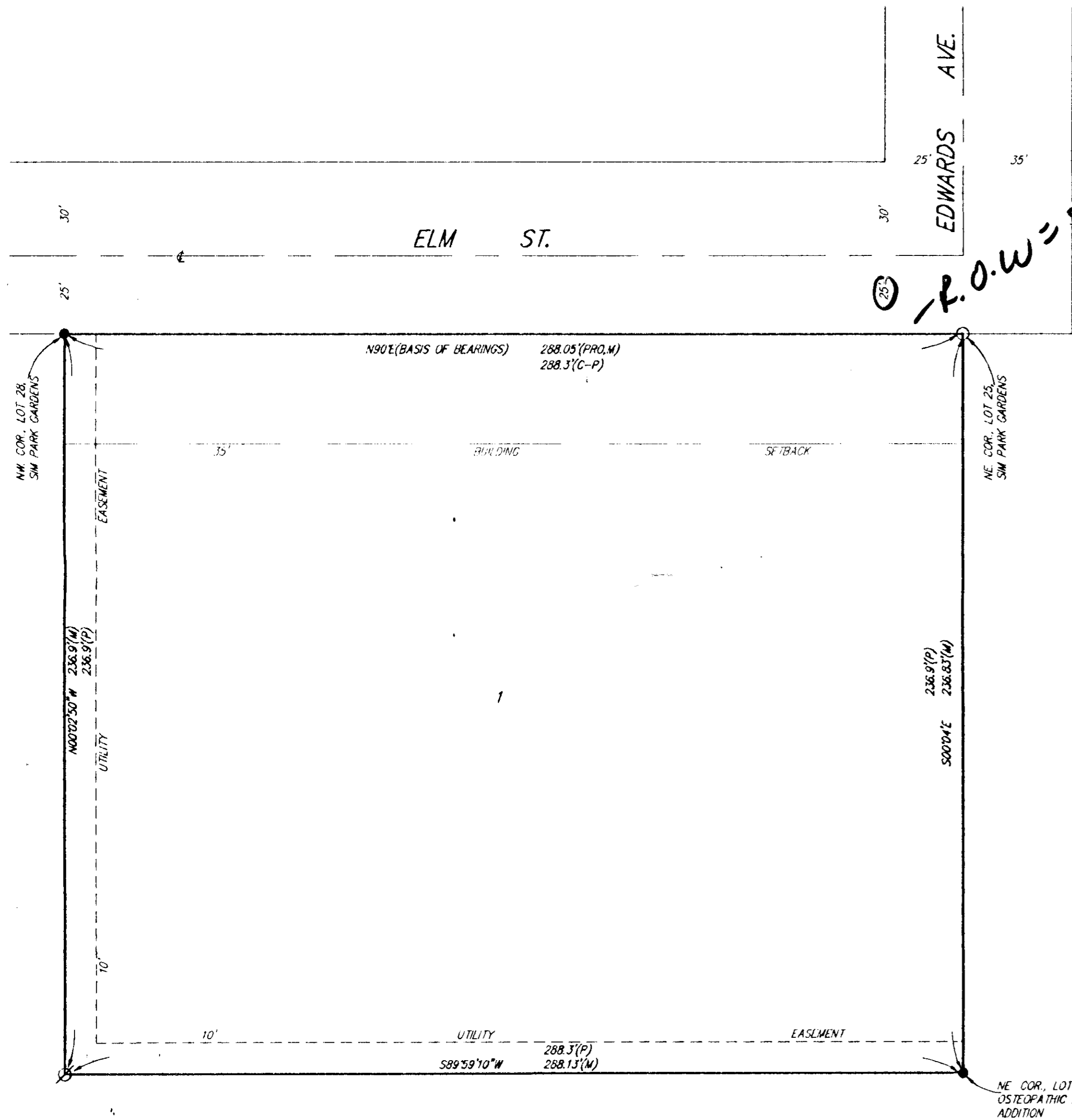


# FINAL PLAT OSTEOPATHIC 3RD ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/6/95 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-6-95

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY  
DO NOT REMOVE



- = #4 REBAR W/ "BAUGHMAN CAP (SET)
- = 3/4" IRON (FOUND)
- ⊘ = 1" IRON (FOUND)

- (M) = MEASURED
- (P) = PLATED
- (C-P) = CALCULATED PER PLATED INFO
- (PRO) = PROGRATED

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and platted "OSTEOPATHIC 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 25, 26, 27, and 28, in Sim Park Gardens, Sedgwick County, Kansas.

All being located in the SE1/4 of Sec. 13, Twp. 27-S, R-1-W 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 Co., P.A.

Gregory F. Severns, Surveyor

This plat of "OSTEOPATHIC 3RD 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 \_\_\_\_\_, 1995.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman  
 John W. McKay, Jr.  
 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 \_\_\_\_\_, 1995.

Mayor  
 Bob Knight  
 City Clerk  
 Pat Burnett

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot to be known as "OSTEOPATHIC 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.

Riverside Health System, Inc.

Robert Dixon, President & C.E.O.

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

County Clerk  
 Susan E. Crockett-Spoon

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 1995, by Robert Dixon, President & C.E.O. of Riverside Health System, Inc., on behalf of the corporation.

My App't. Exp. \_\_\_\_\_ Notary Public

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 \_\_\_\_\_, 1995, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

Register of Deeds  
 Pat Kettler  
 Deputy  
 Ed Resa



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
PHONE (316) 268-4421  
FAX (316) 268-4390

July 13, 1995

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

Re: S/D 95-50 OSTEOPATHIC 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 13, 1995, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 6, 1995. However, Comment F concerning access controls to Elm which was a condition in the letter of July 6, 1995 has been deleted by the Metropolitan Area Planning Commission (MAPC) on July 13, 1995.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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 and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Riverside Health Services, Inc., Attn: Robert Dixon, 2622 W. Central, Wichita, KS  
67203

Mike Lindebak, City Engineer

SEDGWICK COUNTY



July 6, 1995

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
PHONE: (316) 268-4421  
FAX: (316) 268-4390

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

Re: S/D 95-50 OSTEOPATHIC 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 6, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- Per P. Meyer - Branch, - SS has already been done. 8/3/95*
- A. As required by City Engineering, the applicant shall guarantee the abandonment of the sanitary sewer line no longer being covered by a utility easement. If the applicant chooses rather than providing a guarantee, the plat can be held for recording until such time as the abandonment is completed.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Any such improvements will be done at the time of site development.
- Already doing as part of project site construction*
- C. The applicant shall guarantee the closure of those driveways located in areas of complete access control or in excess of the allowed openings.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Based upon the existing, right-of-way for Elm and other dedications for Elm in the vicinity of this plat (Simmons Addition, L/S-0580, etc.), the final plat tracing shall provide for a five (5) foot dedication of additional right-of-way for Elm. The indicated building setback shall be adjusted accordingly.
- F. Based upon the zone change for this site, this property is intended to function, for parking purposes, as a part of the overall Riverside Hospital site. As indicated by the applicant's agent, access to or from this parking area, such as out to McLean, would or should most likely occur across the Hospital's existing parking lot and internal circulation system.

Also, based upon the residential development north and west of this site, and the residential level streets, including in some cases gravel streets, no hospital related traffic should be

*MADC revised by dropping AC to Elm (11-6) Kiss*

encouraged on such streets as Elm or Edwards.

Consequently, the final plat tracing shall indicate complete access control to Elm Street. However, to assure this site's availability of access as a separate Addition, a cross-lot access agreement involving this site and adjacent properties east and/or south of the plat shall be submitted. Also, as requested by the Fire Department, a means of Emergency Access shall be provided to the overall Riverside Hospital development in the general area of this plat. It is recommended that the applicant discuss such needs with the Fire Department representative.

- G. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes (2nd half of 1994) have been paid.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. As noted by the applicant's agent, if found necessary, the final plat tracing shall provide an easement for a Cablevision line located along this site's northern line.

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. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 13, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Riverside Health Services, Inc., Attn: Robert Dixon, 2622 W. Central, Wichita, KS 67203  
Mike Lindebak, City Engineer

70027

METROPOLITAN AREA PLANNING COMMISSION

July 13, 1995

**STAFF REPORT**  
**(Final Plat Approve 7/6/95)**

**CASE NUMBER:** S/D 95-50 OSTEOPATHIC 3RD ADDITION

**OWNER/APPLICANT:** Riverside Health Services, Inc., Attn: Robert Dixon, 2622 W. Central, Wichita, KS 67203

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

**LOCATION:** North of Central and west of McLean

**SITE SIZE:** 1.57 Acres

**NUMBER OF LOTS**

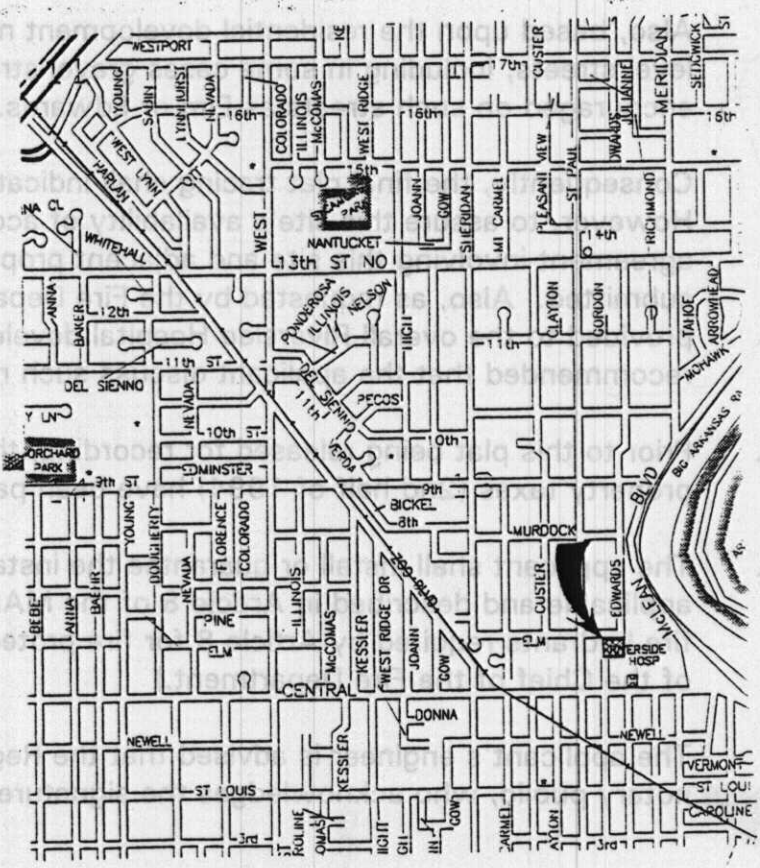
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 1.57 Acres

**CURRENT ZONING:** "AA"

**PROPOSED ZONING:** "BB" (Z-3168)

**VICINITY MAP:**



STAFF COMMENTS:

- A. As required by City Engineering, the applicant shall guarantee the abandonment of the sanitary sewer line no longer being covered by a utility easement. If the applicant chooses rather than providing a guarantee, the plat can be held for recording until such time as the abandonment is completed.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Any such improvements will be done at the time of site development.
- C. The applicant shall guarantee the closure of those driveways located in areas of complete access control or in excess of the allowed openings.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Based upon the existing, right-of-way for Elm and other dedications for Elm in the vicinity of this plat (Simmons Addition, L/S-0580, etc.), the final plat tracing shall provide for a five (5) foot dedication of additional right-of-way for Elm. The indicated building setback shall be adjusted accordingly.
- F. Based upon the zone change for this site, this property is intended to function, for parking purposes, as a part of the overall Riverside Hospital site. As indicated by the applicant's agent, access to or from this parking area, such as out to McLean, would or should most likely occur across the Hospital's existing parking lot and internal circulation system.

Also, based upon the residential development north and west of this site, and the residential level streets, including in some cases gravel streets, no hospital related traffic should be encouraged on such streets as Elm or Edwards.

Consequently, the final plat tracing shall indicate complete access control to Elm Street. However, to assure this site's availability of access as a separate Addition, a cross-lot access agreement involving this site and adjacent properties east and/or south of the plat shall be submitted. Also, as requested by the Fire Department, a means of Emergency Access shall be provided to the overall Riverside Hospital development in the general area of this plat. It is recommended that the applicant discuss such needs with the Fire Department representative.

- G. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes (2nd half of 1994) have been paid.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. As noted by the applicant's agent, if found necessary, the final plat tracing shall provide an easement for a Cablevision line located along this site's northern line.