

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4561

September 28, 1990

Gary Wiley
Professional Engineering Consultants
303 South Topeks
Wichita, KS 67202

Re: S/D 90-52 - Northwest Village 5th

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on September 27, 1990, 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 September 21, 1990.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sg

cc: Kenneth Stewart, Boyer, Donaldson & Stewart, 1030 1st
National Bank Bldg., Wichita, KS 67202
Jim Biltz, HCA Health Services of Kansas, Inc., P.O. Box
47930, Wichita, KS 67202
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. Approval of this plat shall be subject to MAPC and City Council approval of the requested zone change and any conditions of that change.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. As indicated by the drainage plan for this site, this guarantee may need to include off-site improvements. Also, any needed off-site easements for these improvements shall be obtained. These easements shall be approved by City Engineering and submitted to Planning for recording with the plat.
- C. The applicant shall guarantee an accel/decel lane along 13th Street North (across the full length of this plat) to serve this site.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant's agent shall determine any setback requirements from the Phillips Pipeline Easement on this property by researching the text of the pipeline agreement.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- G. The applicant is advised that the MAPC will be appointing new Officers at its September 27, 1990 meeting. The final plat tracing shall therefore indicate the MAPC chairman as appointed from that meeting.
- H. The applicant shall provide a letter to Southwestern Bell Telephone regarding additional future easements for this plat.
- 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

September 27, 1990

STAFF REPORT
(Preliminary Plat Approved 9/6/90,
Final Plat Approved 9/20/90)

CASE NUMBER: S/D 90-52 - NORTHWEST VILLAGE 5TH ADDITION

OWNER/APPLICANT: HCA Health Services of Kansas, Inc. c/o Jim Biltz, P.O. BOX 47930, Wichita, KS Zip Code: 67202

SUBDIVIDER: Boyer, Donaldson & Stewart c/o Kenneth Stewart, 1030 First National Bank Bldg., Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: North side of 13th St. 1/4 mile east of Tyler

SITE SIZE: 12 Acres

NUMBER OF LOTS

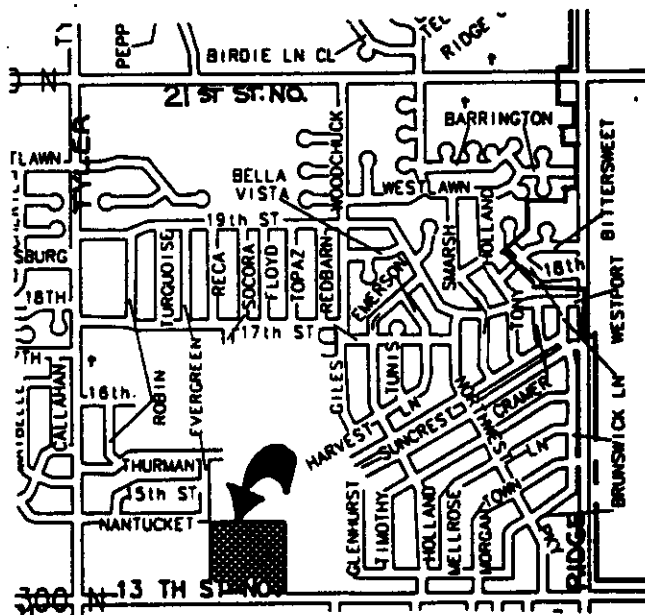
Residential:	
Office:	2
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "BB" Office District (Z-3006)

VICINITY MAP:



NORTHWEST VILLAGE 5TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/20/90 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/24/90

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1990, I HAVE CAUSED TO BE SURVEYED AND PLATTED NORTHWEST VILLAGE 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND A STREET, THE SAME BEING THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 1, NORTHWEST VILLAGE TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S88°02'01"E, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 804.88 FEET; THENCE BEARING S01°57'59"W, A DISTANCE OF 649.11 FEET; THENCE BEARING N88°02'01"W, PARALLEL TO AND 50.00 FEET NORTH OF THE SOUTH LINE OF SECTION 9, A DISTANCE OF 800.00 FEET; THENCE BEARING N01°32'08"E, ALONG THE EAST LINE OF LOT 3 AND LOT 4 IN SAID BLOCK 1, A DISTANCE OF 649.13 FEET TO THE POINT OF BEGINNING.

CHARLES S. BROWN, P.E. LIC. NO. 7581 R.L.S. NO. 991
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, A BLOCK, AND A STREET THE SAME TO BE KNOWN AS NORTHWEST VILLAGE 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.

THAT PORTION OF THE SANITARY SEWER EASEMENT AS RECORDED ON FILM 794, PAGE 486, WITHIN THE ABOVE DESCRIBED TRACT OF LAND IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 13TH STREET OVER AND ACROSS THE SOUTH LINE OF LOTS 1 AND 2 ARE HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT LOTS 1 AND 2 SHALL HAVE ACCESS TO 13TH STREET AT TWO LOCATIONS EACH, ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

OWNER: HCA HEALTH SERVICES OF KANSAS, INC.

BY: JIM BILTZ DULY AUTHORIZED

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1990, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JIM BILTZ OF 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 _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1990.

ACTING CHAIRMAN
GEORGE D. SHERMAN

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 _____, 1990.

MAYOR
BOB KNIGHT

DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1990.

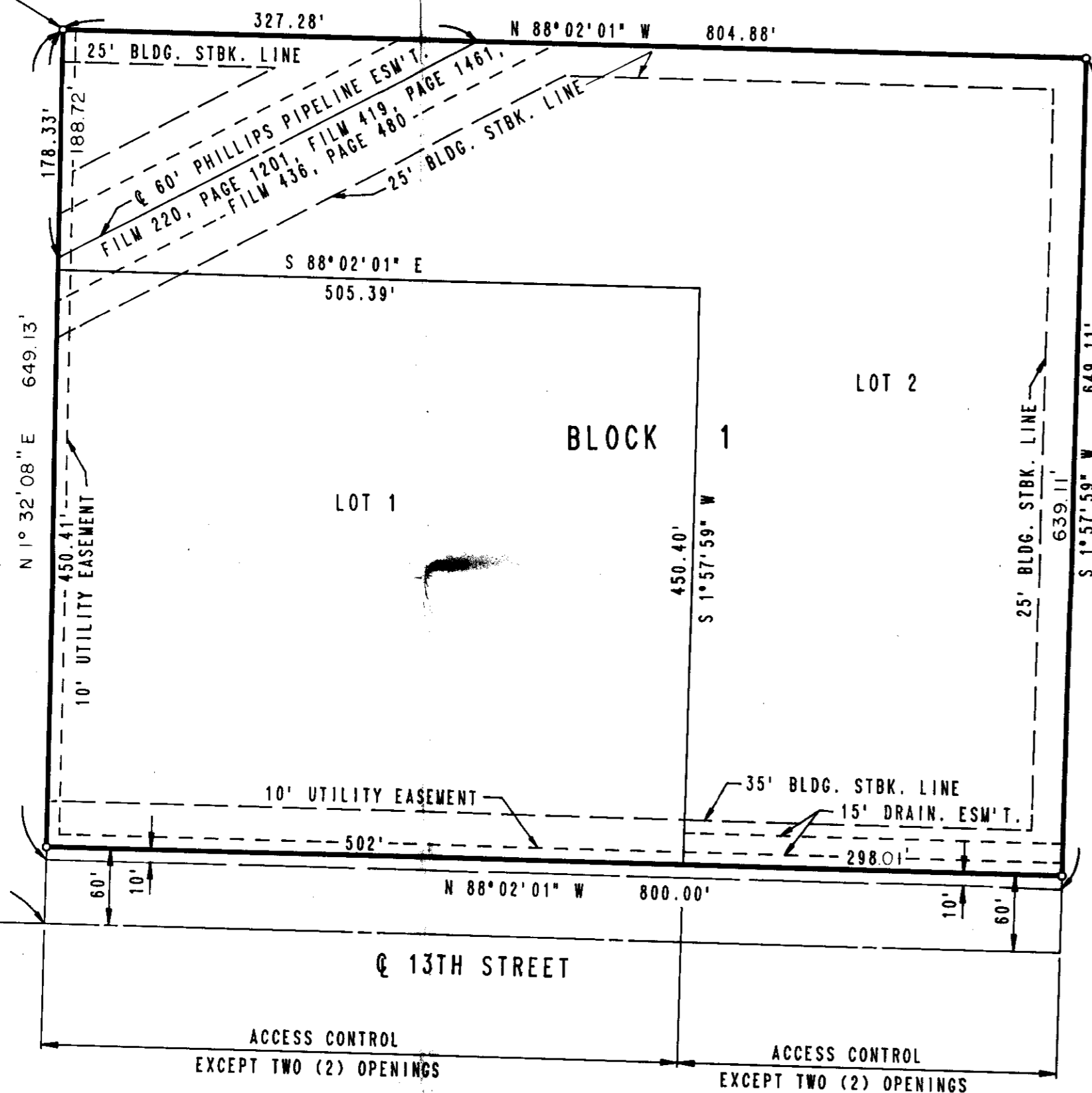
COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1990.

REGISTER OF DEEDS
PAT KETTLER

DEPUTY
ED RESA

N.E. CORNER
LOT 4, BLOCK 1
NORTHWEST VILLAGE ADD.



B.M. - C.O.W. NORTH INTERSECTION OF 13TH STREET AND TYLER ROAD. ELEV. = 167.929 CITY DATUM ELEV. = 1355.329 M.S.L.

1"=100'
IRON SET

Q TYLER ROAD

1314.85'

S.W. CORNER
SEC. 9, T27S, R1W
OF THE 6TH P.M.

ACCESS CONTROL
EXCEPT TWO (2) OPENINGS

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