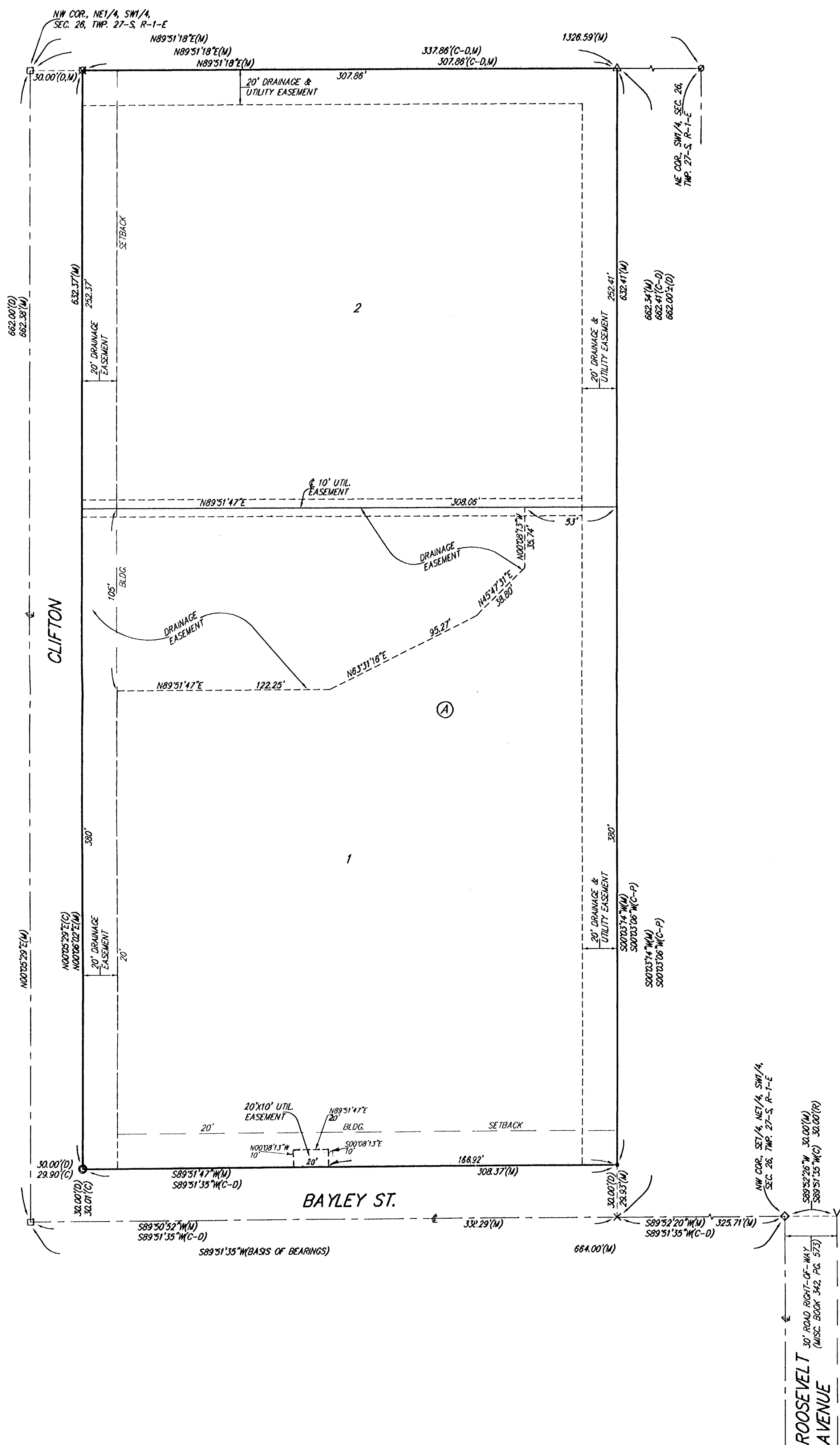


# SISTERS OF ST. JOSEPH 6TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - ◉ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
  - = OVER 3/4" IRON (FOUND) 30" DEEP
  - = 3/4" IRON IN THIMBLE (FOUND)
  - △ = "P-K" NAIL (SET)
  - × = CHISELED CROSS (FOUND)
  - ⊗ = 3/4" IRON (FOUND)
  - ⊗ = CHISELED CROSS (SET)
  - ∇ = CHISELED "Y" NOTCH (FOUND)
  - ◇ = 3/4" IRON (FOUND) ADJACENT TO WEST SIDE OF DIRECTIONAL SIGN BASE. 1 1/2" DEEP.
- (M) = MEASURED  
(D) = DESCRIBED  
(C-D) = CALCULATED PER DESCRIBED INFO  
(C-P) = CALCULATED PER PLATTED INFO.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and platted "SISTERS OF ST. JOSEPH 6TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning at the NW corner of the NE1/4 of the SW1/4 of Sec. 26, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence southerly along the west line of the NE1/4 of said SW1/4, 662.00 feet; thence easterly to the intersection with the west line of Sisters of St. Joseph Fourth Addition to Wichita, Sedgwick County, Kansas, as extended southerly, said intersection being 30.00 feet south of the SW corner of Lot 1, Block A, in said Sisters of St. Joseph Fourth Addition; thence northerly along the extended west line of said Sisters of St. Joseph Fourth Addition, and as extended northerly, 662.00 feet, more or less, to a point on the north line of the NE1/4 of said SW1/4; thence westerly along the north line of the NE1/4 of said SW1/4 to the point of beginning, all being subject to road rights-of-way over the west 30.00 feet and the south 30.00 feet thereof.

All being situated in the SW1/4 of Sec. 26, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

This plat of "SISTERS OF ST. JOSEPH 6TH 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 \_\_\_\_\_, 2004.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Ronald L. Marnell

\_\_\_\_\_, Secretary  
John L. Schlegel

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

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

\_\_\_\_\_, City Clerk  
Karen Schofield

Michael G. Conrey, 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, a Block, and a Streets to be known as "SISTERS OF ST. JOSEPH 6TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes.

The Sisters of Saint Joseph of Wichita, Kansas, a Kansas not-for-profit corporation

Sister Helene Lentz, President

Sister Pamela Young, Secretary

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

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

Don Brace, County Clerk

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by Sister Helene Lentz, President of The Sisters of Saint Joseph of Wichita, Kansas, a Kansas not-for-profit corporation, on behalf of the corporation.

Mary Storrer Reed, Notary Public

My App't. Exp. 6/30/07



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.

Bill Meek, Register of Deeds

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by Sister Pamela Young, Secretary of The Sisters of Saint Joseph of Wichita, Kansas, a Kansas not-for-profit corporation, on behalf of the corporation.

Mary Storrer Reed, Notary Public

My App't. Exp. 6/30/07



Linda Kizzire, Deputy

NOTE:  
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage intent shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.



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

April 8, 2004

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

RE: SUB 2004-30 -- One-Step Final Plat of Sisters of St. Joseph Sixth Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 8, 2004, 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 April 2, 2004.

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 disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

Copies to: Mark Kuhn, Sisters of St. Joseph, 3700 E. Lincoln, Wichita, KS 67218  
Kevin Holman, Sedgwick County Fire Department  
Jim Armour, Acting City Engineer, Department of Engineering  
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works  
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichita.gov](http://www.wichita.gov)



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

April 2, 2004

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

RE: SUB 2004-30 -- One-Step Final Plat of Sisters of St. Joseph Sixth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 1, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step 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 considered by MAPC, the zone change will need to be approved.
- B. City water services are available to serve the site. A petition is needed for extension of sanitary sewer.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **Detention is needed along Lot 1.**
- E. **Traffic Engineering** requests a site plan to review internal circulation and the impact upon adjoining streets. **No access controls are needed.**
- F. As an office-zoned lot abutting non-arterial streets, the Subdivision regulations require sidewalks along Clifton and Bayley. **The Applicant will be providing a Sidewalk Certificate requiring sidewalks upon construction of adjoining sidewalks.**
- G. The platting text shall include reference to "a lot and a block" in the owner's certificate.
- H. 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.

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

**T** 316.268.4421 **F** 316.268.4390

[www.wichita.gov](http://www.wichita.gov)

- I. The platlor'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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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.

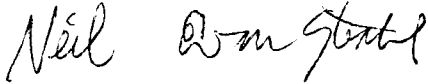
If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

SUB 2004-30 - One-Step Final Plat of Sisters of St. Joseph Sixth Addition  
April 2, 2004  
Page 3

This case will be forwarded to the Planning Commission for consideration on Thursday, April 8, 2004. The meeting will begin at 12:30 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.

A handwritten signature in black ink, appearing to read "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: Mark Kuhn, Sisters of St. Joseph, 3700 E. Lincoln, Wichita, KS 67218  
Kevin Holman, Sedgwick County Fire Department  
Jim Armour, Acting City Engineer, Department of Engineering  
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

**STAFF REPORT**  
(One-Step Final Plat Approved 4/1/04)

**CASE NUMBER:** SUB 2004-30 -- SISTERS OF ST. JOSEPH SIXTH ADDITION

**OWNER/APPLICANT:** Sisters of St. Joseph, Attn: Mark Kuhn, 3700 E. Lincoln,  
Wichita, KS 67218

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

**LOCATION:** East of Hillside, South side of Lincoln (extended)

**SITE SIZE:** 5.2 Acres

**NUMBER OF LOTS**

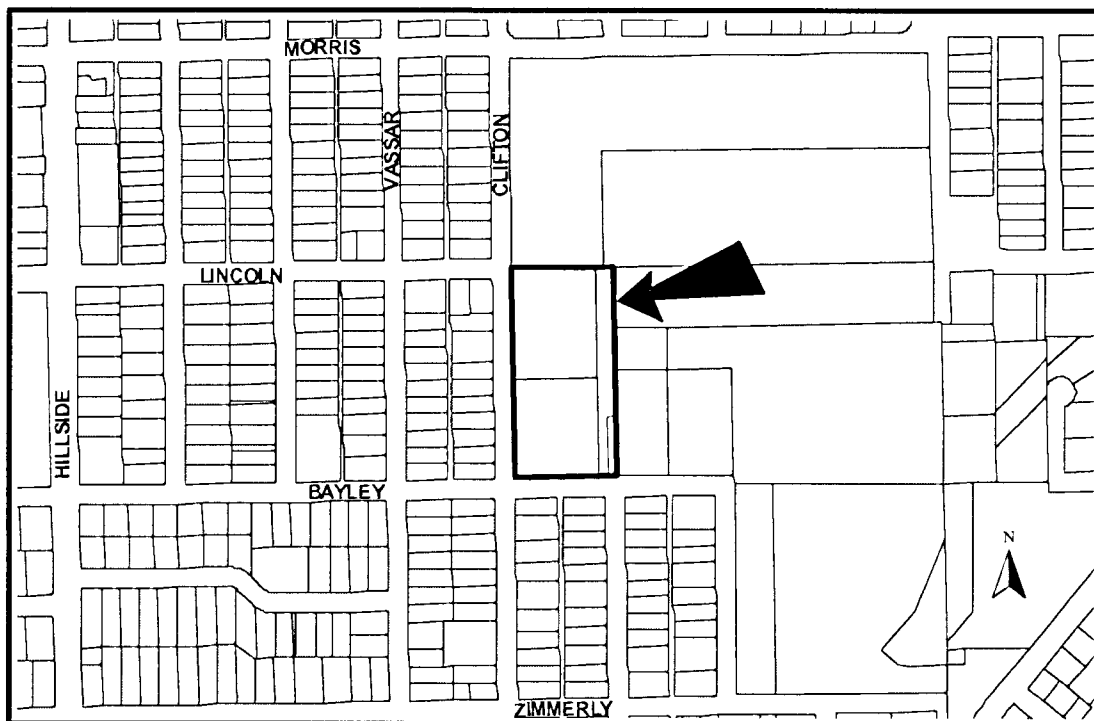
Residential:	
Office:	2
Commercial:	
Industrial:	
Total:	<u>2</u>

**MINIMUM LOT AREA:** 1.78 Acres

**CURRENT ZONING:** TF-3, Two-Family Residential

**PROPOSED ZONING:** GO, General Office

**VICINITY MAP**



**NOTE:** This is an unplatted site located within the City. The applicant has proposed a zone change (ZON 2004-08) from TF-3, Two-Family Residential to GO, General Office.

**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 considered by MAPC, the zone change will need to be approved.
- B. City water services are available to serve the site. A petition is needed for extension of sanitary sewer.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. *Detention is needed along Lot 1.*
- E. **Traffic Engineering** requests a site plan to review internal circulation and the impact upon adjoining streets. *No access controls are needed.*
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- G. The plat's text shall include reference to "a lot and a block" in the owner's certificate.
- H. 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.
- I. 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.
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**SUB 2004-30 – One-Step Final Plat of SISTERS OF ST. JOSEPH SIXTH ADDITION**

**April 8, 2004 - Page 3**

- M. 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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