

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 6**

**November 6, 1997**

**STAFF REPORT**  
(One-Step Final Plat)

**CASE NUMBER:** S/D 97-83 RIVERSIDE HEALTH SYSTEMS 2ND ADDITION

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

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

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

**SITE SIZE:** 1.57 acres

**NUMBER OF LOTS**

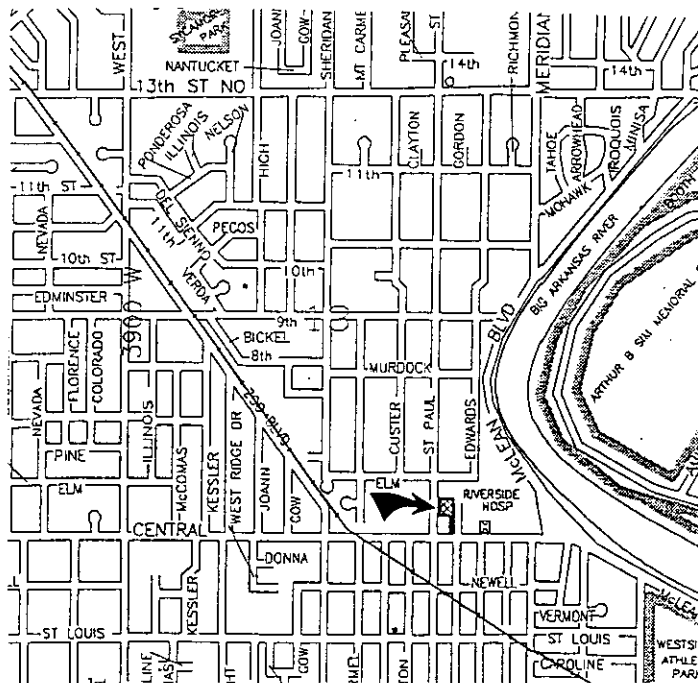
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 68,000 sq. ft.

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

**PROPOSED ZONING:** GO, General Office

**VICINITY MAP**



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.
- C. A temporary easement will need to be designated on the plat for the existing sanitary sewer line that is intended to be abandoned, unless the sewer line is abandoned before the plat is recorded.
- D. Traffic Engineering needs to indicate the need, if any, for access controls.
- E. City Engineering needs to comment on the status of the applicant's drainage plan.
- 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.
- 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.

# CLOSURE - RIVERSIDE HEALTH SYSTEM 2<sup>ND</sup> ADD.

\*\*\*\*\*  
 L001  
 \*\*\*\*\*

1		N	5000.000	E	5000.000	S	0+00
N	89-54'41.0"W	52.180					
2		N	5000.081	E	4947.820	S	0+52.180
N	00-01'04.0"E	185.000					
3		N	5185.081	E	4947.877	S	2+37.180
N	89-56'26.0"W	208.030					
4		N	5185.297	E	4739.848	S	4+45.210
N	00-02'26.0"W	222.960					
5		N	5408.256	E	4739.690	S	6+68.170
S	89-57'33.0"E	259.970					
6		N	5408.071	E	4999.660	S	9+28.140
S	00-02'52.0"E	408.071					
1		N	5000.000	E	5000.000	S	13+36.211
LENGTH=	1336.211	AREA=	67611.366	SF		1.552	ACRES