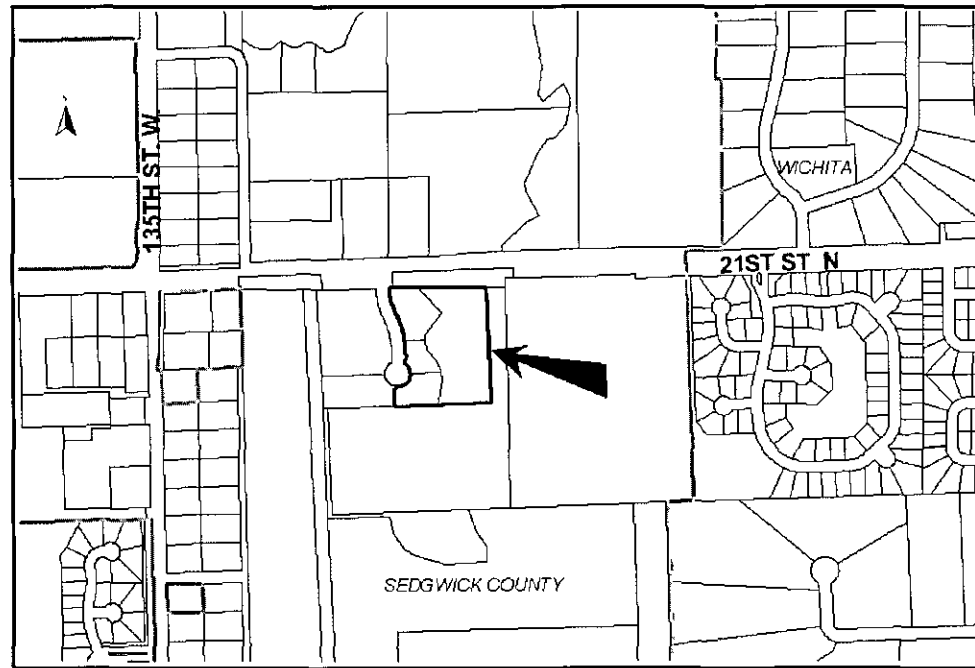


**STAFF REPORT**  
(One-Step Final Plat)

<b>CASE NUMBER</b>	SUB 2009-29 -- EBERLY FARM OFFICE PARK 2 <sup>ND</sup> ADDITION
<b>OWNER/APPLICANT</b>	InSite Medical Partners, LLC, Attn Dan Unruh, 8100 E 22 <sup>ND</sup> St N , Bldg 2100, Suite 200B, Wichita, KS 67226
<b>SURVEYOR/AGENT</b>	Baughman Company, Attn Krs Rose, 315 Ellis, Wichita, KS 67211
<b>LOCATION</b>	South side of 21 <sup>st</sup> St North, East of 135 <sup>th</sup> St West (County District III)
<b>SITE SIZE</b>	7.18 acres
<b>NUMBER OF LOTS</b>	
Residential	
Office	3
Commercial	
Industrial	
Total	3
<b>MINIMUM LOT AREA</b>	1.03 acres
<b>CURRENT ZONING</b>	GO General Office
<b>PROPOSED ZONING:</b>	Same

---

**VICINITY MAP**



**NOTE** This is a replat of the Eberly Farm Office Park Addition which increases the depth of Lots 1, 2 and 3 and reduces the size of the reserve. The street layout has not changed. The site is located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Growth Area" by the Wichita-Sedgwick County Comprehensive Plan.

**STAFF COMMENTS**

- A City of Wichita Water Utilities Department advises that municipal services are available to serve the site.
- B If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C County Engineering needs a drainage plan.
- D As dedicated with the original plat, the plat denotes one street opening along 21<sup>st</sup> Street North and complete access control along the remaining frontage. The access controls are approved.
- E Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- F In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS, USEPA, USACE, and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- G Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- H For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- I 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.
- J The plat'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.
- K 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.)
- L The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- M To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- N 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.
- O 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 National Pollutant Discharge Elimination System 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.

P Perimeter closure computations shall be submitted with the final plat tracing

Q 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

R A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address [cholloway@wichita.gov](mailto:cholloway@wichita.gov)) Please include the name of the plat on the disc

*Kin*

CLOSURE2

CLOSURE - EBERLY FARM OFFICE PARK 2ND

PT 01 North: 21821.3678 East: 29002.3421  
Line Course: S 88-41-59 E Length: 502.7600  
PT 02 North: 21809.9591 East: 29504.9727  
Line Course: S 00-43-55 W Length: 643.6400  
PT 03 North: 21166.3716 East: 29496.7505  
Line Course: N 90-00-00 W Length: 526.1900  
PT 04 North: 21166.3716 East: 28970.5605  
Line Course: N 00-00-00 E Length: 22.0700  
PT 05 North: 21188.4416 East: 28970.5605  
Curve Length: 90.2147 Radius: 450.8000  
Delta: 11-27-58 Tangent: 45.2583  
Chord: 90.0638 Course: N 05-43-59 E  
Course In: S 90-00-00 E Course Out: N 78-32-02 W  
RP North: 21188.4416 East: 29421.3605  
PT 06 End North: 21278.0554 East: 28979.5574  
Curve Length: 186.6495 Radius: 70.0000  
Delta: 152-46-29 Tangent: 289.0667  
Chord: 136.0673 Course: N 26-11-27 E  
Course In: N 12-34-42 E Course Out: N 39-48-13 E  
RP North: 21346.3753 East: 28994.8016  
PT 07 End North: 21400.1524 East: 29039.6126  
Curve Length: 312.8378 Radius: 635.0000  
Delta: 28-13-38 Tangent: 159.6612  
Chord: 309.6833 Course: N 07-05-06 W  
Course In: N 82-58-17 W Course Out: N 68-48-05 E  
RP North: 21477.8541 East: 28409.3845  
PT 08 End North: 21707.4714 East: 29001.4157  
Curve Length: 116.5455 Radius: 315.0000  
Delta: 21-11-55 Tangent: 58.9464  
Chord: 115.8814 Course: N 10-35-57 W  
Course In: N 68-48-05 E Course Out: N 90-00-00 W  
RP North: 21821.3760 East: 29295.1005  
PT 09 End North: 21821.3760 East: 28980.1005  
Line Course: S 90-00-00 E Length: 22.2300  
PT 01 North: 21821.3760 East: 29002.3305

MISCLOSURE:  
Line Course: S 58-09-21 E Length: 0.0134  
North: 21821.3689 East: 29002.3419