



**SUB 2007-54 – One-Step Final Plat of NEWMARKET V ADDITION**  
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**NOTE:** This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2004-40) from SF-5, Single-Family Residential to LC, Limited Commercial. The Newmarket V Community Unit Plan (CUP 2004-36, DP-278) was also approved for this site subject to platting.

**STAFF COMMENTS:**

- A. **City Water Utilities Department** advises that the utility easements established by separate instrument within Reserve A shall be denoted. The plat's text shall denote that the Reserve A is platted for "utilities confined to easements". A guarantee is needed for a sewer extension. Water is available on Maize Rd but this property has not been included in the benefit district and will need to pay in lieu of assessment for connection.
- 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. The plat proposes one opening along 29<sup>th</sup> Street and three openings along Maize Road in accordance with the CUP. The plat's text specifies that "all access openings shall be in accordance with minimum spacing requirements of the Wichita/Sedgwick County Access Management Standards."
- E. **Traffic Engineering** requests a 60-foot right-of-way along Maize. Dedication of 75-foot right-of-way for a major street intersection is also needed.
- 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. 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.
- H. For those reserves being platted for drainage purposes, the required covenant that 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 shall contact MAPD regarding the need for a CUP adjustment since the original CUP included three parcels.
- J. 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.
- K. 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.
- L. 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.)
- M. 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.
- N. 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.

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- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- 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 V

PNT. #

7	North: 8950.76	East: 5020.79	
	Line Course: N03°19'23"E		Length: 1047.1883
16	North: 9996.19	East: 5081.49	
	Line Course: N01°24'27"E		Length: 170.0412
15	North: 10166.18	East: 5085.67	
	Line Course: N44°10'54"W		Length: 34.9899
14	North: 10191.27	East: 5061.28	
	Line Course: N89°46'15"W		Length: 150.0000
13	North: 10191.87	East: 4911.28	
	Line Course: N81°14'24"W		Length: 101.1187
12	North: 10207.27	East: 4811.34	
	Line Course: N89°46'15"W		Length: 14.6830
11	North: 10207.33	East: 4796.66	
	Line Course: S01°24'27"W		Length: 599.9873
10	North: 9607.52	East: 4781.92	
	Line Course: N89°46'15"W		Length: 1083.9393
9	North: 9611.86	East: 3697.99	
	Line Course: S00°12'44"W		Length: 656.1905
8	North: 8955.67	East: 3695.56	
	Line Course: S89°47'16"E		Length: 1325.2390
7	North: 8950.76	East: 5020.79	

Perimeter: 5183.3774 Area: 1,048,758 sq. ft. 24.08 acres

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

Error Closure: 0.00 Course: N39°40'06"E

Error North: 0.003 East: 0.003

Precision 1: 5,183,377,200.0000

FINAL BOUNDARY CLOSURE FOR NEWMARKET V

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502	North: 10191.27	East : 5061.28
	Line Course: N 89-46-15 W	Length: 150.0000
503	North: 10191.87	East : 4911.28
	Line Course: N 81-14-24 W	Length: 101.1187
504	North: 10207.27	East : 4811.34
	Line Course: N 89-46-15 W	Length: 14.6830
505	North: 10207.33	East : 4796.66
	Line Course: S 01-24-27 W	Length: 599.9873
507	North: 9607.52	East : 4781.92
	Line Course: N 89-46-15 W	Length: 1083.9393
509	North: 9611.86	East : 3697.99
	Line Course: S 00-12-44 W	Length: 656.1905
510	North: 8955.67	East : 3695.56
	Line Course: S 89-47-16 E	Length: 1325.2390
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	Line Course: N 03-19-23 E	Length: 1047.1883
514	North: 9996.19	East : 5081.49
	Line Course: N 01-24-27 E	Length: 170.0412
515	North: 10166.18	East : 5085.67
	Line Course: N 44-10-54 W	Length: 34.9899
502	North: 10191.27	East : 5061.28

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