

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

**CASE NUMBER:** SUB 2006-28 -- NEWMAN UNIVERSITY 3RD ADDITION

**OWNER/APPLICANT:** Newman University, Inc., Attn: Harry Pape, 3100 W. McCormick St.,  
Wichita, KS 67213

**SURVEYOR/ENGINEER:** Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS  
67211

**LOCATION:** South of Kellogg, West of Meridian

**SITE SIZE:** 2.67 acres

**NUMBER OF LOTS**

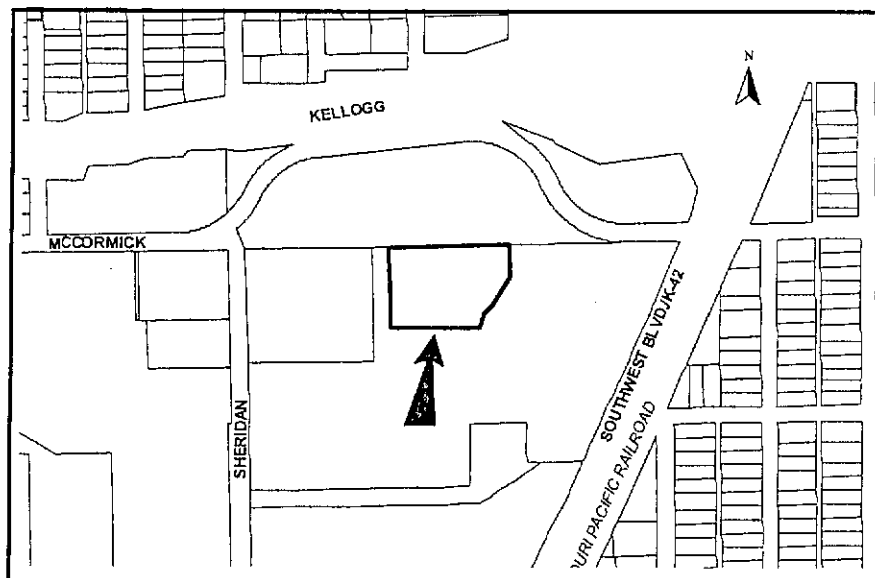
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 2.67 acres

**CURRENT ZONING:** B, Multi-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is an unplatted site located within the City.

**STAFF COMMENTS:**

- A. City water is available to serve the site. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- 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. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- E. 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.
- F. 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.
- 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

CLOSURE

CLOSURE - NEWMAN UNIVERSITY 3RD ADDITION

PT 01	North: 5374.5351	East : 3901.7949
Line	Course: N 88-53-53 E	Length: 560.2200
PT 02	North: 5385.3089	East : 4461.9113
Line	Course: S 01-06-07 E	Length: 115.8000
PT 03	North: 5269.5304	East : 4464.1382
Line	Course: S 31-49-16 W	Length: 127.9000
PT 04	North: 5160.8539	East : 4396.7006
Line	Course: S 48-59-30 W	Length: 36.8000
PT 05	North: 5136.7069	East : 4368.9308
Line	Course: S 20-30-57 W	Length: 51.2000
PT 06	North: 5088.7542	East : 4350.9869
Line	Course: S 89-13-19 W	Length: 316.6200
PT 07	North: 5084.4548	East : 4034.3961
Line	Course: N 01-06-07 W	Length: 242.5800
PT 08	North: 5326.9899	East : 4029.7309
Line	Course: S 88-53-53 W	Length: 127.0000
PT 09	North: 5324.5475	East : 3902.7544
Line	Course: N 01-06-07 W	Length: 50.0000
PT 01	North: 5374.5383	East : 3901.7928