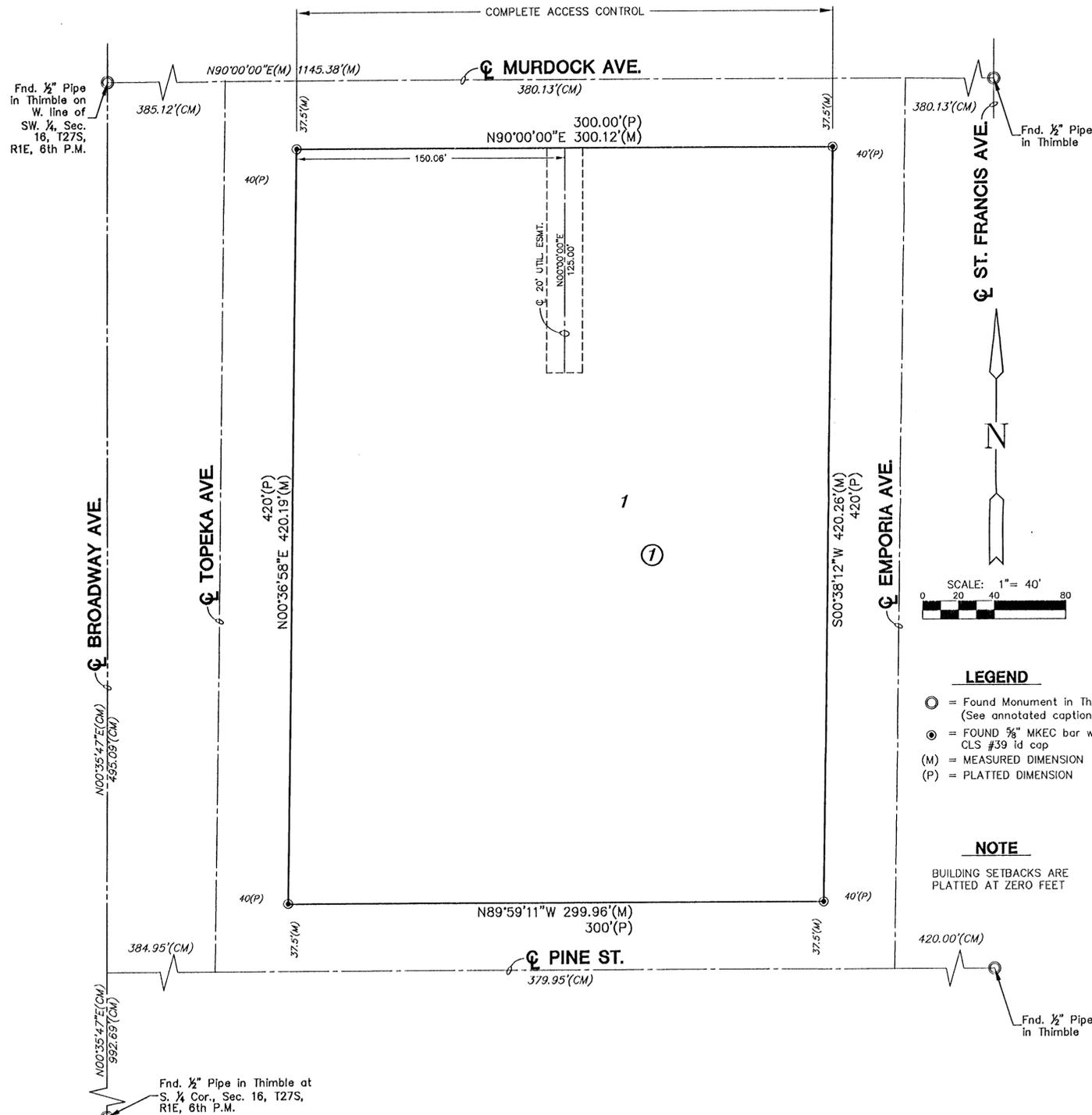


FINAL PLAT
VIA CHRISTI FAMILY PRACTICE ADDITION
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "VIA CHRISTI FAMILY PRACTICE ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth in the accompanying plat and described herein:

A tract of land that includes all of Topeka-Pine Addition, an addition to Wichita, Kansas, TOGETHER WITH; that part of J.P. Hiltons Addition, an addition to Wichita, Sedgwick County, Kansas, lying South of Murdock Avenue, East of Topeka Avenue, North of Pine Street, and West of Emporia Avenue, said tract being more particularly described as follows:

Even Lots 40-66 inclusive, on Emporia Avenue, in J.P. Hiltons Addition to the City of Wichita, Sedgwick County, Kansas.
 TOGETHER WITH;
 The North 20 feet of Lot 47 and all of odd Lots 49-67 inclusive, on Topeka Avenue, in J.P. Hiltons Addition to the City of Wichita, Sedgwick County, Kansas.
 TOGETHER WITH;

The East 45 feet of Lot 41, on the East 45 feet of the South 20 feet of Lot 43, on Topeka Avenue, in J.P. Hiltons Addition to the City of Wichita, Sedgwick County, Kansas.
 TOGETHER WITH;
 The platted Alley of lying South of Murdock Avenue and lying North of Pine Street, of said J.P. Hiltons Addition.

Grant of Easement stated on Miscellaneous Book 561, Page 79, Ingress/Egress easement established by and stated on Deed Book 870, Page 573, and all alleys, platted access control, easements, and building setbacks within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 18th day of August, 2003.

Gregory J. Allison
 8/18/03

Gregory J. Allison, P.E.
 MKEC Engineering Consultants, Inc.
 411 North Webb Road
 Wichita, Kansas 67206

Know all men by these presents that we the undersigned property owners of the land above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, a Block, the same to be known as "VIA CHRISTI FAMILY PRACTICE ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public. A drainage plan has been developed for this plat and all drainage easements, right-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 storm water. All abutters right of access to or from Murdock Avenue over and across the North line of "VIA CHRISTI FAMILY PRACTICE ADDITION," are hereby granted to the appropriate governing body.

Via Christi Regional Medical Center, Inc.

Randy Nyp, President and C.E.O.

STATE OF KANSAS, SEDGWICK COUNTY} ss.

This instrument was acknowledged before me on 20th day of August, 2003, by Randy Nyp, President and CEO, Via Christi Regional Medical Center, Inc.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My Term Expires: August 22, 2007

This plat of "VIA CHRISTI FAMILY PRACTICE ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 2003.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

 Bernard A. Hentzen, Chair

 John L. Schlegel, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 2003.

At the direction of the City Council.

 Carlos Mayans, Mayor

 Pat Graves, City Clerk

Entered on transfer record this ____ day of _____, 2003.

 Don Brace, County Clerk

STATE OF KANSAS)

)ss:

SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this ____ day of _____, 2003 at ____ o'clock M; and is duly recorded.

 Bill Meek, Register of Deeds

 Linda Kizzire, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of _____, 2003.

 Deputy County Surveyor

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



Wichita-Sedgwick County Metropolitan Area Planning Department

August 7, 2003

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita KS 67206

RE: SUB 2003-75 - One-Step Final Plat of Via Christi Family Practice Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 7, 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 July 18, 2003, with the deletion of Item H.

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). 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 that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

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

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Wichita-Sedgwick County Metropolitan Area Planning Department

July 18, 2003

MKEC Engineering Consultants, Inc.
411 N. Webb Road
Wichita KS 67206

RE: SUB 2003-75 - One-Step Final Plat of Via Christi Family Practice Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 17, 2003, 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. Municipal services are available to serve the site.
- C. A temporary easement by separate instrument should be submitted to cover the existing sewer line to be abandoned unless the sewer line is abandoned before the plat is recorded. A guarantee for the sewer abandonment will also be required.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. Any needed improvements would be required at site development. The storm sewer is limited to the same size of the downstream pipe.
- F. The plat proposes complete access control along Murdock. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. The access controls have been approved.
- G. 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. Traffic Engineering has required the closure of the northernmost opening along Topeka in addition to the opening along Murdock.

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- H. *The Subdivision Committee has approved the contingent dedication of 12.5-ft additional street right-of-way along Murdock along with a contingent 10-ft sidewalk and utility easement. This contingency would become effective upon the City's need for street improvements.*
- I. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- J. A note on the final plat indicates that 0-ft building setbacks are platted. The Zoning Code requires a 20-ft front setback for the GC, General Commercial district. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- K. 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.
- L. The platator'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.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.

- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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 (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 when the zoning case (ZON 2003-37) is presented. You will be informed of the date and time of the Metropolitan Area Planning Commission meeting.

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

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



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Bob Lavelle, Via Christi Regional Medical Center, Inc., 1035 N. Emporia, Wichita, KS 67214
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
(One-Step Final Plat Approved 7/17/03)

CASE NUMBER: SUB 2003-75 -- VIA CHRISTI FAMILY PRACTICE ADDITION

OWNER/APPLICANT: Via Christi Regional Medical Center Inc., Attn: Bob Lavelle, 1035 N. Emporia, Wichita, KS 67214

SURVEYOR/ENGINEER: MKEC Engineering Consultants Inc, 411 N. Webb Road, Wichita, KS 67206

LOCATION: North of Central, East of Broadway

SITE SIZE: 2.89 acres

NUMBER OF LOTS

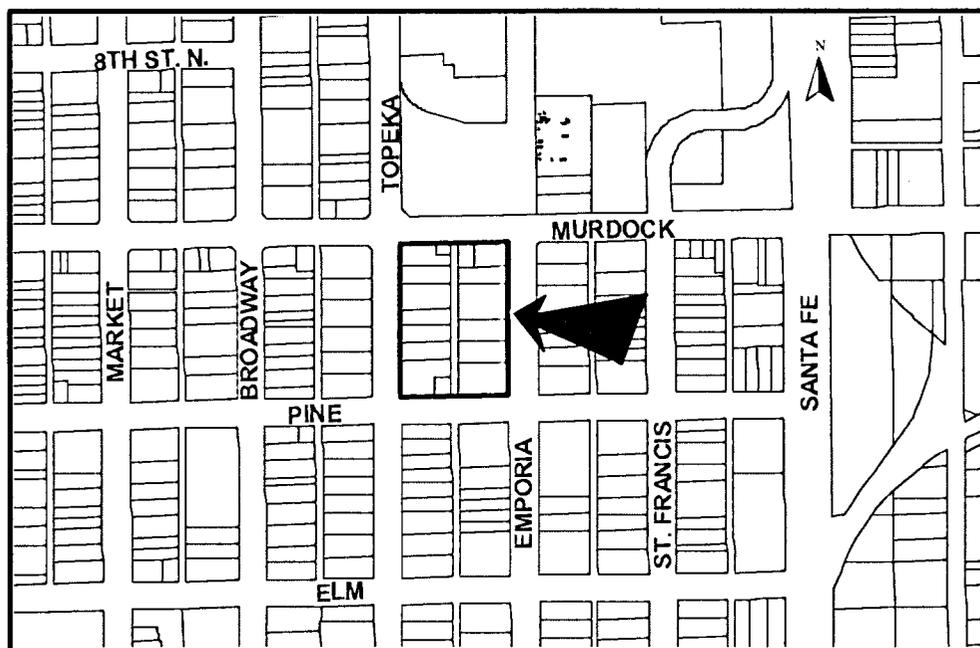
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.89 acres

CURRENT ZONING: GO, General Office, GI, General Industrial, B, Multi-Family, GC, General Commercial

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



NOTE: This is a replat of the Topeka-Pine Addition and a portion of the J.P. Hilton's Addition. The replat includes the vacation of a north-south alley. The Applicant proposes a zone change (ZON 2003-36) to GO, General Commercial.

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 considered by MAPC, the zone change will need to be approved.
- B. Municipal services are available to serve the site.
- C. A temporary easement by separate instrument should be submitted to cover the existing sewer line to be abandoned unless the sewer line is abandoned before the plat is recorded. A guarantee for the sewer abandonment will also be required.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. Any needed improvements would be required at site development. The storm sewer is limited to the same size of the downstream pipe.**
- F. The plat proposes complete access control along Murdock. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. **The access controls have been approved.**
- G. 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. **Traffic Engineering has required the closure of the northernmost opening along Topeka in addition to the opening along Murdock.**
- H. **The Subdivision Committee has approved the contingent dedication of 12.5-ft additional street right-of-way along Murdock along with a contingent 10-ft sidewalk and utility easement. This contingency would become effective upon the City's need for street improvements.**
- I. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- J. A note on the final plat indicates that 0-ft building setbacks are platted. The Zoning Code requires a 20-ft front setback for the GC, General Commercial district. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- K. 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.

SUB 2003-75 -- One-Step Final Plat of VIA CHRISTI FAMILY PRACTICE ADDITION
August 7, 2003 - Page 3

- L. 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.
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