

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

November 17, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-96 RIVERSIDE HOSPITAL 1ST ADDITION

OWNER/APPLICANT: Riverside Health Services, Inc. c/o Robert Dixon, 2622 W. Central, Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: On the west side of Maize Road in an area south of Central

SITE SIZE: 0.8 ACRES

NUMBER OF LOTS

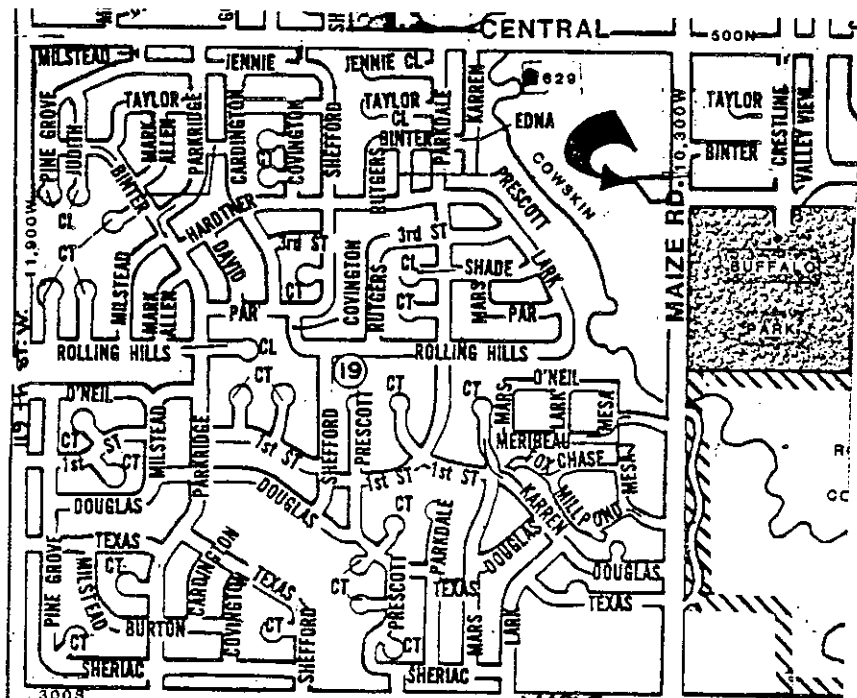
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|--------------|---|
| RESIDENTIAL: | |
| OFFICE: | 1 |
| COMMERCIAL: | |
| INDUSTRIAL: | |
| TOTAL: | 1 |

MINIMUM LOT AREA: 0.8 ACRES

CURRENT ZONING: *M 84* "AA" One-Family Dwelling District

PROPOSED ZONING: "BB" Office District (Z-2932)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This Plat's associated zoning case was approved at the November 8, 1988, City Council Meeting subject to platting (Z-2932).

- A. The applicant shall either guarantee the extension of sanitary sewer or obtain the permission of Sewer Maintenance to connect to the existing sanitary sewer manhole within street right-of-way.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct? Will the platting of a floodway be necessary and are any drainage guarantees required with the platting of this property? Also, will the guarantee of the sanitary sewer extension to this site be necessary?

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

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

November 18, 1988

Baughman Company
315 Ellis
Wichita, KS 67212

Re: S/D 88-96 - RIVERSIDE HOSPITAL ADDITION, West of Maize
Road, approx. 1/4 mile south of Central

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 17, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall either guarantee the extension of sanitary sewer or obtain the permission of Sewer Maintenance to connect to the existing sanitary sewer manhole within street right-of-way.
- B. The applicant shall guarantee a decess lane adjacent to this plat, along Maize Road. This guarantee will be held and activated only if traffic conditions at this site warrant the improvement.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to this plat being scheduled for City Council review, the applicant shall submit to City Engineering for approval, a revised drainage plan.
- E. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N). The minimum building pad elevation for this plat shall be shown as 137.6 City Datum. This elevation shall also be indicated in Mean Sea Level.
- F. The final plat tracing shall indicate a 10-foot building setback from the west property line.

- G. As requested by K.G. & E., the final plat tracing shall indicate a 10-foot utility easement along the north line of the plat.
- 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.
- 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.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 21, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Riverside Health Services, Inc. c/o Robert Dixon, 2622 W.
Central, Wichita, KS 67203
Mike Lindebak, City Engineer

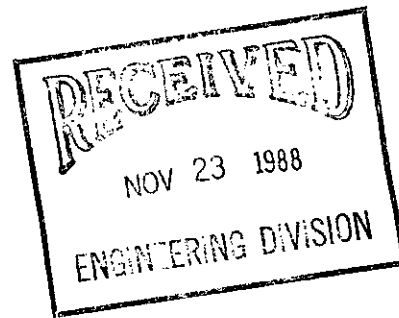
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67203-1563
(316) 268-4661

Baughman Company
315 Ellis
Wichita, KS 67212



November 21, 1988

Re: S/D 88-96 - RIVERSIDE HOSPITAL ADDITION, West of Maize
Road, approx. 1/4 mile south of Central

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 21, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 18, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm

cc: Riverside Health Services, Inc. c/o Robert Dixon, 2622 W.
Central, Wichita, KS 67203
Mike Lindebak, City Engineer



KANSAS STATE BOARD OF AGRICULTURE

DIVISION OF WATER RESOURCES
DAVID L. POPE, Chief Engineer-Director
109 SW Ninth Street, Suite 202
TOPEKA, KANSAS 66612-1283
(913) 296-3717

SAM BROWNBACK
Secretary

December 2, 1988

J. Russell Construction
443 Maize Road
Wichita, KS 67209

Riverside Hospital Addition

Re: Floodplain Fringe Fill
NE $\frac{1}{4}$ Sec. 19, T27S, R1W

Gentlemen:

A review has been made of a proposed earth fill within the City of Wichita at a site labelled "3" on a development map for the area west of Maize Road and south of Central Avenue. Fill within the trapezoidal shaped plot in question would be approvable under K.S.A. 24-126 and 12-734. Since any fill upon the plot will not create a significant levee effect upon Cowskin Creek flow, it is my judgement that no separate application and permit is necessary under the statutes administered by the Division of Water Resources, Kansas State Board of Agriculture. Processing through the City of Wichita floodplain ordinances program should be adequate for this development.

Sincerely,

Jim Schoof
Jim Schoof, P.E.
Engineer

JS:ls

pc: Chris Breitenstein, P.E. ✓