



Newton Area Planning Commission Agenda
Monday, July 6, 2026 at 6:00 PM
Commission Chambers

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**Newton Planning Commission Meeting Minutes
June 1, 2026**

Members Present: Chairman A. Newel (2-0), D. Goodnite (2-0), G. Hanson (2-0) C. Harris (2-0), T. Kaufman (2-0), T. Buller (1-1).

Members Absent: Vice Chair M. Kelsey (1-1)

(Note: Attendance-recording period runs from 5-1-2026 to 4-30-2027)

Staff Present: Rebecca Likiardopoulos, and Aubrey Wallace

AGENDA

1. Consider approval of the May 4, 2026 meeting minutes.

Chairman Newell asked for any changes to the minutes. There was none.

Motion: Commissioner Harris moved and Commissioner Hanson seconded to approve the minutes. Motion carried. Yes# 6 Against# 0.

2. Consider a Special Use Permit (SUP) for 320 S Pine.

Request:

24x28 2-Story garage with second level living quarters. 1st level will be hobby wood shop. 2nd level will be living space for our adult daughter.

A special use permit may be granted only for a use specifically defined as an allowed special use within a zoning district. The governing body may attach conditions to the issuance of such a permit as long as those conditions promote the general welfare of the community. The requested use in this case is allowable within this zoning classification, but only by special use permit. This allows the governing body to impose any conditions it may deem necessary to protect adjacent properties.

Special use permits should not be confused with variances, which allow a property owner to deviate from the bulk restrictions associated with a given zoning classification and engage in an activity that is prohibited by the zoning regulations (i.e., reduced building setbacks).

Special Use Justification:

In order to justify approval of any special use application, the Joint Board of Zoning Appeals considers the following criteria.

A. What is the location and size of the proposed use in relation to the site and to adjacent sites and uses of property; and the nature and intensity of operations proposed thereon?

Applicant Commentary: The proposed building will be 24x28 and will be located near the NE corner of the lot. This will be an ADU with 2nd story living quarters. There is a 2-story garage with a 2nd level apartment across the alley..

B. Describe the accessibility of the property to police, fire, refuse collection and other municipal services; adequacy of ingress and egress to and within the site; traffic flow and control; and the adequacy of off-street parking and loading areas.

Applicant Commentary: There is an alley on the east boundary. The alley is accessible via SE 4th to the south and via Pine & through a parking lot to the north. Trash can be taken to SE 4th or to Pine. The building will be set back 15 from the alley to allow ample parking.

C. What utilities and services, including water, sewer, drainage, gas, and electricity are on the property? Please note with particular reference to location, availability, capacity and compatibility.

Applicant Commentary: All utilities are on the property. 200 amp electrical service. Overhead line well south of the building, will bring power from the house. Sewer line is well south of proposed building and new building will tie into this. Weill also bring water & gas from house.

D. Describe the location, nature, and height of buildings, walls, fences, and other improvements; their relation to adjacent property and uses; and the need for buffering or screening.

Applicant Commentary: The proposed building will be near the NE corner of the lot. The side walls of the building will be 15' 6" to meet code. The peak will be 21' 9" plus roofing materials

E. Describe the adequacy of required yard and open space requirements and sign provisions as outlined in the Zoning Ordinance.

Applicant Commentary: As this is an existing lot, these provisions have been met.

F. What is the general compatibility with adjacent properties, other properties in the district, and the general safety, health, comfort, and general welfare of the community?

Applicant Commentary: This is an older neighborhood with homes of varying styles. This building will fit well in the neighborhood.

G. If applicable, describe the particular standards and requirements as prescribed in Section 4.5 of the Zoning Ordinance.

Applicant Commentary: The proposed project is designed to match the aesthetic & scale of the primary residence, ensuring the use is secondary to the residential character of the lot. We will utilize building materials that harmonize with the existing structures in the neighborhood to maintain the visual appeal & prevent any negative impact on property values. Furthermore, the site plan has been developed in strict accordance with section 4.5 of the Zoning Ordinance. The proposed structure maintains the required setback, and care has been taken to ensure that no utility or drainage easements are obstructed. This project represents a compatible use of the land that respects both the spirit of the zoning district and the privacy of adjacent neighbors.

In considering this application, and to the extent that the Planning Commission determines that particular problems may be posed by the requested use, Commissioners must consider whether the imposition of any conditions, restrictions or standards may satisfactorily address those problems, or in the absence thereof, whether the application may be approved in part if not in whole. A denial of the application is appropriate only if it is determined that there are not adequate conditions, restrictions, or standards that would alleviate the unacceptable adverse effects of the proposed use.'

Should the Planning Commission wish to approve the requested Special Use Permit, it must find that the proposed use conforms to the general standards set forth above. In no case can a permit be granted if the proposed use will constitute a nuisance or a public health or safety hazard to adjacent properties or to the community at large. The Commission's approval will be forwarded in the form of a recommendation to the Newton City Commission for consideration. The governing body may adopt, revise, or amend the recommendation by resolution. If the governing body fails to act upon a recommendation within 120 days from the date it is received, the application will be deemed to have been denied.

Special use permits expire automatically, without revocation by the City, unless a building permit is obtained, or substantial evidence of the special use is observable within twelve (12) months of the issuance of the special use permits. In addition, special use permits expire twelve months after the permitted use ceases or is abandoned.

Chairman Newell opened up for a public hearing.

Ryan Mayhew, 320 S Pine, mentioned that he was able to take any questions. Commissioner Harris asked if the applicant will be improving parking as there are comments about there being adequate parking, and where the daughter would be parking. Mayhew

responded that he would be putting rock down between the alley and the building, and that his daughter would be parking on the east side of the property. Harris asked if there would be a separate address as ADU's require an address. Mayhew responded that in conversations with city staff, the building would be given the address of 320 ½ S Pine. Commissioner Kaufman mentioned that R1 set back regulations is 7 ft from sides, unless it was built before 1950, then it has a 5 ft setback. He asked which setback this property would adhere to since it was unplatted. Mayhew responded that 7 ft was fine if that needed to be the setback, that these plans were made after conversations with city staff.

Motion: Commissioner Hanson moved and Commissioner Buller seconded to recommend City Commission approval for the SUP at 320 S Pine. Motion Carried.

Yes# 6 Against# 0.

3. Old Business

Newell asked if there was any update on the language on the mural codes that had been talked about a year ago. City staff responded that without certain staff members present, this matter would have to be looked into and brought back to a future meeting.

4. New Business

There was no new business.

5. Adjournment.

There being no further business Chairman Newell called the meeting adjourned at 6:16 p.m.

Aubrey Wallace



TO: Planning Commission
FROM: Justin Erickson
DATE: July 6, 2026
SUBJECT: Preliminary Plat - Brigham Industrial Addition

PURPOSE:

Re: Consider a Preliminary Plat application for Brigham Industrial Addition

Background:

Attached is a preliminary plat for Brigham Industrial Addition, submitted by Applicant/Owner Newton Industrial LLC.

As per the City's subdivision regulations, the preliminary plat was submitted to the appropriate City staff and area utility companies for review, along with the request that they forward proposed changes and comments. Those changes and comments were communicated to **Abbott Land Survey**, who has provided an updated version of the revised preliminary plat incorporating the requests and comments. Staff continues to work with the applicant on a few items.

Remaining Items Preliminary Plat: (See Attachment B)

The preliminary plat now comes before the Newton Area Planning Commission for consideration. If the Commission is satisfied that the requirements of all applicable subdivision regulations have been, or will be, met by the developer you may approve the preliminary plat, including any required and requested changes.

Attachments:

- A. Preliminary Plat Application
- B. Preliminary Plat (Submittal Date 06.26.2026)
- C. Aerial map showing zoning of property & Surrounding Area

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION:

Recommended Action:

It is recommended the Newton Area Planning Commission approve the preliminary plat for Brigham Industrial Addition to the City of Newton, Harvey County, Kansas contingent upon Engineering staff receiving of and adding of items noted on attachment B:



City of Newton, Kansas

Preliminary Plat Application

201 E. 6th St, PO Box 426, Newton KS 67114-0426

Phone: 316-284-6020

For Office Use Only	
Date Received	_____
Meeting Date	_____

Completed applications are due on the first Tuesday of the month by 5:00 p.m. to be processed for the following month. Please bring the application and supporting documentation to the **Engineering Department**, located at 201 E. 6th St. For more information, call (316) 284-6020 or visit www.newtonkansas.com.

I. Applicant(s) Information			
Applicant(s):	NEWTON INDUSTRIAL LLC	Contact Name:	Brandon Brigham (Owner) Chad Abbott (Agent)
Address:	2569 W PAWNEE ST	Telephone No.:	316-262-2262 (Agent) 316-249-0013 (Owner)
		Fax No.:	316-262-2268 (Agent)
City, St, Zip	WICHITA, KS 67213-1813	Email Address:	cabbott@benchmarkis.net (Agent)

II. Owner(s) Information			
Owner(s):	_____	Contact Name:	_____
Address:	_____	Telephone No.:	_____
		Fax No.:	_____
City, St, Zip	_____	Email Address:	_____

III. Property Information	
Legal description of property:	Part of SW 1/4 Sec 19-T23S-R1E...see plat/title (long legal)

IV. Contents of Preliminary Plat
All preliminary plats shall contain the following information:
<ul style="list-style-type: none"> o Vicinity map showing the location of the proposed subdivision. o A north point and scale of one inch equals 100 feet, unless the City Engineer approves an alternate scale. o A legal description and a current zoning description. o Names of applicant, developer/subdivider, title of subdivision and proposed street names. o Name and seal of surveyor/engineer. o Date surveyed. o Adequate legend. o Adequate street rights-of-way shall be provided along all section lines and quarter section lines. o Block and lot numbers and dimensions of block and lots. o Complete outline drawing of all boundaries, lots, and streets, together with courses, distanced and areas. Boundaries shall be shown as solid lines and all easements or required yard as dashed lines. o Proposed streets, road, alleys, and sidewalks (including location, width, names, approximate grades), and their relation to platted streets, proposed streets, or streets as shown on any recorded plat of adjacent property. Street names of all existing streets shall be identified. o Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, walkways, access, and other purposes. o The location of the water/sewer distribution/collection system; the plat must show that these systems extend along the entire property line of each lot, or in an easement appurtenant to each lot. It is preferred that water lines are placed along the street frontage within the required twenty-foot (20') utility easement. All lots within 400 feet of existing sewer main lines shall be required to connect to sewer at the cost of the developer. o Total acreage and size of each lot in a data table. o Contours at vertical intervals of one foot (1') unless the City Engineer approves an alternate interval. o Setbacks, yards and any entrance restrictions. Setbacks shall be shown as a building envelope representing that portion of the lot within the yards and setbacks that can reasonably contain, depending upon watercourses, topography or geology, and the principle structure. o Location and direction of all watercourses and of the 100-year floodplain (1% flood event).

- Existing features such as ponds, lakes, wetlands, and wooded areas
- Existing use of property including the location of all existing structures showing those that will be removed and those that will remain on the property after the final plat is recorded
- If the subdivision is scheduled for phasing, then each phase shall be clearly indicated on the plat
- Horizontal location within the subdivision and the horizontal location of the adjoining streets and property of existing sanitary and storm water sewers, including flow lines, water mains, culverts, underground wiring, pipelines, and gas lines proposed to serve the property to be subdivided.
- Location, description, and elevation of all benchmarks established, or source used for vertical control. If no benchmark is available within 300 feet, the applicant shall provide one.
- Sites proposed for dedication and drainage way, park, school or other public purpose
- Utility Plan showing existing and proposed utilities and easements with the widths and owner of the easement provided.

SUPPLEMENTAL INFORMATION FOR PRELIMINARY PLATS

The following supplementary information shall be submitted with the preliminary plat or be included thereon.

- The preliminary plat shall contain a drainage concept, and the final plat a complete drainage plan inclusive of data, analysis, information, and supplemental maps of surrounding property in sufficient detail as required by the most current versions of "City of Newton Standard Engineering Design Drainage Criteria Update, Manual for Construction Site - Best Management Practices, and Manual for Post Construction - Best Management Practices". The City Engineer may request additional data, analysis, information and supplemental maps from the applicant regarding storm water drainage, as appropriate.
- On lots adjacent to all drainage easements and on drainage ways that are designated by the City Engineer, the preliminary plat shall indicate:
 - The required minimum habitable floor elevation for structures on the lot, or,
 - The minimum elevation for a foundation opening(s) that shall be certified by a licensed land surveyor or engineer.
 - Lacking a drainage easement or drainage way, all lots shall drain to streets.
- The preliminary plat shall show the location of adjoining lots, parcels, structures, and natural features in the nearby vicinity.
- A statement as to the general nature and type of improvements proposed for the subdivision, and in what manner the subdivider intends to provide for the installation, e.g. petition, actual construction, escrow deposit, performance bond.

V. Submittal Requirements

- Fifteen (15) copies of the Development Plan, one reduced 11 x 17 copy, and one digital copy.
- The applicant shall pay a filing fee of \$200 + \$5 for each lot (Visa, MasterCard, cash, or check made payable to the City of Newton) associated with the project type before the application is accepted for review by the city staff.
- [Optional] A narrative describing the reasons for the request including any potential problems or issues that might be raised by the request, and setting forth the applicant's reasons why the request should be granted.

VI. Owner Signature(s) (*Signature of owner is required for consent to the application.*)

By signing below I acknowledge that I have fully read and understand Subdivision Regulation Article 3. I understand that if I have any questions or concerns about this regulation, it is my responsibility to discuss this with the city prior to signing.

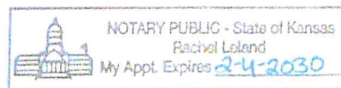
Owner:  Owner: _____

State of KS, County of Shawnee:

BE IT REMEMBERED, That on this 1st day of June 2026, before me, the undersigned, and Notary Public in and for the County and State aforesaid, came Brandon Bryham and _____, personally known to me to be the persons who executed the within instrument of writing, and such persons duly acknowledges execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my seal the day and year last above written.

My Commission expires: 2-4-2030 Notary Public: _____



- Eduardo's Comments:**
1. Please remove all utilities from plat except existing and proposed water & sewer.
 2. Please provide a separate exhibit/plan sheet that contains all utilities including proposed and existing water and sewer.
 3. Please add existing and proposed easements to plat.
 4. Please remove "CMP Detail".

Brigham Industrial Addition

An Addition To Newton, Harvey County, Kansas

(Preliminary Plat)

24-303. SUPPLEMENTAL INFORMATION FOR PRELIMINARY PLATS. The following supplementary information shall be submitted with the preliminary plat or be included thereon:

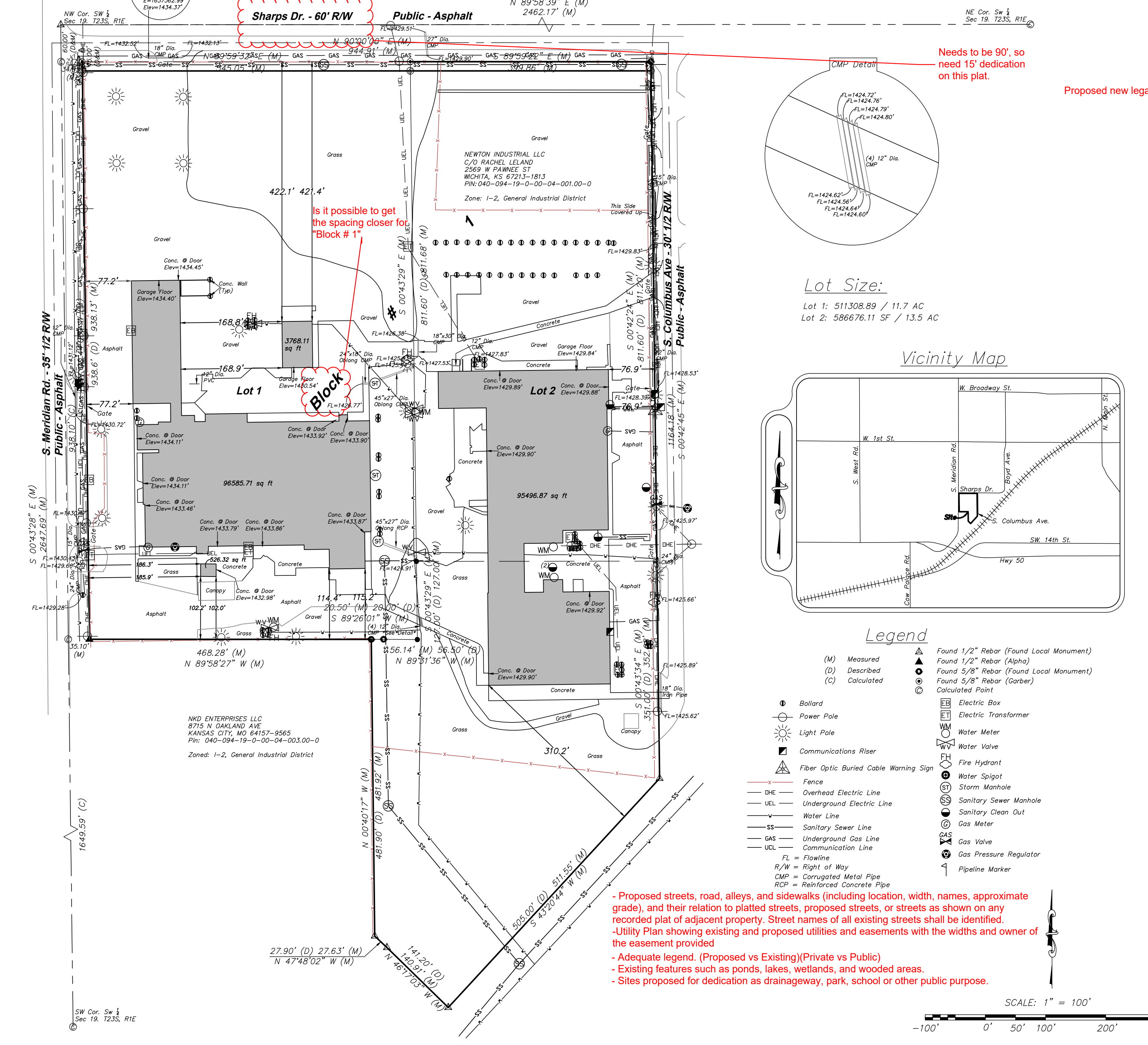
A. The preliminary plat shall contain a drainage concept, and the final plat a complete drainage plan inclusive of data, analysis, information and supplemental maps of surrounding property in sufficient detail as required by the most current versions of "City of Newton Standard Engineering Design Criteria for Paving and Drainage Improvements with 2019 Drainage Criteria Update, Manual for Construction Site Best Management Practices, and Manual for Post Construction - Best Management Practices". The City Engineer may request additional data, analysis, information, and supplemental maps from the applicant regarding stormwater drainage, as appropriate.

B. On lots adjacent to all drainage easements and on drainageways that are designated by the City Engineer, the preliminary plat shall indicate:

- 1) The required minimum habitable floor elevations for structures on the lot; or
- 2) The minimum elevation for a foundation opening(s) that shall be certified by a licensed land surveyor or engineer.
- 3) Lacking a drainage easement or drainageway, all lots shall drain to streets.

C. The preliminary plat shall show the location of adjoining lots, parcels, structures, and natural features in the nearby vicinity.

D. A statement as to the general nature and type of improvements proposed for the subdivision, and in what manner the subdivider intends to provide for their installation, e.g., petition, actual construction, escrow deposit, performance bond.



SURVEYOR'S CERTIFICATE

State of Kansas)
) SS
 County of Harvey)

I, Chad R. Abbott, do hereby certify that I am a duly licensed and registered professional surveyor in the State of Kansas, with experience and proficiency in land surveying; that the hereunto described property, "Brigham Industrial Addition", an addition to Newton, Harvey County, Kansas, was surveyed and subdivided by me or under my direct supervision; that all subdivision regulations of the City of Newton have been complied with in the preparation of this plat; that this plat and the survey on which it is based were made in accordance with the Kansas Minimum Standards for Boundary Surveys, and that all monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief. Given under my hand and seal of Newton, Kansas, this _____ day of _____, 20____.

Existing public easements, dedications, building setback lines, and access controls, if any being vacated by virtue of K.S.A. 12-512(b), as amended.

Date of Survey: _____
 Missing date of Survey

Chad R. Abbott, Surveyor License No. _____

PLANNING COMMISSION CERTIFICATE

State of Kansas)
) SS
 County of Newton)

This plat of "Brigham Industrial Addition", an Addition to the City of Newton, Harvey County, Kansas, has been submitted to and approved by the Newton Area Planning Commission and is hereby transmitted to the governing body of the City of Newton, Kansas. Dated this _____ day of _____, 20____.

Arian Newell, Chair

 Aubrey Wallace - Secretary

and that the accompanying plat is a true and correct exhibit of the property surveyed described as:

TRACT 1: ALL THAT PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION NINETEEN (19), TOWNSHIP TWENTY-THREE (23) SOUTH, RANGE ONE (1) EAST OF THE 6TH P.M., HARVEY COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 60 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 580 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, 938.6 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 56.5 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, 501 FEET TO A POINT 523.5 FEET EASTERLY OF WEST LINE OF SAID QUARTER SECTION; THENCE NORTHWESTERLY 27.9 FEET, TO A POINT 503.5 FEET EASTERLY OF THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, 481.9 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 503.5 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTHERLY ON THE WEST LINE OF SAID QUARTER SECTION, 938.6 FEET TO THE POINT OF BEGINNING.

TRACT 2: ALL THAT PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION NINETEEN (19), TOWNSHIP TWENTY-THREE (23) SOUTH, RANGE ONE (1) EAST OF THE 6TH P.M., HARVEY COUNTY, KANSAS, COMMENCING AT A POINT ON THE WEST LINE OF SAID QUARTER SECTION 60 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EASTERLY, PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4) 580 FEET TO POINT OF BEGINNING; THENCE CONTINUING EASTERLY, PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER 400 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER 811.6 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER 400 FEET; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER 811.6 FEET TO THE POINT OF BEGINNING.

TRACT 3: ALL THAT PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION NINETEEN (19), TOWNSHIP TWENTY-THREE (23) SOUTH, RANGE ONE (1) EAST OF THE 6TH P.M., HARVEY COUNTY, KANSAS, COMMENCING AT A POINT ON THE WEST LINE OF SAID QUARTER SECTION 998.6 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EASTERLY, PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION, 56.5 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, 127 FEET; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION 400 FEET; THENCE SOUTHERLY, PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION, 351 FEET, TO A POINT 122.5 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLES FROM, THE CENTER LINE OF WEST BOUND MAIN TRACT OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO AND 122.5 FEET NORTHWESTERLY OF SAID CENTER LINE OF WEST BOUND MAIN TRACT, 505 FEET, TO A POINT 625.7 FEET EAST OF THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE SAID CENTER LINE OF WEST BOUND MAIN TRACT, 141.2 FEET TO A POINT 523.5 FEET EASTERLY OF THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTHERLY, PARALLEL TO SAID WEST LINE, 501 FEET TO THE POINT OF BEGINNING.

GOVERNING BODY CERTIFICATE

The dedications shown on this plat are hereby approved by the governing body of the City of Newton, Kansas, this _____ day of _____, 20____. At the direction of _____

Richard E. Stinnett, Mayor

 Denise R. Duerksen MMC, City Clerk

COUNTY SURVEYOR CERTIFICATE

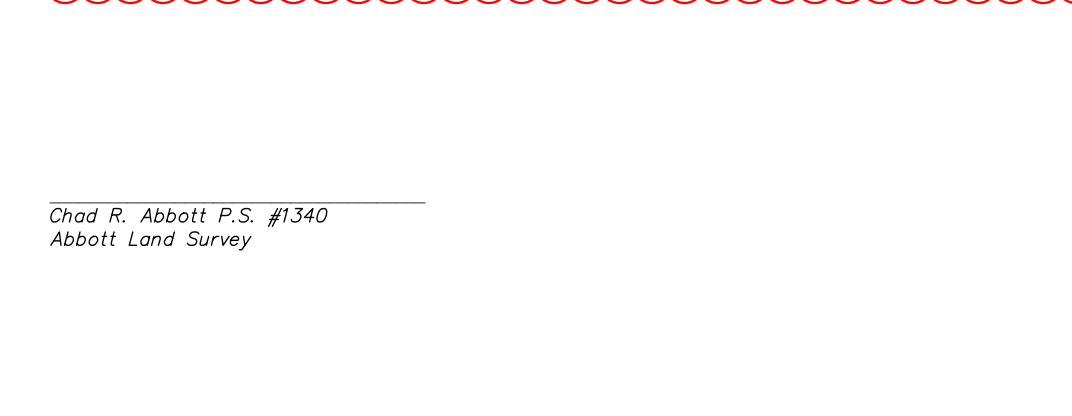
I hereby certify that I have reviewed the surveyed plat and certify said plat to be in compliance with the requirements of K.S.A. 58-2005

County Surveyor
 Harvey County, Kansas

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 2026.

Rick Piepho, County Clerk



OWNER'S CERTIFICATE

State of Kansas)
) SS
 County of Harvey)

This is to certify that the undersigned is the owner of the land described in the plat. They have caused the same to be surveyed and subdivided as indicated thereon for the uses and purposes therein set forth and does hereby acknowledge and adapt the same under the style and title thereon indicated. All street right-of-way as shown on this plat are hereby dedicated to the public. An easement or license to the public to locate, construct, and maintain or authorize the location, construction, and structures upon the area marked for easement on this plat is hereby granted. Given under my hand at _____ this _____ day of _____, 20____.

Owner Address: _____
 Date: _____

Brandon Brigham (For Newton Industrial LLC)

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
) SS
 County of Harvey)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 20____ at _____ o'clock _____ M; and is duly recorded.

Raqueel R. Langley, Register of Deeds
 _____, Deputy Register of Deeds

Simone Juarez-Llamas, Deputy

CITY ENGINEER CERTIFICATE

This plat of "Brigham Industrial Addition", an Addition to Newton, Harvey County, Kansas has been submitted to me and the same is hereby approved on this _____ day of _____, 20____.

Chris Ciardella P.E., City Engineer

NOTARY CERTIFICATE

State of Kansas)
) SS
 County of Harvey)

BE IT REMEMBERED, that on this _____ day of _____, 2026, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year above written.

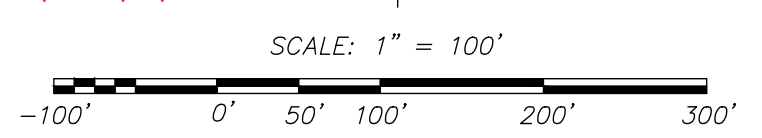
Notary Public

State of Kansas)
) SS
 County of Harvey)

This plat of "Brigham Industrial Addition", an Addition to Newton, Harvey County, Kansas has been submitted to me and the same is hereby approved on this _____ day of _____, 20____.

Christopher Towle, City Attorney

- Proposed streets, road, alleys, and sidewalks (including location, width, names, approximate grade), and their relation to platted streets, proposed streets, or streets as shown on any recorded plat of adjacent property. Street names of all existing streets shall be identified.
- Utility Plan showing existing utilities and easements with the widths and owner of the easement provided.
- Adequate legend. (Proposed vs Existing/Private vs Public)
- Existing features such as ponds, lakes, wetlands, and wooded areas.
- Sites proposed for dedication as drainageway, park, school or other public purpose.



1097986.14 sq ft or 25.20 acres

Date of Survey: January 29, 2026
 Date of Preparation: February 4, 2026

Abbott and Survey
 631 N. Kessler, Wichita, KS 67203
 Ph. 316.262.2262 Fax 316.262.2268
 surveys@benchmarkks.net

