



Professional Engineering Consultants, P.A.

303 S. TOPEKA ■ WICHITA, KANSAS 67202 ■ 316-262-2691 ■ FAX 316-262-3003 ■ www.pec1.com ■ designers@pec1.com

LETTER OF TRANSMITTAL

TO: Dept. of Public Works, Storm Water Utility
7th floor City Hall
455 N. Main

PROJECT NO.: 36-06138-0161
PROJECT: Newmarket Office Addition

ATTENTION: Scott Lindebak

DATE: 4/11/06

WE ARE SENDING YOU: Attached Under separate cover via _____ the following items:
 Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order Report

COPIES	DATE	NO.	DESCRIPTION
2			Drainage Report

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested _____ Returned for corrections _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Scott- Enclosed are 2 copies of the drainage report for Newmarket Office Addition

COPY TO: file

SIGNED Rob Hartman

If enclosures are not as noted, kindly notify us at once.

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-35 -- NEWMARKET OFFICE ADDITION

OWNER/APPLICANT: Newmarket Office, LLC F/K/A Newmarket VI, LLC, 727 N. Waco,
Ste. 400, Wichita, KS 67202

SURVEYOR/ENGINEER: PEC, P.A., 303 S. Topeka, Wichita, KS 67202

LOCATION: North side of 29th St. North, West of Maize Road

SITE SIZE: 38.2 acres

NUMBER OF LOTS

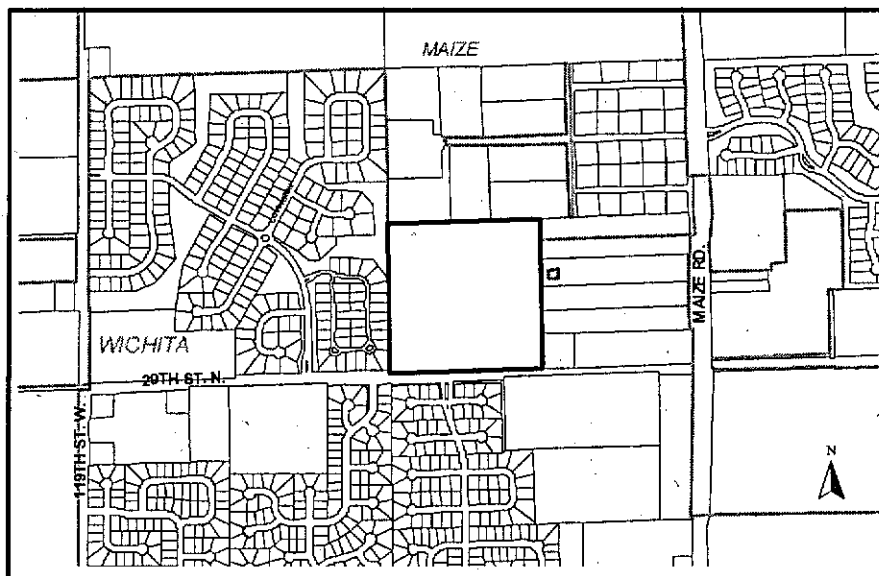
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 38.2 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2004-41) from SF-5, Single-Family Residential to GO, General Office.

STAFF COMMENTS:

- A. Applicant needs to either pay in lieu of assessment for water connection or contact Public Works Engineering to see if they can be assessed for newly installed water main. The property was assessed for sewer main but applicant needs to either extend 8" lateral or pay in lieu of assessment for sewer lateral and have manhole connection approved by sewer maintenance superintendent Joe Botinelly.
- 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 detention ponds should be platted within a drainage Reserve. The subdivision should be submitted using an approved datum. An off-site drainage agreement may be needed with the landowner to the east.*
- D. **Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. *A left-turn lane is needed into the major openings.*
- E. The dedication of access controls is needed along 29th St. North. The final plat shall state that "All access openings shall be in accordance with minimum spacing requirements of the Wichita/Sedgwick County Access Management Standards." The final plat shall reference the dedication of access controls in the plat's text.
- F. 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.
- G. 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.)
- 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: 316-946-4556) 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 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 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. 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 OFFICE

PNT.#

148	North: 25274.3632 Line Course: N 00-35-00 W	East: 17360.1985 Length: 1262.6430
149	North: 26536.9408 Line Course: N 89-00-18 E	East: 17347.3436 Length: 1316.6579
150	North: 26559.8048 Line Course: S 00-44-48 E	East: 18663.8030 Length: 1259.0032
151	North: 25300.9085 Line Course: S 88-50-53 W North: 25274.3658	East: 18680.2096 Length: 1320.2796 East: 17360.1968

Perimeter: 5158.5837 Area: 1,662,310 sq. ft. 38.16 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0030 Course: N 33-26-12 W

Error North: 0.00250 East : -0.00165

Precision 1: 1,719,527.9000