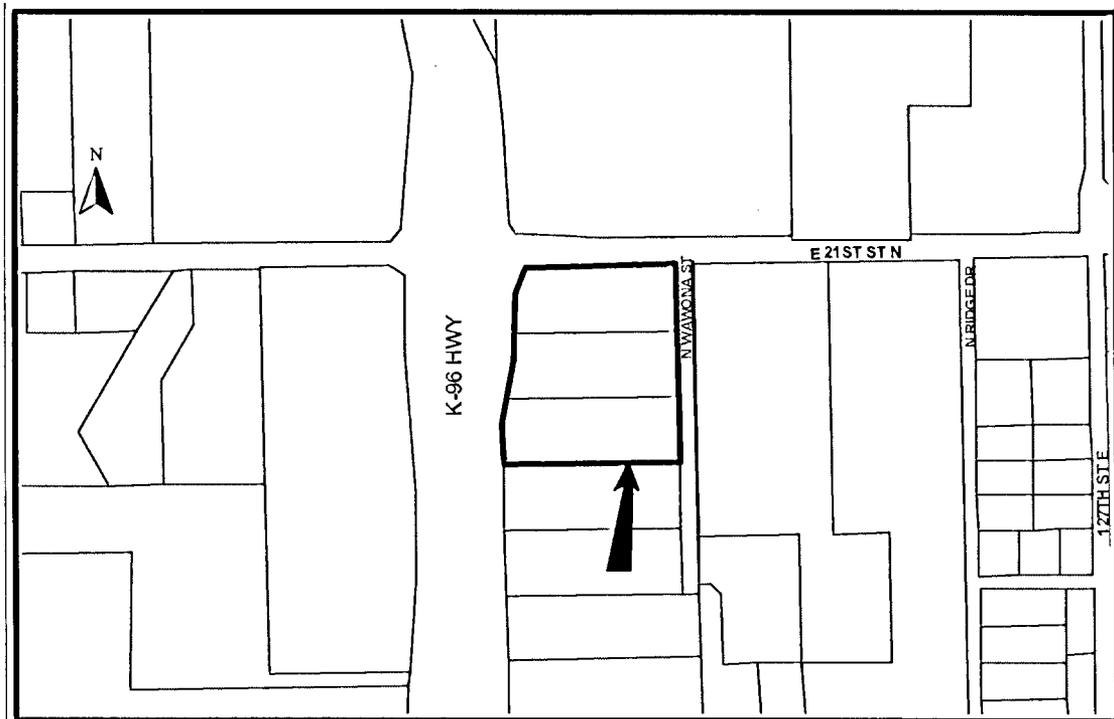
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 1.04 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



SUB 2001-77-- One-Step Final Plat of THE COLLECTIVE ADDITION
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NOTE: The site has been approved for a zone change (ZON 2001- 24) from SF-5, Single-Family Residential to LC, Limited Commercial. A Community Unit Plan (CUP 2001-15, DP-256) was also approved for this site. Lots 3 and 4 will be restricted to NR, Neighborhood Retail uses per the CUP.

STAFF COMMENTS:

- A. The applicant shall provide a guarantee for the extension of sanitary sewer and City water.
- 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. **An off-site drainage easement will be needed. A drainage guarantee is needed. A letter from KDOT shall be provided indicating their agreement to accept the drainage directed onto K-96.**
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- G. For those reserves being platted for private street and drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the 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.
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- L. 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.)

SUB 2001-77-- One-Step Final Plat of THE COLLECTIVE ADDITION
September 6, 2001 - Page 3

- M. 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.
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