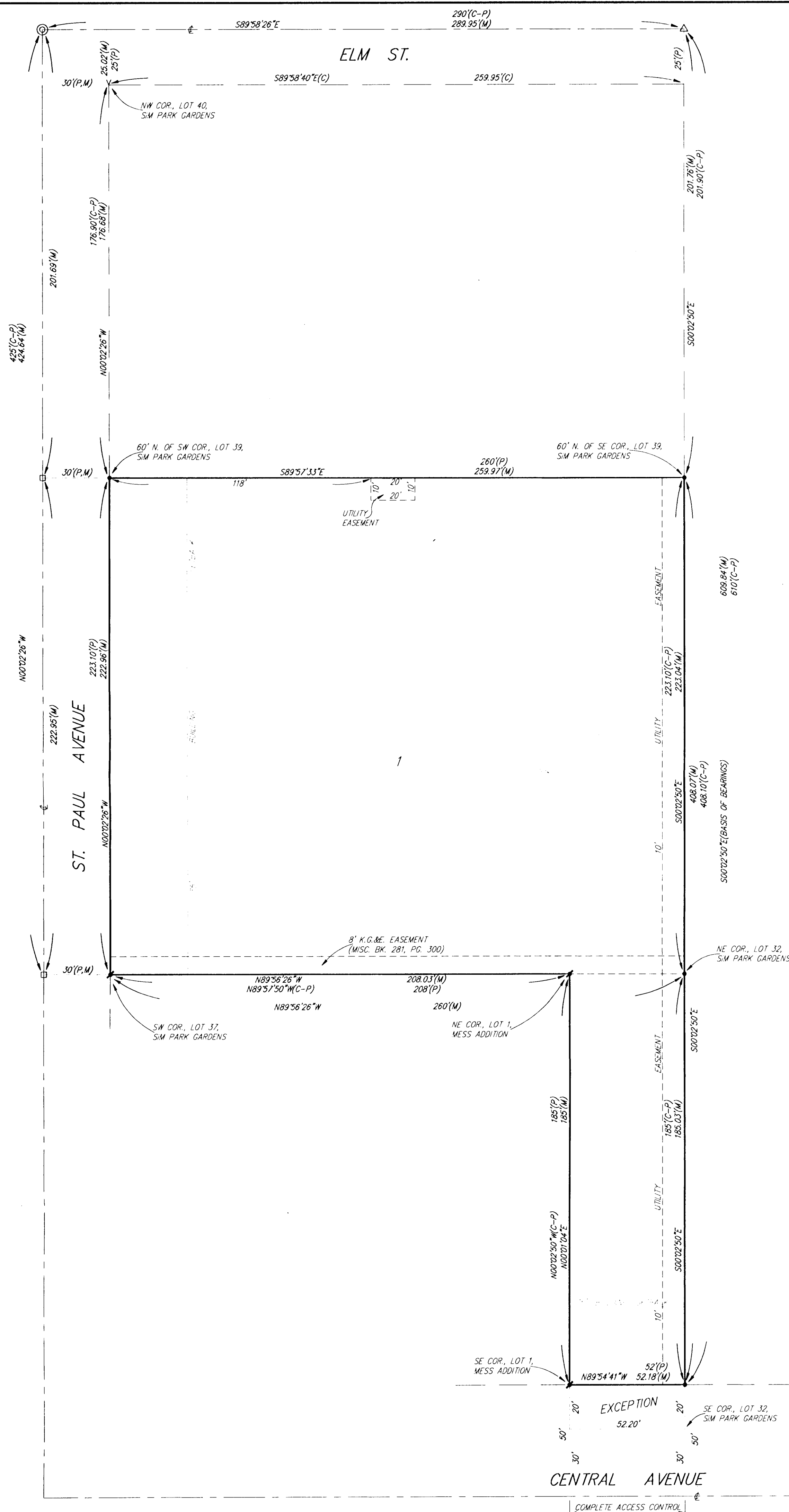
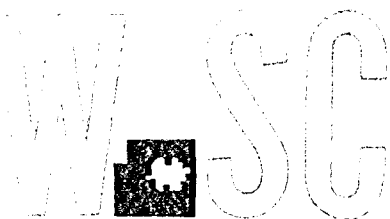


WICHITA, SEDGWICK COUNTY, KANSAS

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING



WICHITA — 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

November 14, 1997

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

Re: S/D97-83 -- One Step Final Plat of RIVERSIDE HEALTH SYSTEMS 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on **November 13, 1997**, 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 **November 7, 1997**.

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 and/or County Commission 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.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Riverside Health Systems, Inc., Attn. Robert Dixon, 2622 W. Central, Wichita, KS 67203
Mike Lindebak, City Engineer, Mail Stop 1-71
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

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

November 7, 1997

FILE COPY

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D97-83 -- One Step Final Plat of RIVERSIDE HEALTH SYSTEMS 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 6, 1997, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City Engineering needs to indicate if any additional guarantees are required for water or sanitary sewer improvements to serve this site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. A temporary easement will need to be established by separate instrument for the existing sanitary sewer line that is intended to be abandoned, unless the sewer line is abandoned before the plat is recorded. City Engineering requires a guarantee for the abandonment of the sewer line.
- D. Traffic Engineering needs to indicate the need, if any, for access controls. Traffic Engineering recommends complete access control along Central.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. Improvements will be required at time of site development.
- F. The Subdivision Regulations require a 35-foot building setback from perimeter streets for commercial lots, which should be denoted on the final plat.
- G. As an office lot adjacent to a non-arterial street, the plat should designate a sidewalk along St. Paul Avenue, in accordance with the sidewalk ordinance.

- H. For portions of the site with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.
- I. The distance from the property to the centerline of Central Avenue should be denoted on the plat.
- 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 316-729-0102) 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. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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. **The Southwestern Bell representative requests additional easements as denoted on the attached plat.**
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

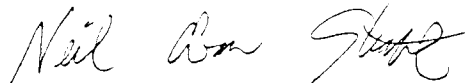
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

S/D 97-83 - One-Step Final Plat of RIVERSIDE HEALTH SYSTEMS 2ND ADDITION
November 7, 1997 -- Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 13, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Riverside Health Systems, Inc., Attn. Robert Dixon, 2622 W. Central, Wichita, KS 67203
Mike Lindebak, City Engineer, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S.
Seneca, Wichita, KS 67213

AGENDA ITEM NO. 25

2000

(One-Step Final Plat-Approved 11/06/97)

OWNER/APPLICANT: Riverside Health Systems, Inc., Attn: Robert Dixon,
2622 West Central, Wichita, KS 67203

LOCATION: North side of Central, East side of St. Paul

NUMBER OF LOTS

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

CURRENT ZONING: TF-3, Two-Family and B, Multi-Family

PROPOSED ZONING: GO, General Office

[illegible]

Note: This replatted site has been approved for a zone change (Z-3245) from TF-3, Two Family and B, Multi-Family to GO, General Office subject to platting.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any additional guarantees are required for water or sanitary sewer improvements to serve this site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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S/D 97-83 -- One-Step Final Plat of RIVERSIDE HEALTH SYSTEMS 2ND ADDITION
November 13, 1997 - Page 3

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