

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

**CASE NUMBER:** SUB 2009-36 -- NEWMARKET SQUARE PHASE III ADDITION

**OWNER/APPLICANT:** Building 25, LLC, 727 N. Waco, Suite 400, Wichita, KS 67203

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

**LOCATION:** West side of Maize Road, North of 21<sup>st</sup> St. North (District V)

**SITE SIZE:** 16 acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	<u>3</u>

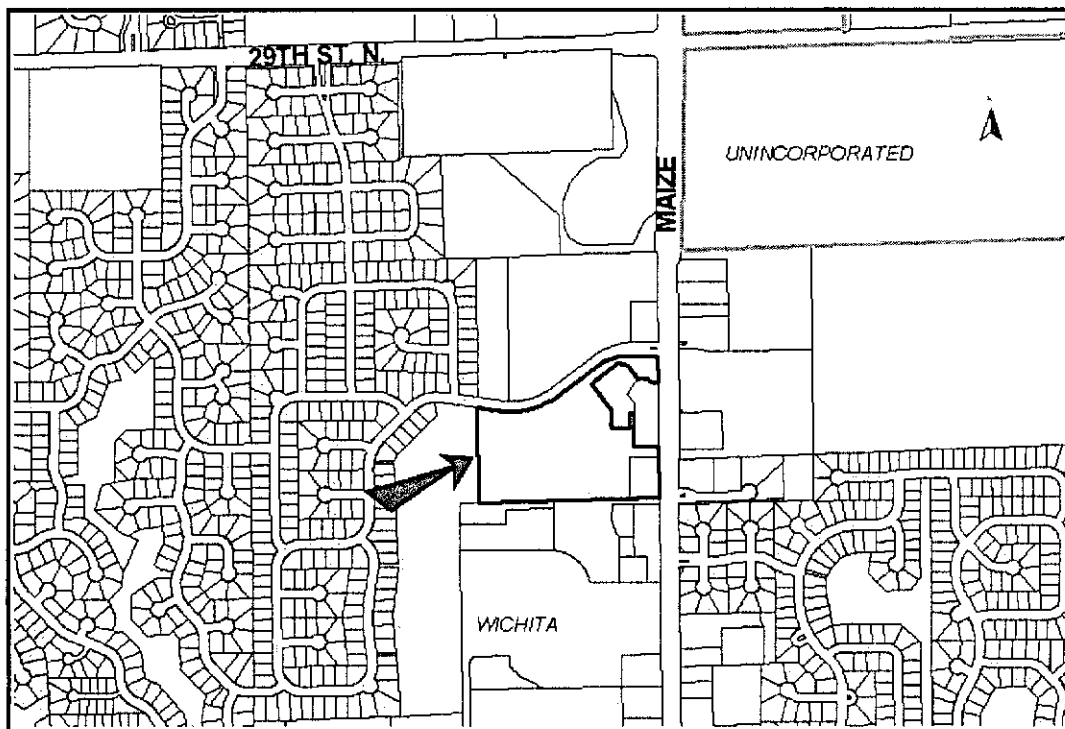
**MINIMUM LOT AREA:** 1.13 acres

**CURRENT ZONING:** LC Limited Commercial

**PROPOSED ZONING:** Same

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**VICINITY MAP**



NOTE: This is a replat of a portion of the Evergreen Addition.

STAFF COMMENTS:

- A. City of Wichita Water Utilities Department advises that water and sewer is available.
- 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. City Stormwater Engineering has approved the applicant's drainage plan.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one opening along Maize.
- E. The south line of Lot 2 does not coincide with the south line of the plat which essentially land locks Lot 2.
- 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 Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- I. 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.
- 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 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. 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.
- N. 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.

**BOUNDARY CLOSURE FOR NEWMARKET SQUARE PHASE III ADDITION**  
**(36-08825-5054)**

**PNT. #**

224	North: 7399.0036	East: 4997.7846
	Line Course: N 89-48-16 W	Length: 1140.3681
376	North: 7402.8957	East: 3857.4232
	Line Course: N 01-24-27 E	Length: 605.7367
433	North: 8008.4497	East: 3872.3019
	Line Course: S 80-35-33 E	Length: 158.9943
842	North: 7982.4613	East: 4029.1578
	Curve Length: 366.7809	Radius: 467.0000
	Delta: 45-00-00	Tangent: 193.4377
	Chord: 357.4263	Course: N 76-54-27 E
	Course In: N 09-24-27 E	Course Out: S 35-35-33 E
	RP North: 8443.1805	East: 4105.4914
562	End North: 8063.4268	East: 4377.2931
	Line Course: N 54-24-27 E	Length: 317.0178
561	North: 8247.9364	East: 4635.0847
	Curve Length: 166.6091	Radius: 258.0000
	Delta: 37-00-00	Tangent: 86.3256
	Chord: 163.7292	Course: N 72-54-27 E
	Course In: S 35-35-33 E	Course Out: N 01-24-27 E
	RP North: 8038.1368	East : 4785.2449
558	End North: 8296.0589	East: 4791.5822
	Line Course: S 88-35-33 E	Length: 228.0617
916	North: 8290.4570	East: 5019.5751
	Line Course: S 01-24-27 W	Length: 165.0000
915	North: 8125.5068	East: 5015.5222
	Line Course: N 88-35-33 W	Length: 44.3111
914	North: 8126.5952	East: 4971.2245
	Line Course: N 38-54-24 W	Length: 34.7371
913	North: 8153.6266	East: 4949.4077
	Line Course: N 88-35-33 W	Length: 60.0000
912	North: 8155.1004	East: 4889.4258
	Line Course: N 35-35-48 W	Length: 105.1210
911	North: 8240.5779	East: 4828.2374
	Line Course: N 76-06-25 W	Length: 66.2005
910	North: 8256.4733	East: 4763.9736

909	Line Course: S 53-16-49 W North: 8129.7865	Length: 211.8860 East: 4594.1321
908	Line Course: S 35-35-48 E North: 7965.1648	Length: 202.4532 East: 4711.9752
907	Line Course: S 01-24-27 W North: 7850.2448	Length: 114.9547 East: 4709.1516
906	Line Course: S 88-35-33 E North: 7847.4206	Length: 114.9766 East: 4824.0935
905	Line Course: N 01-24-27 E North: 7945.5223	Length: 98.1313 East: 4826.5039
904	Line Course: N 89-48-16 E North: 7945.6195	Length: 28.4960 East: 4854.9997
903	Line Course: S 01-24-27 W North: 7723.9784	Length: 221.7080 East: 4849.5539
902	Line Course: S 88-35-33 E North: 7720.1452	Length: 156.0559 East: 5005.5627
900	Line Course: S 01-24-27 W North: 7636.4199	Length: 83.7506 East: 5003.5056
224	Line Course: S 01-22-49 W North: 7399.0044	Length: 237.4844 East: 4997.7850

Perimeter: 4928.8349 Area: 696,534 sq.ft. 15.99 acres

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

Error Closure: 0.0009 Course: N 25-52-00 E

Error North: 0.00082 East : 0.00040

Precision 1: 5,476,483.3333