

ONE-STEP FINAL PLAT

RIVERSIDE HEALTH SYSTEM ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

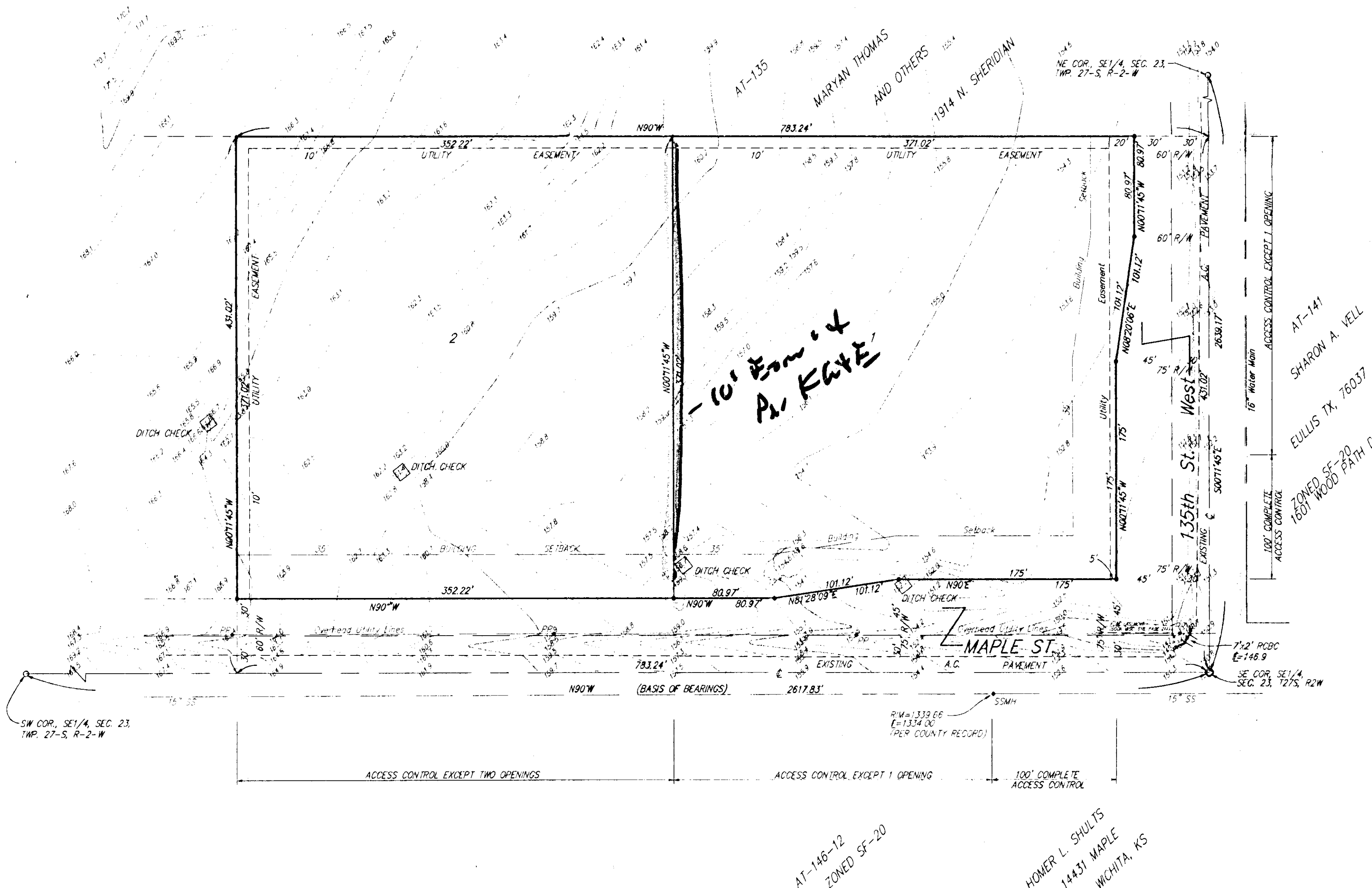
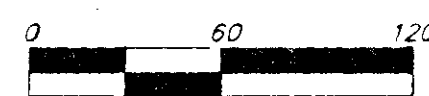
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4-3-97 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4-4-97

OFFICE COPY
DO NOT REMOVE

PRELIMINARY PLAT **FINAL PLAT**

LEGEND:

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



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State of hereby certify that we have surveyed
and platted "RIVERSIDE CLINIC ADDITION", Sedgwick County, Kansas,
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: The south 431.02 feet of the
east 783.24 feet of the SE 1/4 of Sec. 23, Twp. 27-S, R-2-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.

Michael G. Conrey, Surveyor

This plat of "RIVERSIDE CLINIC ADDITION",
Sedgwick County, Kansas has been submitted to and approved by the
Wichita, Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this _____ day of _____, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John C. Frye, Chair

Marvin S. Krout, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1997.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this _____ day
of _____, 1997.

James Alford, County Clerk

Riverside Health System, Inc.

Robert Dixon, President & C.E.O.

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1997, at _____ o'clock _____ M., and is duly
recorded.

Larry Consolver, Register of Deeds

Michael D. Hurtt, Deputy

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 1997, by Robert
Dixon, President and C.E.O. of Riverside Health System, Inc., on
behalf of the corporation.

Notary Public
My App't. Exp. _____

Handwritten notes:
- Light = Clinic should be System
- Site = within 1/4 mile of City
- Close other plat
- Justifying the land = 2nd party of the
- How Riverside - protect ownership

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 14, 1997

FILE COPY

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

Re: S/D 97-26 - RIVERSIDE HEALTH SYSTEM ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 10, 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 April 4, 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.

Please call if you have any questions.

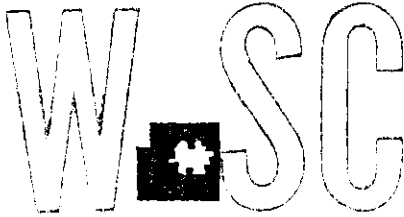
Sincerely,

Don Losew
Senior Planner

DL:ifb

cc: Attn.: Robert Dixon, C/O Riverside Health System, Inc., 2622 W. Central,
Wichita, KS 67203; 946-5000
Mike Lindebak, City Engineer, Public Works Department (1-71)

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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FILE COPY

April 4, 1997

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

Re: S/D 97-26 - RIVERSIDE HEALTH SYSTEM ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 3, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is advised that plat file S/D 96-58, Riverside Clinic Addition, as a result of this plat's submittal will be closed.
- B. A guarantee shall be provided for the extension of water along Maple, adjacent to this site.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any needed off-site extensions of sewer to reach the site and extensions adjacent to the site as determined necessary by City Engineering.
- D. As required by Traffic Engineering (during review of the original Riverside plat), guarantees shall be provided for both temporary and permanent left-turn and accel/decel lane improvements in Maple to serve this site's entrances from that street.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the legal description shall be revised to indicate the "Riverside System" rather than Riverside Clinic Addition.

- H. On the final plat tracing, since this site has been annexed to Wichita, the plat's text shall be amended to note that access controls are being dedicated to the City of Wichita with the openings approved by the City Engineer.
- I. Prior to this plat being released for recording, the applicant shall provide proof of their ownership of the site. The platting binder presently indicates that the site is in several ownerships other than that of the indicated plat on the tracing.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- O. On the final plat tracing a note shall be provided on the face of the plat indicating that this site is subject to requirements of a protective overlay. Further, the applicant shall also submit, for recording, a document acknowledging that this site is subject to these protective overlay restrictions.
- P. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

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 97-26 - RIVERSIDE HEALTH SYSTEM ADDITION

April 4, 1997

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 10, 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 "Don Losew", with a stylized, flowing script.

Don Losew
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: Attn.: Robert Dixon, C/O Riverside Health System, Inc., 2622 W. Central,
Wichita, KS 67203; 946-5000
Mike Lindebak, City Engineer, Public Works Department (1-71)

METROPOLITAN AREA PLANNING COMMISSION

April 10, 1997

STAFF REPORT
(One-Step Preliminary-Final Plat, Approved 4/3/97)

CASE NUMBER: S/D 97-26 - RIVERSIDE HEALTH SYSTEM ADDITION

OWNER/APPLICANT: Attn.: Robert Dixon, C/O Riverside Health System, Inc.
 2622, W. Central, Wichita, KS 67203

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

LOCATION: Northwest corner of Maple and 135th Street West

SITE SIZE: 6 Acres

NUMBER OF LOTS

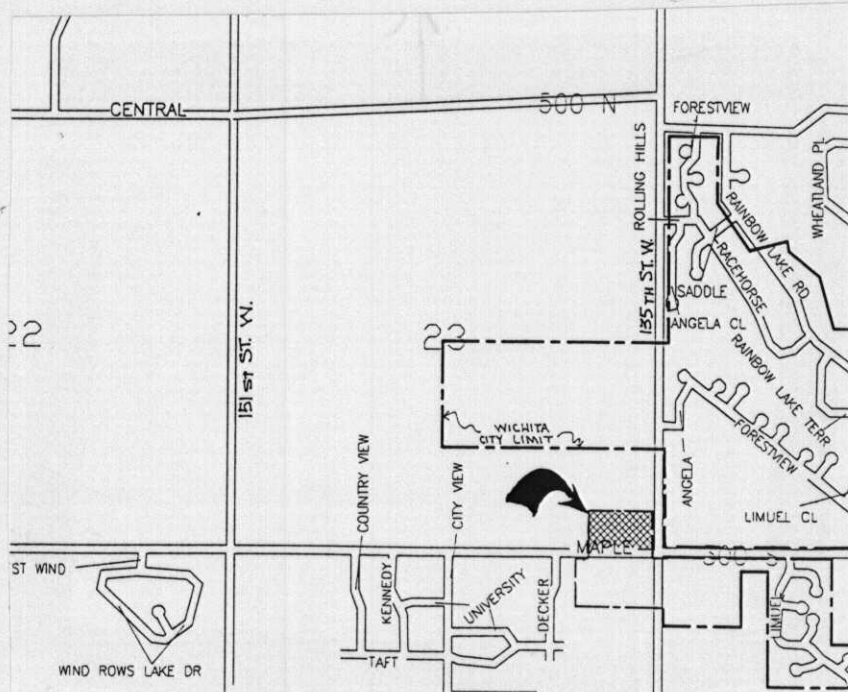
Residential:	
Office:	2
Commercial:	
Industrial:	==
 Total:	 2

MINIMUM LOT AREA: 3 Acres

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "GO" (SCZ-730 and 717)

VICINITY MAP:



STAFF COMMENTS:

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- 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.
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- N. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
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- ✓ P. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

Note: Board member, Larry Ross, was in opposition to the motion because the western three (3) acres exceeds the City Council policy on the Far West Side in terms of non-residential zoning for that area.