

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

September 5, 1996

STAFF REPORT

(Final Plat)

Health System

CASE NUMBER: S/D 96-58 RIVERSIDE ~~CLINIC~~ ADDITION

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

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

LOCATION: North of Maple and west of 135th Street West

SITE SIZE: 3.0 Acres

NUMBER OF LOTS

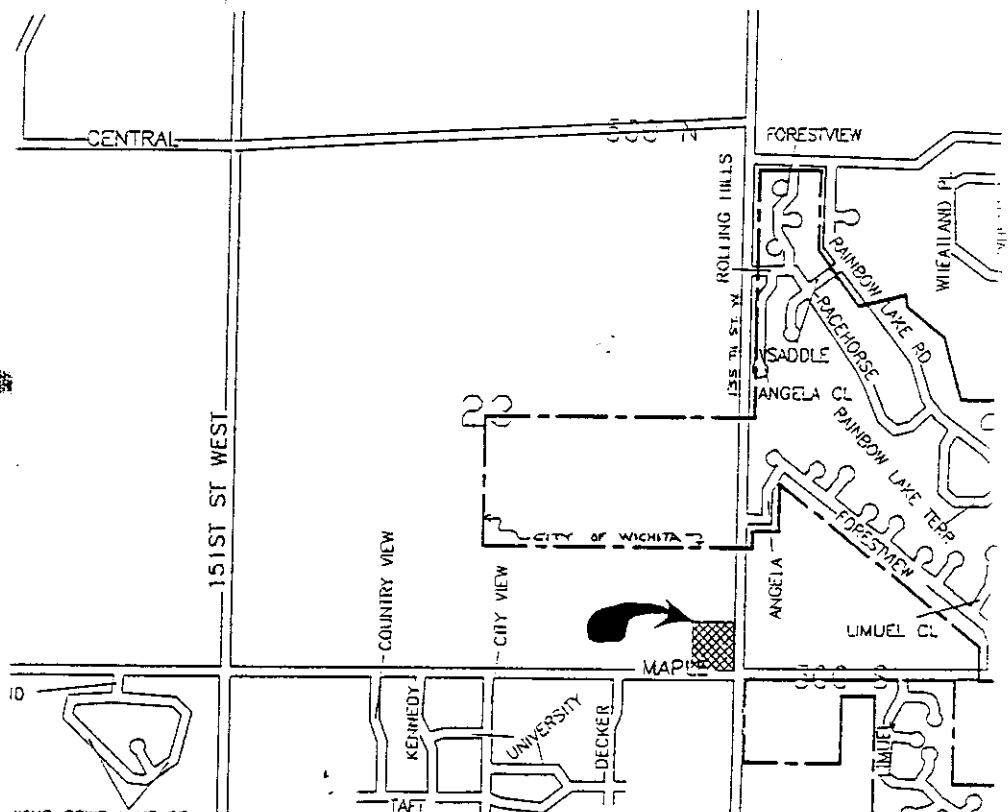
| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | — |
| Total: | 1 |

MINIMUM LOT AREA: 130,680.3 sq. ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "GO" (SCZ-0717)

VICINITY MAP:



NOTE: This site was recently approved for a County zone change (SCZ-0717) from "SF-20" to "GO" zoning. The site is adjacent to Wichita's City Limits and annexation will be required. Municipal-type services (water, sanitary sewer) are adjacent or reasonably available to the site.

STAFF COMMENTS:

- A. Prior to this plat being submitted to City Council review, the applicant shall have requested annexation to Wichita. If annexation is completed before submittal of the plat tracing, only City Council review will be required.
- B. Although a water line (main) apparently is adjacent to this site in 135th Street West, City Engineering and the Water Department need to indicate if additional guarantees are required for water improvements.
- 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.
- D. City Engineering needs to indicate requirements for the paving of 135th Street West adjacent to this site. This street is presently an unpaved, gravel street to which, however, this plat is indicating intended access.
- E. Traffic Engineering needs to indicate required traffic improvements to serve this site, i.e., left-turn lanes, accel-decel lanes, signalization and so forth.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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 plator on the tracing.
- 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 and/or County Commission.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

- M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.

April 3, 1997

STAFF REPORT
(One-Step Preliminary, Final Plat)

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

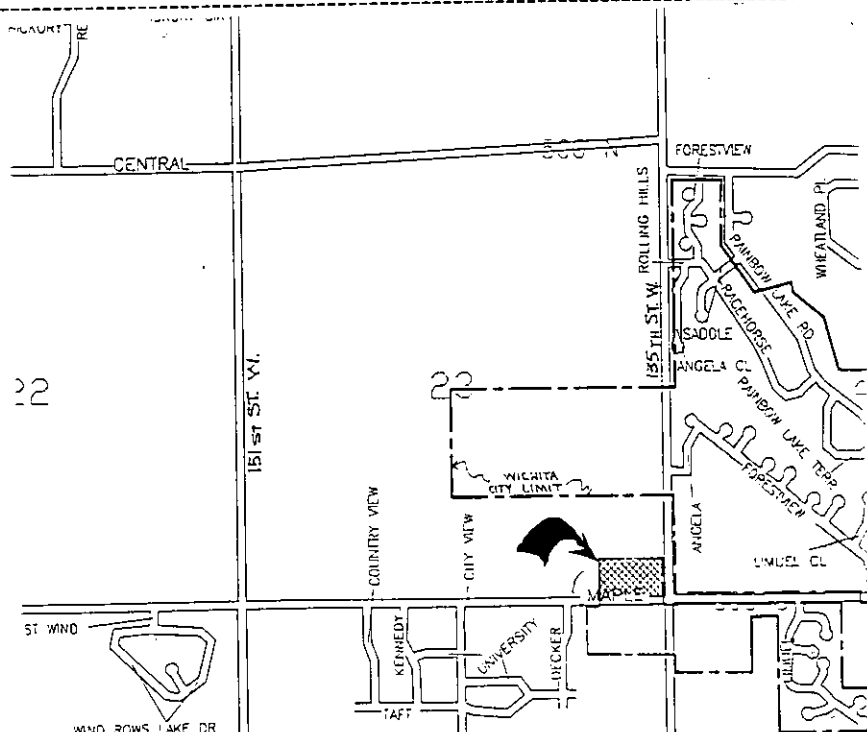
| | |
|--------------|----|
| Residential: | |
| Office: | 2 |
| Commercial: | |
| Industrial: | == |
| Total: | 2 |

MINIMUM LOT AREA: 352 square feet

CURRENT ZONING: "SF-20"

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

VICINITY MAP:



NOTE: Lot 1 of this plat was originally submitted as the Riverside Clinic Addition. That plat had been approved by the MAPC, but has not been completed through the governing bodies. Both of the lots shown on this plat have now been annexed to the City of Wichita. Both lots have also been involved with zone changes to "GO" zoning. Lot 1 was approved to "GO" under a County zoning case SCZ-0717. And while Lot 2 was also initiated as a county case (SCZ-0730), since the site was annexed prior to the case going to the County, it has subsequently been completed through the Wichita City Council only. Both zoning cases have been approved subject to platting within one-year of approval of the zone changes.

STAFF COMMENTS:

- 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.
- 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 platter'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 platter 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted as a one-step plat and if approved by the Subdivision Committee, the plat will be scheduled for the next MAPC hearing date.

LETTER OF TRANSMITTAL

DATE: 3/17/97

JOB NO.

ATTENTION: Vicky Huang, P.E.

RE: Drainage Plan
 Utility Plan

TO: Vicky Huang, P.E.
 City Hall - 7th Floor
 455 N. Main
 Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via the following items:

- Plans Prints Shop drawings Samples Copy of letter
 Specifications Change order Computer disk Other

| COPIES | DATE | DESCRIPTION |
|--------|---------|--|
| 1 | 3/17/97 | Riverside Health System Addition Drainage Plan |
| 1 | 3/17/97 | Riverside Health System Addition Utility Plan |

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted For review and comment
 For your use & information Approved as noted FOR BIDS DUE
 As requested Return for corrections

REMARKS: Please call with any questions

COPY TO: file
 Brian L. Peltier, P.E.

SIGNED: Brian L. Glenn
 Brian L. Glenn, E.I. Date

RECEIVED
 MAR 17 1997
 CITY - ENGINEERING



SEDGWICK COUNTY, KANSAS

BUREAU OF PUBLIC SERVICES

1250 S. SENECA
WICHITA, KANSAS 67213-4498
(316) 383-7901
FAX: (316) 263-9241

October 30, 1997

THE CITY OF WICHITA

Attn: Vicky Huang
455 N Main
8th Floor
Wichita KS 67202

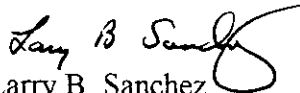
Dear Ms. Huang

Enclosed please find a copy of the executed Utility Permit No. 130-97, granted by the County Engineer, authorizing you to locate, construct, operate, maintain, or remove per the enclosed application.

This application is filed in the Office of the Director, Bureau of Public Services, and is subject to the usual requirements.

Please contact either Phil Dietrich or Linda Kizzire at (316) 383-7901 or by fax at (316) 263-9241 upon completion of work to arrange for final inspection. Your guarantee and completion of construction is received.

Sincerely,


Larry B. Sanchez
Departmental Controller

LBS:llk
enclosures

RECEIVED

NOV - 4 1997

CITY - ENGINEERING

Permit No. 130-97

SEDGWICK COUNTY BUREAU OF PUBLIC SERVICES

Township Attica

Road No. 620-17

UTILITY PERMIT AGREEMENT
USE OF PUBLIC ROAD RIGHT-OF-WAY

Com. District No. 3

THIS AGREEMENT, made and entered into this 14th day of October, 19 97, by and between the Board of County Commissioners of Sedgwick County, Kansas ("County") and the City of Wichita ("Licensee")

Address (street/city/zip) City Hall

By(print) VICKY HUANG Title SUBDIVISION ENGINEER

Signature Vicky Huang Date 10/10/97 Phone 268-4231

Job Contractor Hardison Ditching Contact Person Trent Hardison 524-6303

WHEREAS, the Licensee requests permission and authority from the County to perform certain work related to installation, operation, maintenance, or removal of the Licensee's public utility facilities, described as follows (the "Work"):

An 8" water line to cross 135th Street West approximately 276 feet north of the center line of Maple Street (Bore)

involving road right-of-way in, upon or along Road No. 620-17, Township Attica, Range 2W, Section 21, of subdivision _____, Block _____, Lot(s) _____, in Sedgwick County, Kansas.

The estimated start date for the Work is 10 / 20 / 97 and the estimated completion date for the Work is 11 / 1 / 97.
(Refer to Section 8)

NOW, THEREFORE, in consideration of the parties' mutual promises and covenants, it is agreed as follows:

Section 1. LICENSE GRANTED. County hereby grants to Licensee a revocable, non-exclusive license to occupy the above-described right-of-way for the purposes aforesaid, subject, however, to the covenants and conditions herein contained.

Section 2. PLANS. Licensee shall furnish to the Bureau of Public Services one (1) set of comprehensive plans and/or sketches, 8 1/2" x 11" or larger, of the proposed Work.

2.1 Plans for utility installations must include a description of the size, type and method of installation for the proposed Work to be located within road right-of-way, and adequate sketches to indicate the location of the proposed Work with respect to the traveled way of the road, the right-of-way lines and, where applicable, the control of access lines.

2.2 Plans for utility work (other than installation) shall include location and method of work, and location of other utility lines in the Work area.

Section 3. MATERIAL AND METHODS. All requests to perform Work in, upon and along road right-of-way must be approved by the County Engineer.

3.1 The Licensee shall furnish all material, perform all labor and pay all costs for the Work.

3.2 All utility installations shall comply with the conditions and requirements of the "Utility Accommodation Policy of the Sedgwick County Bureau of Public Services."

3.3 All Work materials and Work construction methods used within the the right-of-way shall be equal to or better than that required by the Kansas Department of Transportation Standard Specifications for Road and Bridge Construction, current edition.

Section 4. TRAFFIC OBSTRUCTIONS. Licensee agrees that highway traffic will be free of interference unless specifically provided for as a part of this Permit. Traffic protection shall be in accordance with the "Manual on Uniform Traffic Control Devices", current edition.

Section 5. RIGHT-OF-WAY. Licensee agrees to restore said right-of-way to the condition existing at the date hereof.

5.1 Any sod, shrubs or trees destroyed by the Work shall be replaced as directed by the County Engineer.

5.2 The right-of-way shall be kept free from parking, advertising signs or any other commercial activity.

5.3 The Licensee shall restore the original configuration of all ditches, slopes, embankments and fills within the right-of-way.

Field OK
October 13, 1997
Seiler
10/27/97
PAID
CC #5175

Section 6. MAINTENANCE. All utility installations shall be properly maintained by the Licensee.

Section 7. BOND. (Check either 7.1 or 7.2)

7.1 A check or other suitable bond, in the amount of \$ _____ made payable to Sedgwick County, shall be deposited with this Permit to guarantee satisfactory performance of the Work and of the conditions of this Permit.

7.2 A standing bond has been filed with the Bureau of Public Services and approved by the County Counselor in the amount of \$ _____.

7.3 Licensee covenants and agrees that the foregoing bond will be conditioned on Licensee's proper performance of the Work and of the conditions of this Permit; and County covenants and agrees that said bond will be released upon such proper performance.

Section 8. INITIATION AND COMPLETION OF WORK. Licensee AGREES TO NOTIFY THE COUNTY ENGINEER AT LEAST 24 HOURS BEFORE THE WORK IS INITIATED AND AGAIN WITHIN FIVE (5) DAYS OF WHEN THE WORK IS COMPLETED. The Work hereunder shall be performed to the satisfaction of the County Engineer. Licensee will at all times comply with and abide by all rules, notices and regulations of the County Engineer.

8.1 The Work, including right-of-way restoration, shall be completed within one hundred twenty (120) calendar days of County's approval date of this Permit; and if the Work is not so timely completed this Permit shall be deemed revoked and the bond hereunder shall be forfeited.

8.2 An approved signed copy of this Permit shall be on the premises before and during the period any Work is performed.

Section 9. LIABILITY. The Licensee hereby assumes all risk for liability for damages that may occur to persons or property on account of the Work; and the Licensee does hereby indemnify and hold the County harmless from any and all costs, liabilities, expenses, suits, judgments or damages to persons or property or claims of any nature whatsoever (including reasonable attorneys' fees) arising out of or in connection with the Work and with Licensee's occupation of the right-of-way hereunder.

9.1 The Licensee shall procure and maintain liability insurance to protect the public from injuries occurring as a result of the Work and to protect the County from all liability and damages on account of injuries to workers, as provided by law, and to protect the County from all liability and damages occasioned by the Work.

9.2 The Licensee agrees to file with the County Engineer, prior to the granting of this Permit, "Certificates of Insurance" or other satisfactory evidence to show that Licensee carries Worker's Compensation Insurance, Employer's Liability Insurance, Standard Form Comprehensive Public Liability and Property Damage Insurance, and Comprehensive Automobile Owned, Non-owned and Hired Insurance as recognized by the Commissioner of Insurance of the State of Kansas. All insurance coverages are to be \$500,000.00.

9.3 All insurance coverages shall name the County as an additional insured and shall require the insurer to notify the County Clerk at least thirty (30) days in advance of any cancellation or change in insurance coverages.

9.5 Insurance as herein required shall be maintained in force until final release of the Licensee by the County Engineer from all obligations under the terms of the Permit. Said insurance contract shall cover claims for such length of time as said claims are permitted by law.

Section 10. ROAD IMPROVEMENTS. Licensee recognizes that the County may from time to time deem it necessary or proper to make alterations or improvements in and upon the above-described road right-of-way and that the County has sole discretion to determine the nature and extent of such alterations or improvements. Licensee further recognizes that such County works may require the alteration or relocation of the Work hereunder. Licensee therefore covenants and agrees that, within a reasonable time after written notice from the County Engineer and without cost or expense to the County, Licensee will alter, reconstruct and relocate the Work as directed by the County Engineer. Licensee further covenants and agrees to indemnify and hold the County harmless from any and all liability and damages occasioned by said alteration, reconstruction and relocation.

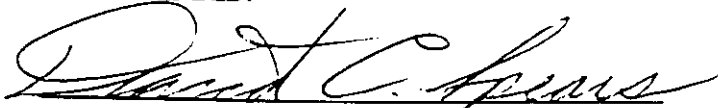
10.1 Licensee covenants and agrees that the Work will be conducted in such a manner as not to interfere with County construction, improvement or maintenance in the said road right-of-way.

10.2 Licensee SHALL BE AND IS HEREBY RESPONSIBLE FOR LOCATING AND SAFEGUARDING ANY EXISTING UTILITY LINES WITHIN THE PROJECT AREA IN ACCORDANCE WITH K.S.A. 1993 Supp 66-1801, et seq..

Section 11. ASSIGNMENT. This Permit, and the rights, duties and liabilities incidental hereto, may not be assigned or otherwise transferred by the Licensee without the consent of the County.

APPROVED THIS 30th DAY OF October, 19 97.

RECOMMENDED:



DAVID C. SPEARS, P.E., DIRECTOR,
BUREAU OF PUBLIC SERVICES/COUNTY ENGINEER

01119



CLOSURE - RIVERSIDE HEALTH SYSTEM ADD,

L001

| | | | | | | | | |
|---------|----------------|---------|---|---------------|---|----------|-------------|-----------|
| 1 | | | N | 5000.000 | E | 5000.000 | S | 0+00 |
| | WEST | 783.240 | | | | | | |
| 2 | | | N | 5000.000 | E | 4216.760 | S | 7+83.240 |
| | N 00-11'45.0"W | 431.020 | | | | | | |
| 3 | | | N | 5431.017 | E | 4215.287 | S | 12+14.260 |
| | EAST | 783.240 | | | | | | |
| 4 | | | N | 5431.017 | E | 4998.527 | S | 19+97.500 |
| | S 00-11'45.0"E | 431.020 | | | | | | |
| 1 | | | N | 5000.000 | E | 5000.000 | S | 24+28.520 |
| LENGTH= | 2428.520 | AREA= | | 337590.133 SF | | | 7.750 ACRES | |