



Note: This site has been approved for a zone change (Z-3249) from SF-6, Single-Family to GO, General Office subject to replatting. A previous request to vacate Edwards Street between the two lots was withdrawn and the Applicant intends to submit a petition to pave Edwards.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage concept.
- D. The final plat shall denote complete access control along McLean. The applicant shall guarantee the paving of Edwards.
- E. In accordance with the Sidewalk ordinance, a sidewalk certificate shall be submitted.
- F. The final plat shall reference a tie point to a section corner.
- G. 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.)
- H. 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.
- I. 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.
- J. 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.

- K. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. **14.**

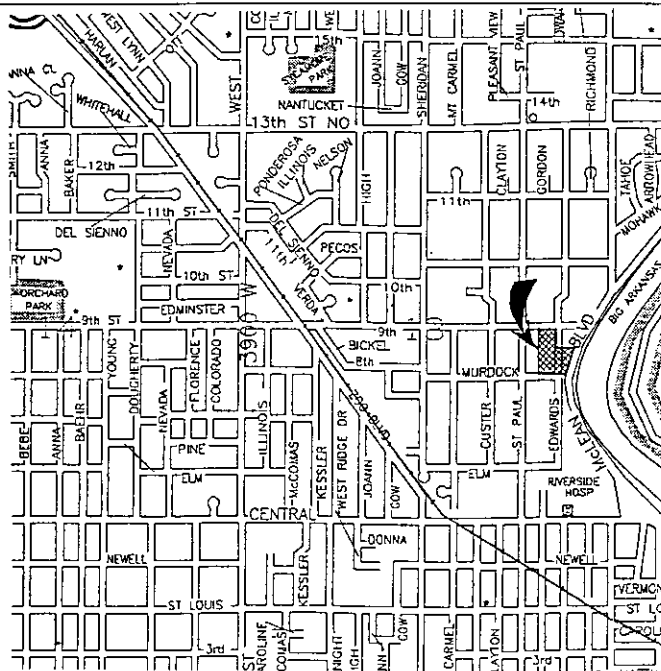
May 7, 1998

**STAFF REPORT**

(Final Plat, Preliminary Plat approved 4/9/98)

- CASE NUMBER:** S/D 98-30 - RIVERSIDE HEALTH SYSTEMS 3rd ADDITION
- OWNER/APPLICANT:** Riverside Health Systems, Inc., Attn: Robert Dixon, President, 2622 W. Central, Wichita, KS 67203
- SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
- LOCATION:** South of 9th St. North, West side of McLean Blvd.
- SITE SIZE:** 7 acres
- NUMBER OF LOTS**
- |              |          |
|--------------|----------|
| Residential: |          |
| Office:      | 2        |
| Commercial:  |          |
| Industrial:  |          |
| Total:       | <u>2</u> |
- MINIMUM LOT AREA:** 5.2 acres
- CURRENT ZONING:** SF-6, Single-Family Residential  
GO, General office
- PROPOSED ZONING:** GO, General Office

**VICINITY MAP**



Note: This site has been approved for a zone change (Z-3249) from SF-6, Single-Family to GO, General Office subject to replatting. The Applicant's petition to pave two blocks of Edwards Street was approved by City Council on April 14, 1998.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. **City Engineering** needs to verify if any other additional guarantees are required. **The utility easement located on the south side of Block 2, Lot 1 needs to be renamed a "drainage and utility easement". A guarantee for sanitary sewer and water extension needs to be submitted for Block 2, Lot 1. A certification from an engineer needs to be submitted regarding the abandonment of the sewer line in Block 1, Lot 1 before the plat is forwarded to City Council; otherwise a guarantee for the sewer abandonment and temporary easement will be required.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- D. The final plat shall denote complete access control along McLean. The applicant shall guarantee the paving of Edwards.  
  
Complete access control along McLean has been dedicated on the final plat as requested.
- E. In accordance with the Sidewalk ordinance, a sidewalk certificate shall be submitted.
- F. The final plat shall reference a tie point to a section corner.
- G. 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.)
- H. 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.

- I. 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.
- J. 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.
- K. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 4.**

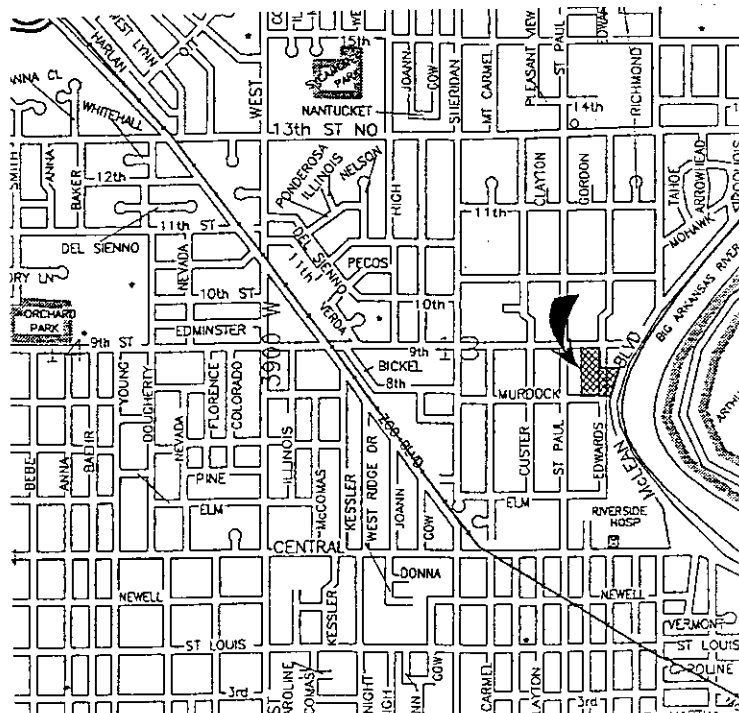
**May 21, 1998**

**STAFF REPORT**

**(Final Plat-Deferred 5/7/98, Preliminary Plat approved 4/9/98)**

- CASE NUMBER:** S/D 98-30 - RIVERSIDE HEALTH SYSTEMS  
3RD ADDITION
- OWNER/APPLICANT:** Riverside Health Systems, Inc., Attn: Robert Dixon,  
President, 2622 W. Central, Wichita, KS 67203
- SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
- LOCATION:** South of 9th St. North, West side of McLean Blvd.
- SITE SIZE:** 7 acres
- NUMBER OF LOTS**
- |              |          |
|--------------|----------|
| Residential: |          |
| Office:      | 2        |
| Commercial:  |          |
| Industrial:  |          |
| Total:       | <u>2</u> |
- MINIMUM LOT AREA:** 5.2 acres
- CURRENT ZONING:** SF-6, Single-Family Residential, and GO, General office
- PROPOSED ZONING:** GO, General Office

**VICINITY MAP**



Note: This site has been approved for a zone change (Z-3249) from SF-6, Single-Family to GO, General Office subject to replatting. The Applicant's petition to pave two blocks of Edwards Street was approved by City Council on April 14, 1998.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. The utility easement located on the south side of Block 2, Lot 1 needs to be renamed a "drainage and utility easement". A guarantee for sanitary sewer and water extension needs to be submitted for Block 2, Lot 1. A certification from an engineer needs to be submitted regarding the abandonment of the sewer line in Block 1, Lot 1 before the plat is forwarded to City Council; otherwise a guarantee for the sewer abandonment and temporary easement will be required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The final plat shall denote complete access control along McLean. The applicant shall guarantee the paving of Edwards.  
  
Complete access control along McLean has been dedicated on the final plat as requested.
- E. In accordance with the Sidewalk ordinance, a sidewalk certificate shall be submitted.
- F. The final plat shall reference a tie point to a section corner.
- G. 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.)
- H. 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.

- I. 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.
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- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 5.**

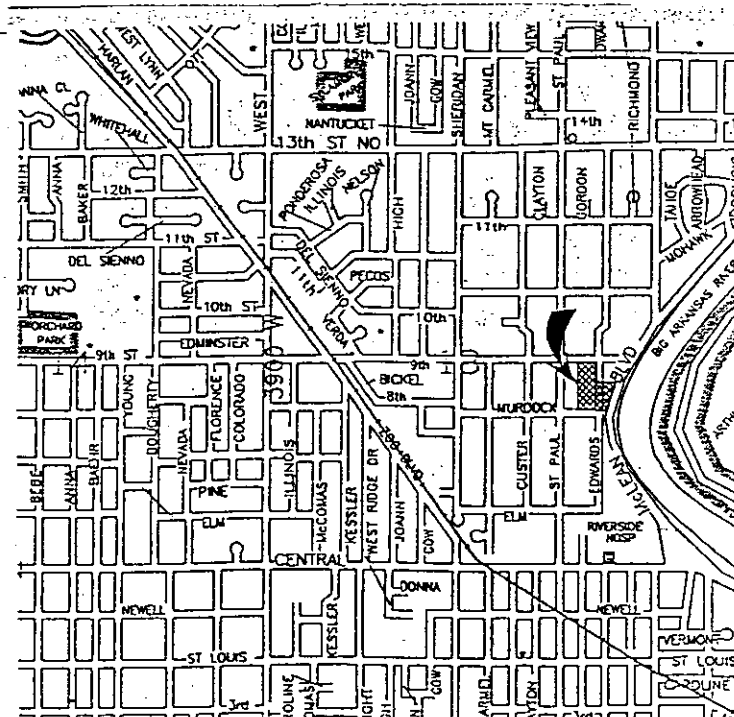
**June 4, 1998**

**STAFF REPORT**

**(Final Plat-Deferred 5/21/98, Preliminary Plat-Approved 4/9/98)**

- CASE NUMBER:** S/D 98-30 - RIVERSIDE HEALTH SYSTEMS 3rd ADDITION
- OWNER/APPLICANT:** Riverside Health Systems, Inc., Attn: Robert Dixon, President, 2622 W. Central, Wichita, KS 67203
- SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
- LOCATION:** South of 9th St. North, West side of McLean Blvd.
- SITE SIZE:** 7 acres
- NUMBER OF LOTS**
- |              |          |
|--------------|----------|
| Residential: |          |
| Office:      | 2        |
| Commercial:  |          |
| Industrial:  |          |
| Total:       | <u>2</u> |
- MINIMUM LOT AREA:** 5.2 acres
- CURRENT ZONING:** SF-6, Single-Family Residential  
GO, General office
- PROPOSED ZONING:** GO, General Office

**VICINITY MAP**



Note: This site has been approved for a zone change (Z-3249) from SF-6, Single-Family to GO, General Office subject to replatting. The Applicant's petition to pave two blocks of Edwards Street was approved by City Council on April 14, 1998.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. **City Engineering** needs to verify if any other additional guarantees are required. *The utility easement located on the south side of Block 2, Lot 1 needs to be renamed a "drainage and utility easement". A guarantee for sanitary sewer and water extension needs to be submitted for Block 2, Lot 1. A certification from an engineer needs to be submitted regarding the abandonment of the sewer line in Block 1, Lot 1 before the plat is forwarded to City Council; otherwise a guarantee for the sewer abandonment and temporary easement will be required.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- D. The final plat shall denote complete access control along McLean. The applicant shall guarantee the paving of Edwards.  
  
Complete access control along McLean has been dedicated on the final plat as requested.
- E. In accordance with the Sidewalk ordinance, a sidewalk certificate shall be submitted.
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- G. 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.)
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- I. 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.
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- K. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
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- N. 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.
- O. 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.

**STAFF REPORT**  
(Revised Final Plat, Final Plat approved 6/4/98)

**CASE NUMBER:** S/D 98-30 - RIVERSIDE HEALTH SYSTEMS 3rd ADDITION

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

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

**LOCATION:** South of 9th St. North, West side of McLean Blvd.

**SITE SIZE:** 7 acres

**NUMBER OF LOTS**

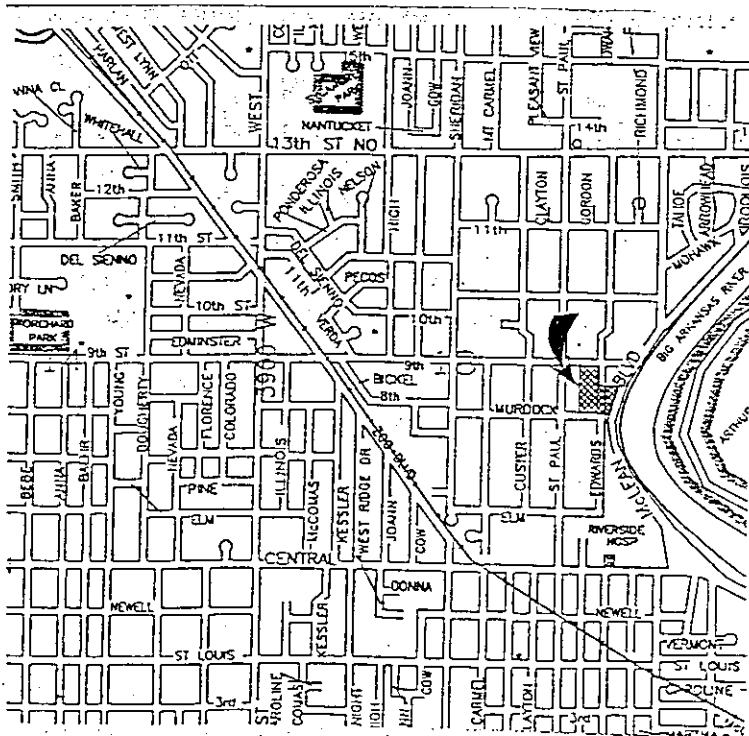
Residential:	.
Office:	2
Commercial:	.
Industrial:	.
Total:	2

**MINIMUM LOT AREA:** 5.2 acres

**CURRENT ZONING:** SF-6, Single-Family Residential  
GO, General office

**PROPOSED ZONING:** GO, General Office

**VICINITY MAP**



Note: This plat has been resubmitted with a reduced right-of-way for Edwards Street, from 60 feet to 46.5 feet. This "partial" vacation accommodates the placement of duplexes and carports, to be located west of a landscaped buffer along McLean. Due to this partial street closure, the landowners adjoining Edwards Street to the west were notified.

The site has been approved for a zone change (Z-3249) from SF-6, Single-Family to GO, General Office subject to replatting. The Applicant's petition to pave two blocks of Edwards Street was approved by City Council on April 14, 1998.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. The utility easement located on the south side of Block 2, Lot 1 needs to be renamed a "drainage and utility easement". A guarantee for sanitary sewer and water extension needs to be submitted for Block 2, Lot 1. A certification from an engineer needs to be submitted regarding the abandonment of the sewer line in Block 1, Lot 1 before the plat is forwarded to City Council; otherwise a guarantee for the sewer abandonment and temporary easement will be required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. The applicant shall guarantee the paving of Edwards and Murdoch.
- E. In accordance with the Sidewalk ordinance, a sidewalk certificate shall be submitted.
- F. The final plat tracing shall reference a tie point to a section corner.
- G. 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.)
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CLOSURE - RIVERSIDE HEALTH SYSTEM 3RD ADD,

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*****
L001      BLOCK 2
*****
1          N      5000.000  E      5000.000  S      0+00
N 89-25'00.0"E    195.150
PC1        N      5001.987  E      5195.140  S      1+95.150
R = 807.770    L = 204.632    DEL = - 14-30'53.0"
T = 102.867    LC = 204.085    S 14-19'38.5"W
PT1        N      4804.249  E      5144.637  S      3+99.782
S 07-04'12.0"W    70.250
PC2        N      4734.533  E      5135.990  S      4+70.032
R = 1334.590    L = 346.561    DEL = - 14-52'42.0"
T = 174.261    LC = 345.588    S 00-22'09.0"E
PT2        N      4388.952  E      5138.217  S      8+16.593
N 89-55'30.0"W    138.220
S          N      4389.133  E      4999.997  S      9+54.813
N 00-00'01.1"E    610.867
1          N      5000.000  E      5000.000  S      15+65.680
LENGTH=    1565.680  AREA=    87078.864 SF      1.999 ACRES

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*****
L001      BLOCK 1
*****
1          N      5000.000  E      5000.000  S      0+00
N 89-53'35.0"W    263.090
2          N      5000.491  E      4736.910  S      2+63.090
N 00-00'47.0"W    852.090
3          N      5852.581  E      4736.716  S      11+15.180
N 89-24'20.0"E    263.300
4          N      5855.313  E      5000.002  S      13+78.490
S 00-00'00.5"W    855.313
1          N      5000.000  E      5000.000  S      22+33.793
LENGTH=    2233.793  AREA=    224683.792 SF      5.158 ACRES

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