

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-76 -- NEWMARKET SQUARE PHASE II ADDITION

OWNER/APPLICANT: Newmarket Square LTD, 737 N. Waco, Suite 400, Wichita, KS 67203

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: West side of Maize Road, North of 21st St. North

SITE SIZE: 8.6 acres

NUMBER OF LOTS

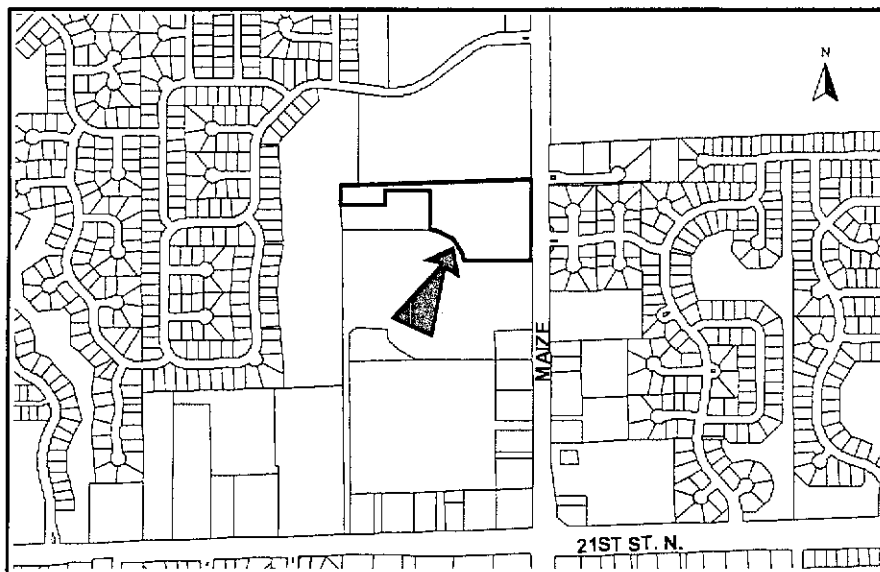
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



SUB 2005-76 – One-Step Final Plat of NEWMARKET SQUARE PHASE II ADDITION
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NOTE: This is a replat of Lot 1, Block 1, of the Newmarket Square Addition. The site is subject to Protective Overlay (P-O #36) addressing uses, screening, signage, building height and architectural design.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. Debt Management has requested the submission of a respread agreement for special assessments due to the lot reconfiguration.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes one opening along Maize Road.
- F. A cross-lot access agreement shall be submitted that permits cross-lot access through Lot 1 for the benefit of Lots 2 and 3.
- G. The perimeters of the proposed lots shall match the perimeters of the Protective Overlay parcel boundaries. An administrative adjustment will need to be approved.
- H. A PO Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PO and its special conditions for development on this property.
- I. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- J. The platting 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 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. 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.

- 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 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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). Please include the name of the plat on the disc.

FINAL BOUNDARY CLOSURE FOR NEWMARKET SQUARE PHASE II ADD.

PNT.#			
224	North: 7399.0035	East : 4997.7865	
	Line Course: N89°48'16"W	Length: 1259.76'	
222	North: 7403.3020	East : 3738.0387	
	Line Course: S01°20'39"W	Length: 134.51'	
5003	North: 7268.8274	East : 3734.8832	
	Line Course: S88°37'11"E	Length: 292.36'	
5002	North: 7261.7851	East : 4027.1549	
	Line Course: N01°22'49"E	Length: 97.47'	
5001	North: 7359.2233	East : 4029.5027	
	Line Course: S88°37'11"E	Length: 294.62'	
5000	North: 7352.1265	East : 4324.0339	
	Line Course: S01°22'49"W	Length: 238.34'	
5004	North: 7113.8563	East : 4318.2929	
	Curve Length: 35.40'	Radius: 25.00'	
	Delta: 81°07'59"	Tangent: 21.40'	
	Chord: 32.52'	Course: S39°11'11"E	
	Course In: S88°37'11"E	Course Out: S10°14'49"W	
	RP North: 7113.2541	East : 4343.2857	
5005	North: 7088.6529	East : 4338.8383	
	Curve Length: 302.59'	Radius: 247.50'	
	Delta: 70°02'53"	Tangent: 173.46'	
	Chord: 284.09'	Course: S44°43'44"E	
	Course In: S10°14'49"W	Course Out: N80°17'42"E	
	RP North: 6845.1006	East : 4294.8098	
1017	North: 6886.8228	East : 4538.7678	
	Curve Length: 27.55'	Radius: 20.00'	
	Delta: 78°54'54"	Tangent: 16.46'	
	Chord: 25.42'	Course: S49°09'45"E	
	Course In: N80°17'42"E	Course Out: S01°22'48"W	
	RP North: 6890.1942	East : 4558.4815	
1019	North: 6870.2001	East : 4557.9998	
	Line Course: S88°37'11"E	Length: 426.92'	
1021	North: 6859.9163	East : 4984.7970	
	Line Course: N01°22'49"E	Length: 539.24'	
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Perimeter: 3648.74' Area: 374,898.07 Sq. Ft. 8.6064 acres			

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