



**MID-KANSAS ENGINEERING  
CONSULTANTS, P.A.**  
3500 N. Rock Road, #800  
Wichita, KS 67226

LETTER OF TRANSMITTAL

PROJECT: Rivermill Medical Addition

PROJECT #: \_\_\_\_\_ DATE: 9/8/89

TO: Vicky Huang, P.E.  
Engineering Dept. - 7th Floor  
455 North Main  
Wichita, Kansas 67202

We are sending you the following items:  Attached  
 Under separate cover via \_\_\_\_\_

Prints       Specifications       Legal Descriptions  
 Tracing       Petitions       Correspondence       Other

COMMENTS: Submitted herewith is the drainage concept for the above referenced project.

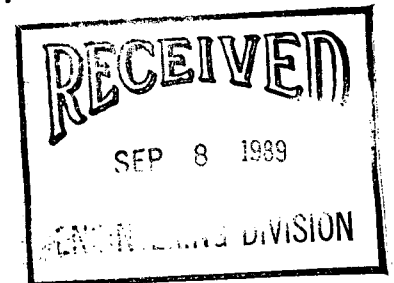
For Your Approval  
 For Your Use  
 Approved as Noted

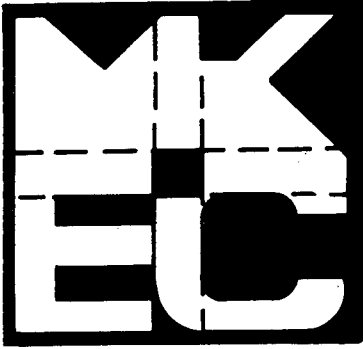
As Requested  
 For Your Files  
 For Review and Comment

REMARKS:

Signed: Greg Allison  
Greg Allison, P.E.

GA/kb





**MID-KANSAS ENGINEERING  
CONSULTANTS, P.A.**  
3500 N. Rock Road, #800  
Wichita, KS 67226

LETTER OF TRANSMITTAL

PROJECT: Rivermill Medical Addition

PROJECT #: \_\_\_\_\_ DATE: 10/05/89

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

We are sending you the following items:  Attached  
 Under separate cover via \_\_\_\_\_

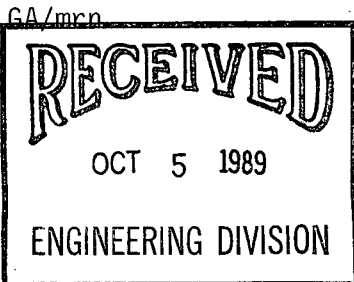
Prints       Specifications       Legal Descriptions  
 Tracing       Petitions       Correspondence       Other

COMMENTS: Here is the Drainage Plan for the referenced addition for your review.

For Your Approval       As Requested  
 For Your Use       For Your Files  
 Approved as Noted       For Review and Comment

REMARKS:

Signed: Greg Allison  
Greg Allison, P.E.



SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

September 21, 1989

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 89-66 - RIVERMILL MEDICAL ADDITION

OWNER/APPLICANT: Universal Motor Fuels, 2824 N. Ohio, Wichita, KS 67219

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: South of 21st St. N., North of the Little Arkansas River at Somerset

SITE SIZE: 3.99 Acres

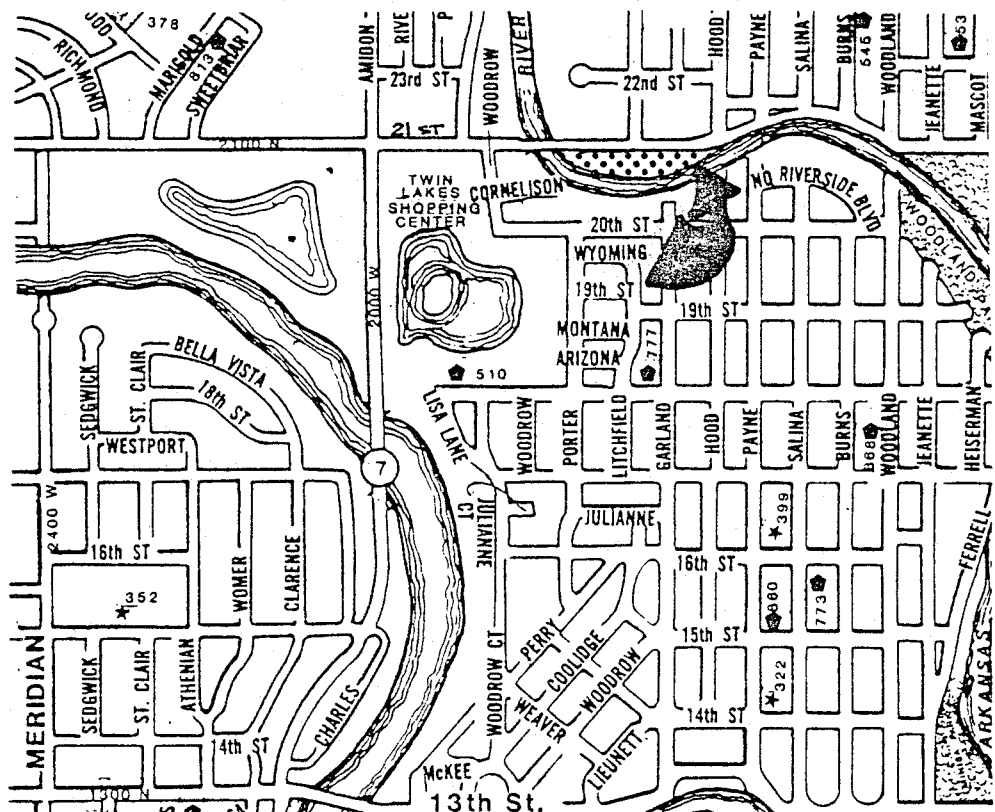
NUMBER OF LOTS

Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.99 Acres

CURRENT ZONING: "BB" Office DISTRICT

VICINITY MAP:



**STAFF COMMENTS:**

- NOTE:** This property has been approved for "BB" zoning. Platting of the site was not, however, required by the zoning case. Rather, the applicant is replatting the area in order to vacate lots, reserves, easements, etc. originally established by the Rivermill plat of this site.
- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
  - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - C. The applicant shall guarantee the closure of the driveway located in an area indicated for complete access control.
  - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - E. Traffic Engineering should be prepared to comment on the access controls shown and need for any traffic improvements on 21st street that should be required, of this 1 lot, 3.99 acre plat.
  - F. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting's text.
  - G. 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).
  - H. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
  - I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
  - 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.
  - 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. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate if the minimum building pad elevation is correct and if a floodway is involved for this site.

# SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 22, 1989

Mid-Kansas Engineering Consultants  
3500 North Rock Road, #800  
Wichita, KS 67226

Re: S/D 89-66 RIVERMILL MEDICAL ADDITION

Dear Gentlemen:

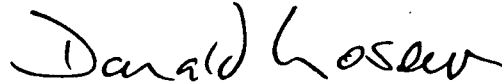
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 21, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended. If required by City Engineering additional or new guarantees shall be provided for the extension of municipal water and sanitary sewer to this site.
- B. The applicant is advised that drainage improvements required by the platting of this property shall be required at the time of this site's development.
- C. The applicant shall guarantee the closure of the driveway located in an area indicated for complete access control.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting text.

- F. 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).
- G. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. 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.
- J. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Donald Losew  
Associate Planner

DL:svm

Enclosure

cc: Universal Motor Fuels, 2824 N. Ohio, Wichita, KS 67219:  
Tyrone D. Artz, M.D., 1125 N. Topeka, Wichita, KS 67214  
Mike Lindebak, City Engineer



STAFF COMMENTS:

- NOTE: This property has been approved for "BB" zoning. Platting of the site was not, however, required by the zoning case. Rather, the applicant is replatting the area in order to vacate lots, reserves, easements, etc. originally established by the Rivermill plat of this site.
- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended. If required by City Engineering additional or new guarantees shall be provided for the extension of municipal water and sanitary sewer to this site.
  - B. The applicant is advised that drainage improvements required by the platting of this property shall be required at the time of this site's development.
  - C. The applicant shall guarantee the closure of the driveway originally located in an area indicated for complete access control as on the preliminary plat, unless that driveway is now to be used as one of the three requested openings.
  - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - E. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting's text.
  - F. 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).
  - G. The final plat tracing shall indicate if the minimum building pad refers to the lowest floor or opening elevation.
  - H. The platting's text shall more clearly state who the 15-foot Maintenance and Access Easement is granted to and for what purpose it is being granted.
  - I. The final plat tracing shall indicate the proximity of this plat to the Little Arkansas River as on the preliminary plat.
  - J. The final plat tracing shall grant access control as required by Traffic Engineering.

- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative for Traffic Engineering should be prepared to comment on the adequacy of access control for this plat.
- P. 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, are any drainage guarantees required with the platting of this property?

# SEDCWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 20, 1989

Mid-Kansas Engineering Consultants  
3500 North Rock Road, #800  
Wichita, KS 67226

Re: S/D 89-66 RIVERMILL MEDICAL ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 19, 1989, 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 guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant is advised that drainage improvements required by the platting of this property shall be required at the time of this site's development.
- D. The applicant shall guarantee the closure of the driveway originally located in an area indicated for complete access control as on the preliminary plat, unless that driveway is now to be used as one of the three requested openings.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. As was originally indicated for the Rivermill plat, an off-site utility easement was to be provided for the extension of sanitary sewer to this site. Plans still indicate that such an easement will be used. This easement shall be granted by separate instrument. City Engineering shall approve the easement and the document provided to Planning for recording with the plat.

- G. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
- H. 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).
- I. The final plat tracing shall indicate if the minimum building pad refers to the lowest floor or opening elevation.
- J. The plattor's text shall more clearly state who the 15-foot Maintenance and Access Easement is granted to and for what purpose it is being granted.
- K. The final plat tracing shall indicate the proximity of this plat to the Little Arkansas River as on the preliminary plat.
- L. The final plat tracing shall grant complete access control, as required by Traffic Engineering, across this plat's west 150 feet to 21st Street North. The plattor's text shall also be amended to indicate this access control.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

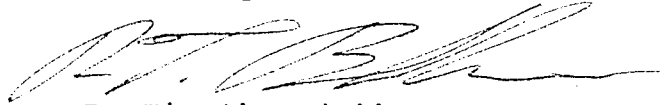
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit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

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

S/D 89-66 Rivermill Medical  
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 26, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

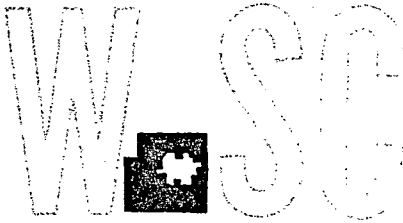


R. Timothy Bickhaus  
Associate Planner

RTB:svm  
Enclosure

cc: Universal Motor Fuels, 2824 N. Ohio, Wichita, KS 67219:  
Tyrone D. Artz, M.D., 1125 N. Topeka, Wichita, KS 67214  
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 27, 1989

Mid-Kansas Engineering Consultants  
3500 North Rock Road, #800  
Wichita, KS 67226

Re: S/D 89-66 RIVERMILL MEDICAL ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 26, 1989, 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 October 20, 1989.

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 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Universal Motor Fuels, 2824 N. Ohio, Wichita, KS 67219:  
Tyrone D. Artz, M.D., 1125 N. Topeka, Wichita, KS 67214  
Mike Lindebak, City Engineer