

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

**CASE NUMBER:** SUB 2004-85 -- WOODLAWN NORTH POINTE ADDITION

**OWNER/APPLICANT:** InSite Medical Partners, LLC, 8100 E. 22nd St. Bldg. 2100-4,  
Wichita, KS 67226; The Galicia Medical Group, P.A., 2600 N.  
Woodlawn Blvd., Wichita, KS 67220

**SURVEYOR/ENGINEER:** MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS  
67206

**LOCATION:** South of 29th St. North, East side of Woodlawn

**SITE SIZE:** 15 Acres

**NUMBER OF LOTS**

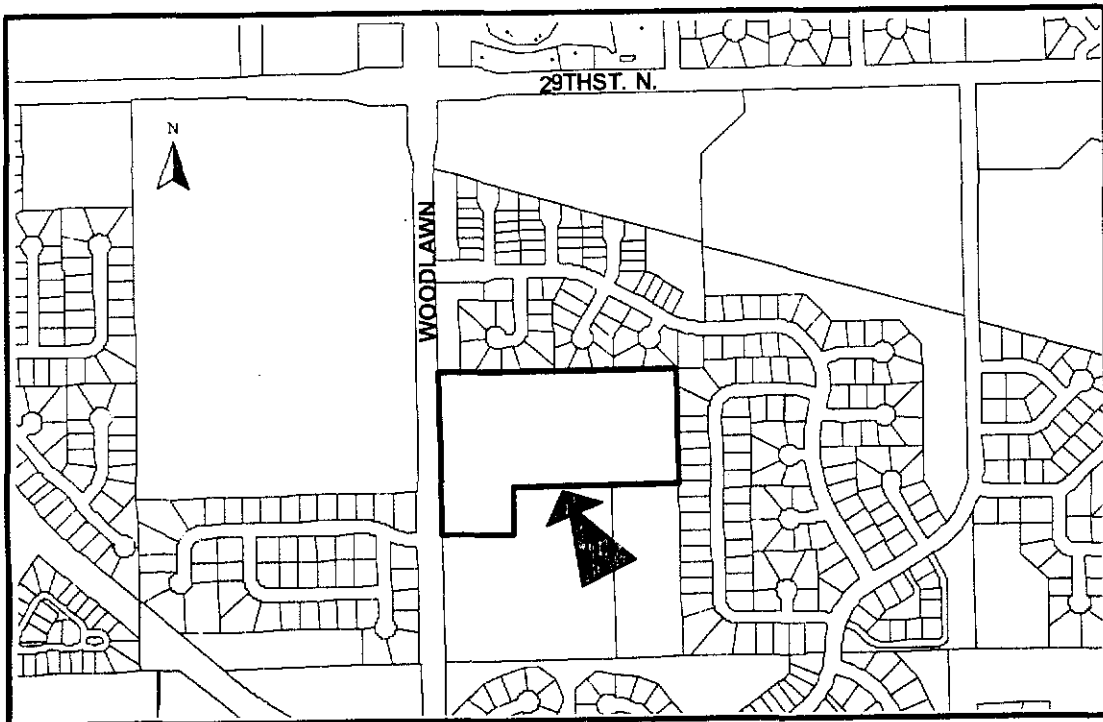
Residential:	
Office:	
Commercial:	8
Industrial:	—
Total:	8

**MINIMUM LOT AREA:** 1.1 Acres

**CURRENT ZONING:** GO, General Office

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is a replat of a portion of Lot 1, Hinkle's Addition and was included as Tract A in a Lot Split (SUB 2003-129) approved June 2004.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- 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. Traffic Engineering needs to comment on the need for any improvements to Woodlawn. *A petition for a left-turn lane has been provided prior to plat submittal.*
- E. Traffic Engineering needs to comment on the access controls. The plat proposes one opening along Woodlawn in accordance with the Lot Split approval. *The access controls are approved.*
- F. The designation of the quarter in the legal description is incorrect.
- G. The spelling of Sedgwick needs to be corrected in the plat title.
- H. A covenant shall be submitted regarding Reserve A, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall reference the platting of the reserve for private drive purposes and shall state which specific lots are to be accessed by the reserve.
- I. The reserve being platted as a private street shall be labeled as a "private drive" since it is not in accordance with the 70-ft commercial street standard. A street name shall not be indicated.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- L. City Fire Department has requested a turnaround for Reserve A at the westerly terminus unless an alternate turnaround is available within an adjoining lot.
- M. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

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- N. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- O. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- P. 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.
- Q. 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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.
- S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- V. 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.
- W. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.

# Woodlawn North Pointe Addition

## Parcel Closures

Project: J:\CIVIL\03316\COGO

COGO Date: Friday, August 06, 2004

COGO Revisions: None

Client Contact: Hutton Construction - Ray Lowen / InSite - Dan Unruh

## Parcel name: - FINAL PLAT Boundary

Line Course: N 89-19-17.9 E Length: 1089.915 North: 1703542.054 East: 1670492.314

Line Course: S 00-54-43.6 E Length: 528.229 North: 1703554.957 East: 1671582.153

Line Course: S 89-20-43.8 W Length: 737.568 North: 1703026.795 East: 1671590.561

Curve Length: 66.134 Radius: 616.000 North: 1703018.370 East: 1670853.041  
Delta: 6-09-04.7 Tangent: 33.099  
Chord: 66.102 Course: S 03-48-21.4 E  
Course In: S 83-07-06.3 W Course Out: N 89-16-11.0 E  
RP North: 1702944.563 East: 1670241.479  
End North: 1702952.414 East: 1670857.429

Line Course: S 00-43-49.0 E Length: 150.831

Line Course: S 89-19-34.8 W Length: 23.720 North: 1702801.595 East: 1670859.351

Line Course: S 89-19-34.8 W Length: 333.963 North: 1702801.316 East: 1670835.633

Line Course: N 00-43-18.0 W Length: 744.723 North: 1702797.390 East: 1670501.693

North: 1703542.054 East: 1670492.313

Perimeter: 3675.083 Area: 653,433. sq.ft. 15.00 acres

## Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 75-30-10.3 W

Error North: 0.0002 East: -0.0006

Precision 1: 3,675,051.000

## Parcel name: -N. DRIVE

Line Course: N 89-16-36.1 E Length: 205.670 North: 1703176.676 East: 1670447.027

Curve Length: 261.860 Radius: 500.000 North: 1703179.272 East: 1670652.681  
Delta: 30-00-25.1 Tangent: 134.007  
Chord: 258.878 Course: N 74-16-23.5 E  
Course In: N 00-43-23.9 W Course Out: S 30-43-49.0 E  
RP North: 1703679.232 East: 1670646.369  
End North: 1703249.441 East: 1670901.868

Line Course: N 59-16-11.0 E Length: 122.241 North: 1703311.906 East: 1671006.944

Curve Length: 345.793      Radius: 165.000  
Delta: 120-04-32.8      Tangent: 286.225  
Chord: 285.897      Course: S 60-41-32.6 E  
Course In: S 30-43-49.0 E    Course Out: N 89-20-43.8 E  
RP North: 1703170.075 East : 1671091.258  
End North: 1703171.960 East : 1671256.247

Line Course: S 00-39-16.2 E Length: 148.974

North: 1703022.996 East : 1671257.949

Line Course: N 79-16-08.2 W Length: 825.356

North: 1703176.676 East : 1670447.027

Perimeter: 1909.895 Area: 112,826. sq.ft. 2.59 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001      Course: N 35-44-38.9 W

Error North: 0.0005    East : -0.0003

Precision 1: 1,847,016.000

**Parcel name: -S. DRIVE**

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Line Course: S 16-48-17.1 E Length: 86.239

North: 1703200.585      East : 1670790.924

North: 1703118.029 East : 1670815.857

Curve Length: 168.331      Radius: 600.000  
Delta: 16-04-28.1      Tangent: 84.722  
Chord: 167.780      Course: S 08-46-03.1 E  
Course In: S 73-11-42.9 W    Course Out: N 89-16-11.0 E  
RP North: 1702944.562 East : 1670241.480  
End North: 1702952.209 East : 1670841.431

Line Course: S 00-43-49.0 E Length: 150.815

North: 1702801.406 East : 1670843.353

Line Course: N 07-28-57.0 W Length: 402.606

North: 1703200.584 East : 1670790.924

Perimeter: 807.991 Area: 5,240. sq.ft. 0.12 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001      Course: S 10-17-10.0 E

Error North: -0.0008    East : 0.0001

Precision 1: 807,440.000

**Parcel name: BLOCK 1, LOT 1**

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Line Course: N 00-43-18.0 W Length: 291.271

North: 1703250.924 East: 1670505.982

North: 1703542.172 East : 1670502.313

Line Course: N 89-19-17.9 E Length: 186.645

North: 1703544.382 East : 1670688.945

Line Course: S 10-43-49.0 E Length: 329.282

North: 1703220.858 East : 1670750.253

Curve Length: 98.816 Radius: 470.000  
Delta: 12-02-46.6 Tangent: 49.591  
Chord: 98.634 Course: S 83-15-12.8 W  
Course In: N 12-46-10.5 W Course Out: S 00-43-23.9 E  
RP North: 1703679.233 East : 1670646.368  
End North: 1703209.270 East : 1670652.302

Line Course: S 89-16-36.1 W Length: 102.286

North: 1703207.979 East : 1670550.024

Line Course: N 45-43-21.0 W Length: 61.515

North: 1703250.925 East : 1670505.981

Perimeter: 1069.815 Area: 71,057. sq.ft. 1.63 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001 Course: N 41-58-09.6 W  
Error North: 0.0007 East : -0.0006  
Precision 1: 1,069,633.000

**Parcel name: BLOCK 1, LOT 2**

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Line Course: N 10-43-49.0 W Length: 329.282

North: 1703220.857 East: 1670750.253

Line Course: N 89-19-17.9 E Length: 182.492

North: 1703544.381 East : 1670688.945

Line Course: S 29-55-11.5 E Length: 240.963

North: 1703546.542 East : 1670871.425

Line Course: S 59-16-11.0 W Length: 122.241

North: 1703337.694 East : 1670991.614

North: 1703275.229 East : 1670886.538

Curve Length: 147.332 Radius: 470.000  
Delta: 17-57-38.5 Tangent: 74.275  
Chord: 146.730 Course: S 68-15-00.2 W  
Course In: N 30-43-49.0 W Course Out: S 12-46-10.5 E  
RP North: 1703679.233 East : 1670646.369  
End North: 1703220.857 East : 1670750.254

Perimeter: 1022.311 Area: 63,773. sq.ft. 1.46 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001 Course: S 87-48-34.0 E  
Error North: -0.0000 East : 0.0006  
Precision 1: 1,021,708.000

**Parcel name: BLOCK 1, LOT 3**

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Line Course: S 29-55-11.5 E Length: 240.963

North: 1703546.542 East: 1670871.424

North: 1703337.694 East : 1670991.614

Curve Length: 204.916 Radius: 195.000  
Delta: 60-12-33.3 Tangent: 113.059  
Chord: 195.617 Course: N 89-22-27.7 E

Course In: S 30-43-49.0 E Course Out: N 29-28-44.3 E  
RP North: 1703170.075 East : 1671091.258

End North: 1703339.830 East : 1671187.219  
Line Course: N 29-28-44.3 E Length: 243.378

North: 1703551.699 East : 1671306.986  
Line Course: S 89-19-17.9 W Length: 435.592

North: 1703546.542 East : 1670871.425

Perimeter: 1124.849 Area: 62,907. sq.ft. 1.44 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001 Course: S 78-56-13.1 E  
Error North: -0.0001 East : 0.0007  
Precision 1: 1,115,550.000

**Parcel name: BLOCK 1, LOT 4**

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North: 1703339.830 East : 1671187.219  
Curve Length: 152.123 Radius: 195.000  
Delta: 44-41-50.5 Tangent: 80.169  
Chord: 148.294 Course: S 38-10-20.4 E  
Course In: S 29-28-44.3 W Course Out: N 74-10-34.8 E  
RP North: 1703170.075 East : 1671091.258  
End North: 1703223.248 East : 1671278.869

Line Course: N 89-20-43.8 E Length: 308.529  
North: 1703226.772 East : 1671587.377

Line Course: N 00-54-43.6 W Length: 328.227  
North: 1703554.957 East : 1671582.152

Line Course: S 89-19-17.9 W Length: 275.186  
North: 1703551.699 East : 1671306.986

Line Course: S 29-28-44.3 W Length: 243.378  
North: 1703339.830 East : 1671187.218

Perimeter: 1307.443 Area: 111,008. sq.ft. 2.54 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: N 36-56-32.1 W  
Error North: 0.0002 East : -0.0001  
Precision 1: 1,303,614,000.000

**Parcel name: BLOCK 1, LOT 5**

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North: 1703223.247 East : 1671278.869  
Curve Length: 51.627 Radius: 195.000  
Delta: 15-10-09.0 Tangent: 25.965  
Chord: 51.476 Course: S 08-14-20.7 E  
Course In: S 74-10-34.8 W Course Out: N 89-20-43.8 E  
RP North: 1703170.075 East : 1671091.258  
End North: 1703172.303 East : 1671286.246

Line Course: S 00-39-16.2 E Length: 148.974  
North: 1703023.338 East : 1671287.947

Line Course: N 89-20-43.8 E Length: 302.634 North: 1703026.795 East : 1671590.562  
Line Course: N 00-54-43.6 W Length: 200.002 North: 1703226.772 East : 1671587.378  
Line Course: S 89-20-43.8 W Length: 308.529 North: 1703223.248 East : 1671278.869

Perimeter: 1011.766 Area: 60,551. sq.ft. 1.39 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: N 09-48-16.0 E  
Error North: 0.0003 East : 0.0001  
Precision 1: 1,011,615,000.000

**Parcel name: BLOCK 2, LOT 1**

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Curve Length: 110.638 Radius: 630.000 North: 1703018.531 East : 1670867.122  
Delta: 10-03-43.5 Tangent: 55.462  
Chord: 110.496 Course: N 11-46-25.4 W  
Course In: S 83-15-26.4 W Course Out: N 73-11-42.9 E  
RP North: 1702944.562 East : 1670241.480  
End North: 1703126.702 East : 1670844.576  
Line Course: N 16-48-17.1 W Length: 57.089

Curve Length: 98.799 Radius: 530.000 North: 1703181.353 East : 1670828.071  
Delta: 10-40-50.3 Tangent: 49.543  
Chord: 98.656 Course: N 64-36-36.1 E  
Course In: N 20-02-58.7 W Course Out: S 30-43-49.0 E  
RP North: 1703679.233 East : 1670646.369  
End North: 1703223.654 East : 1670917.198  
Line Course: N 59-16-11.0 E Length: 122.241

Curve Length: 282.922 Radius: 135.000 North: 1703286.119 East : 1671022.274  
Delta: 120-04-32.8 Tangent: 234.184  
Chord: 233.916 Course: S 60-41-32.6 E  
Course In: S 30-43-49.0 E Course Out: N 89-20-43.8 E  
RP North: 1703170.076 East : 1671091.258  
End North: 1703171.618 East : 1671226.250  
Line Course: S 00-39-16.2 E Length: 148.974

Line Course: S 89-20-43.8 W Length: 360.853 North: 1703022.653 East : 1671227.951

Line Course: S 89-20-43.8 W Length: 360.853 North: 1703018.531 East : 1670867.122

Perimeter: 1181.516 Area: 90,951. sq.ft. 2.08 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001 Course: N 25-34-24.3 W  
Error North: 0.0008 East : -0.0004  
Precision 1: 1,132,225.000

**Parcel name: BLOCK 3, LOT 1**

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North: 1702983.029 East : 1670810.180

Curve Length: 128.683      Radius: 570.000  
Delta: 12-56-06.4      Tangent: 64.616  
Chord: 128.410      Course: N 10-20-13.9 W  
Course In: S 86-07-49.3 W    Course Out: N 73-11-42.9 E  
RP North: 1702944.562 East : 1670241.480  
End North: 1703109.355 East : 1670787.138  
Line Course: N 16-48-17.1 W Length: 57.089

North: 1703164.006 East : 1670770.633

Curve Length: 118.741      Radius: 530.000  
Delta: 12-50-11.6      Tangent: 59.620  
  
Chord: 118.493      Course: S 82-51-30.3 W  
Course In: N 13-33-35.5 W    Course Out: S 00-43-23.9 E  
RP North: 1703679.233 East : 1670646.369  
End North: 1703149.275 East : 1670653.059  
Line Course: S 89-16-36.1 W Length: 102.284

North: 1703147.984 East : 1670550.783

Line Course: S 44-16-39.0 W Length: 61.522

North: 1703103.936 East : 1670507.833

Line Course: S 00-43-18.0 E Length: 124.453

North: 1702979.493 East : 1670509.400

Line Course: N 89-19-34.8 E Length: 300.800

North: 1702983.029 East : 1670810.180

Perimeter: 893.572 Area: 47,967. sq.ft. 1.10 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001      Course: N 76-45-27.7 W  
Error North: 0.0001      East : -0.0005  
Precision 1: 893,051.000

**Parcel name: BLOCK 3, LOT 2**

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Line Course: S 89-19-34.8 W Length: 300.800

North: 1702983.029 East: 1670810.180

Line Course: S 00-43-18.0 E Length: 182.000

North: 1702979.493 East : 1670509.401

Line Course: N 89-19-34.8 E Length: 301.683

North: 1702797.507 East : 1670511.693

Line Course: N 00-43-49.0 W Length: 150.785

North: 1702801.054 East : 1670813.355

North: 1702951.827 East : 1670811.434

Curve Length: 31.232      Radius: 570.000  
Delta: 3-08-21.7      Tangent: 15.620  
Chord: 31.227      Course: N 02-17-59.9 W  
Course In: S 89-16-11.0 W    Course Out: N 86-07-49.3 E  
RP North: 1702944.562 East : 1670241.480  
End North: 1702983.029 East : 1670810.180

Perimeter: 966.500 Area: 54,894. sq.ft. 1.26 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001                      Course: S 23-34-51.1 E

Error North: -0.0006    East : 0.0003

Precision 1: 966,495.000