SEDGWICK COUNTY

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

July 13, 1995

P.E.C., P.A.
c/o Gary Wiley, 303 S. Topeka
Wichita, KS 67202

Re: S/D 95-40 WESLEY MEDICAL CENTER 5TH 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.

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

Don Losew
Senior Planner

DL:rh

cc: HCA Health Services of Kansas, Inc., c/o Thomas L. Nester, Agent, 550 N. Hillside, Wichita, KS 67214
Nestor R. Weigand, Jr. and Leslie G. Rudd, 150 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer

STAFF COMMENTS:

A. The applicant shall guarantee the abandonment and/or relocation of public facilities impacted by this replat. Such facilities may include sanitary sewer, water, street pavement, etc.

B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be provided at the time of site development.

C. The applicant shall guarantee the closure of any driveway located in areas of complete access control; e.g., the driveway to Orchard from the existing garage.

D. The applicant shall guarantee the installation of the turnaround needed for the termination of Holyoke.

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

F. The applicant shall submit for recording, with the final plat tracing, the restrictive covenant offered as a condition of the zone change.

G. It is anticipated that all existing buildings and structures on this site, particularly those located within areas platted within building setbacks will be removed by the applicant.

H. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes (2nd half 1994) have been paid. The platting binder presently indicates that such taxes are outstanding.

I. 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.)

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.

AGENDA ITEM NO. 1-4

METROPOLITAN AREA PLANNING COMMISSION

July 13, 1995

STAFF REPORT
(Final Plat Approved 7/6/95, Preliminary Plat Approved 6/8/95)

CASE NUMBER: S/D 95-40 WESLEY MEDICAL CENTER 5TH ADDITION

OWNER/APPLICANT: HCA Health Services of Kansas, Inc., c/o Thomas L. Nester, Agent, 550 N. Hillside, Wichita, KS 67214

OWNER: Nestor R. Weigand, Jr. and Leslie G. Rudd, 150 N. Market, Wichita, KS 67202

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

LOCATION: North of Murdock and east of Hillside

SITE SIZE: 4.76 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 4.76 Acres

CURRENT ZONING: "A", "B", and "BB"

PROPOSED ZONING: "B" & "BB" (Z-3163)

VICINITY MAP:

OFFICE COPY
DO NOT REMOVE

WESLEY MEDICAL CENTER 5TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

SCALE: 1"=40'
o = IRON SET
M = MEASURED DISTANCE
P = PLATTED DISTANCE

BM # 4 - CHISELED SQUARE ON TOP OF CURB SW CORNER WHEELCHAIR RAMP AT NE CORNER OF ORCHARD AND HILLSIDE. ELEV.=151.12

BM # 5 - CHISELED SQUARE ON TOP OF CURB NE CORNER WHEELCHAIR RAMP AT SW CORNER OF HOLYOKE AND ORCARD. ELEV.=163.00

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS ____ DAY OF _____, 1995, I HAVE CAUSED TO BE SURVEYED AND PLATTED WESLEY MEDICAL CENTER 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK AND A STREET; THE SAME BEING A TRACT OF LAND DESCRIBED AS:
THE SOUTH 56.68 FEET OF ODD LOTS 19 THROUGH 53, AND ALL OF EVEN LOTS 20 THROUGH 54 IN SUNRISE PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, EXCEPT THAT PART DEDICATED FOR CUL-DE-SAC ON FILM 114, PAGE 538; TOGETHER WITH LOT 1, GERALD RUPERT ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

TOGETHER WITH LOTS 31 AND 32, LOTS 35 AND 36 AND THAT PART OF THE VACATED 10-FOOT ALLEY BETWEEN THEM IN MYER'S SUBDIVISION OF LOTS 1 AND 3, BLOCK 6, FRISCO HEIGHTS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS;

TOGETHER WITH ODD LOTS 1 THROUGH 11 EXCEPT THE NORTH 5 FEET THEREOF AND ODD LOTS 13, 15, AND 17 ON ORCHARD AVENUE TOGETHER WITH EVEN LOTS 2 THROUGH 18, ON HIGHLAND, NOW MURDOCK AVENUE AND THE 10-FOOT VACATED ALLEY BETWEEN THE ODD AND EVEN LOTS, ALL IN GRANDVIEW SUBDIVISION OF LOTS 2 AND 4, BLOCK 6, FRISCO HEIGHTS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

SEWER EASEMENT AS PER DEED BOOK 270, PAGE 163, UTILITY EASEMENTS AS PER DEED BOOK 1165, PAGE 349, AND CONTINGENT EASEMENT AS PER FILM 327, PAGE 358, ALL EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT, AND THAT PORTION OF HOLYOKE STREET AND CUL-DE-SAC LYING BETWEEN THE NORTH LINE OF MURDOCK AND THE EXTENDED NORTH LINE OF THE SOUTH 56.68 FEET OF LOT 19 ON ORCHARD AVENUE IN SUNRISE PARK ADDITION ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(B) AMENDED.

_____
MICHAEL W. BERRY, R.L.S. NO. 946
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 A LOT, A BLOCK, AND A STREET THE SAME TO BE KNOWN AS WESLEY MEDICAL CENTER 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM HILLSIDE, HOLYOKE, ORCHARD, AND VASSAR, AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

THE 6-FOOT CONTINGENT DEDICATION ALONG THE WEST LINE OF LOT 1, BLOCK 1, IS HEREBY DEDICATED TO THE PUBLIC AT SUCH TIME AS A DEDICATION IS NEEDED FOR ANY STREET OR STREET RELATED PURPOSES.

OWNERS: HCA HEALTH SERVICES OF KANSAS, INC.

BY: _____
DAVID J. MALONE, VICE-PRESIDENT

OWNERS:

_____ _____
LESLIE J. RUDD NESTOR R. WEIGAND, JR.

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME DAVID J MALONE, VICE-PRESIDENT HCA HEALTH SERVICES OF KANSAS, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LESLIE J. RUDD, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME NESTOR R. WEIGAND, JR., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN COMMISSION, WICHITA, KANSAS. DATED THIS_____ DAY OF _____, 1995.

_____, CHAIRMAN
JOHN W. MCKAY, JR.

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1995.

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1995.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____.M., ON THIS _____ DAY OF _____, 1995.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

usr/ustn/dgn/1995/95122/final.dgn
date plotted: 6/14/95
deliver to: sanchez