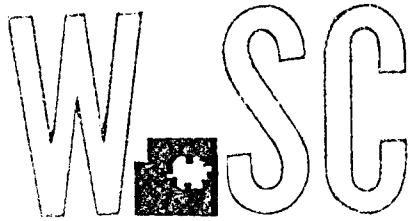


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 15, 1999

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 9830 - Final Revised Plat of RIVERSIDE HEALTH SYSTEMS 3RD ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 14, 1999, 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 January 4, 1999..

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

S/D 9830 -- Revised Final Plat of RIVERSIDE HEALTH SYSTEMS 3RD ADDITION
January 15, 1999
Page 2

If you have any questions concerning this matter, please call.

Sincerely,

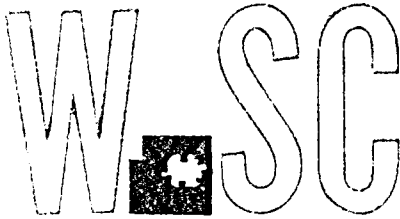
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Riverside Health Systems, Inc., Attn: Robert Dixon, President, 2622 W. Central,
Wichita, KS 67203
Edward Harrison and Evelyn Johanning, 807 N. Edwards, Wichita, KS 67203
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



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DEPARTMENT

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455 NORTH MAIN STREET
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(316) 268-4421
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January 4, 1999

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: S/D 9830 - Final Revised Plat of RIVERSIDE HEALTH SYSTEMS 3RD ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 31, 1998, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. 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. The 10-ft utility easement along the north line of Lot 1, Block 2 shall be increased to 20 feet.
- 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 Murdock.
- 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.)
- 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.

January 4, 1999

Page 2

- 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.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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 Thursday, January 14, 1999, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

S/D 9830 -- Revised Final Plat of RIVERSIDE HEALTH SYSTEMS THIRD ADDITION
January 4, 1999
Page 3

Copies to: Riverside Health Systems, Inc., Attn: Robert Dixon, President, 2622 W. Central,
Wichita, KS 67203
Edward Harrison and Evelyn Johanning, 807 N. Edwards, Wichita, KS 67203
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

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

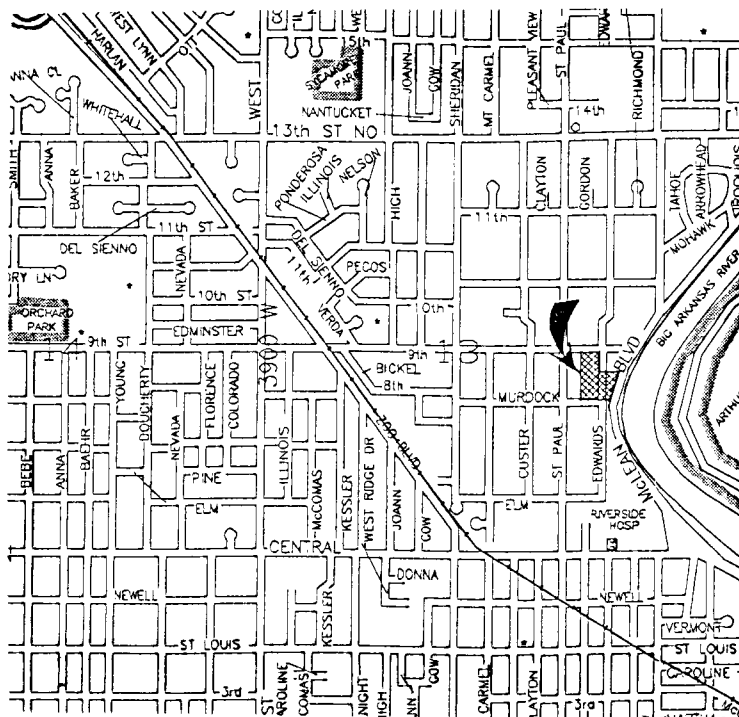
Residential:	
Office:	2
Commercial:	
Industrial:	
Total:	<u>2</u>

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 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. *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. The 10-ft utility easement along the north line of Lot 1, Block 2 shall be increased to 20 feet.*
- 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 *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.)
- 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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- 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.