

NOTE: This site is being platted as a church site.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. In order to allow for the future extension of municipal water to this site, the applicant shall submit a petition (to City Engineering) for the extension of water across the plat's frontage to Greenwich Road. This petition will be held until it can be combined with other petitions to provide for such an extension of water.
- C. Since two openings are being provided to Greenwich Road, the word "complete" should be deleted from the face of the plat.
- D. As indicated by the title binder, property taxes are due on this site. Prior to the plat being released for County Commissioner review the applicant shall submit proof that these taxes have been paid.
- E. 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.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- G. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- H. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

November 7, 1991

STAFF REPORT
(Final Plat Approved 10/31/91,
Preliminary Plat Approved 1/24/91)

CASE NUMBER: S/D 91-1 - LAO ADDITION

OWNER/APPLICANT: Lao Buddhist Association of Kansas Inc., Kam
P. Manyseng, President, 3819 E. Pawnee,
Wichita, KS 67218

SURVEYOR/ENGINEER: Babar M. Khan, R.L.S., Municipal Engineers,
254 Laura, Suite 201, Wichita, KS 67211

LOCATION: 1/4 Miles South of Pawnee on east side of
Greenwich Road.

SITE SIZE: 6 Acres

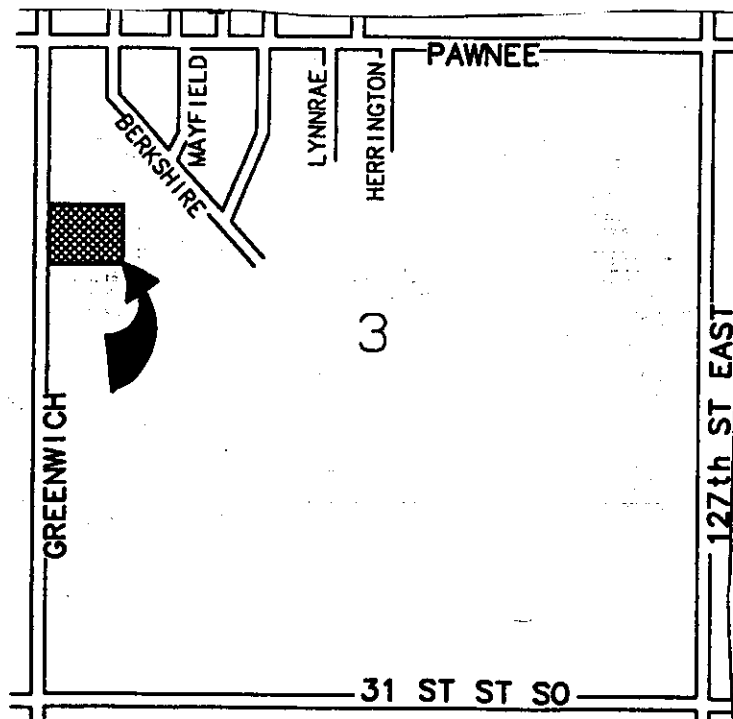
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

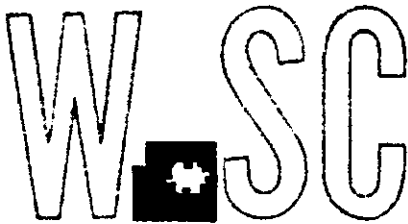
MINIMUM LOT AREA: 5.5 Acres

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

November 12, 1991

Babar M. Khan
R.L.S. Municipal Engineers
254 Laura, Suite 201
Wichita, KS 67211

Re: S/D 91-1 (Final Plat) Lao Addition

Dear Babar:

At the regular meeting of the Metropolitan Area Planning Commission on November 7, 1991, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter dated November 1, 1991.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check payable to the Register of Deeds covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require that a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

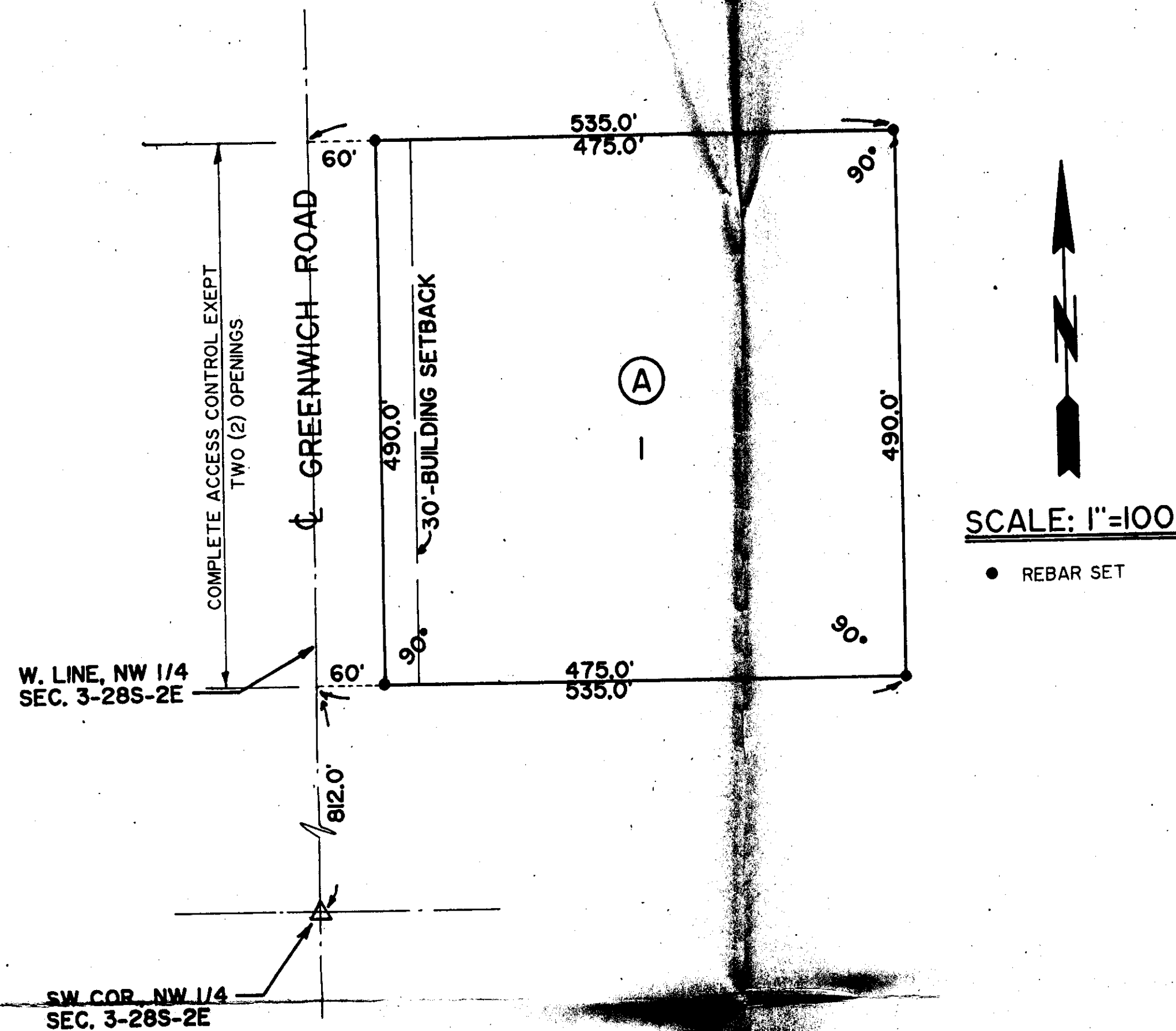
Sincerely,

Don Losew
Senior Planner

DL:jcm

FILE COPY

cc: Lao Buddhist Assn. of Kansas, Inc., Kam P. Manyseng, Pres.,
3819 E. Pawnee, 67218
Mike Lindebak, City Engineer



LAO ADDITION
TO
SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

I, BABAR M. KHAN, A LICENSED LAND SURVEYOR IN AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "LAO ADDITION TO SEDGWICK COUNTY, KANSAS" AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF PROPERTY SURVEYED, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF NORTHWEST QUARTER(NW 1/4) OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS; SAID POINT BEING 812.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER(NW 1/4); THENCE EAST AT RIGHT ANGLE TO THE WEST LINE OF SAID NW 1/4, 535.0 FEET; THENCE NORTH AT RIGHT ANGLE TO THE PREVIOUS DESCRIPTION LINE, 490.0 FEET; THENCE WEST AT RIGHT ANGLE TO PREVIOUS DESCRIPTION LINE, 535.0 FEET TO A POINT ON THE WEST LINE OF SAID NW(1/4); THENCE SOUTH 490.0 FEET TO THE POINT OF BEGINNING EXCEPT THE ROAD RIGHT-OF-WAY FOR GREENWICH ROAD.

THIS SURVEY WAS COMPLETED IN JANUARY, 1991.

BABAR M. KHAN, R.L.S. # 985

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOT, BLOCK AND STREET, THE SAME TO BE KNOWN AS "LAO ADDITION TO SEDGWICK COUNTY, KANSAS". THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF PUBLIC. ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM GREENWICH ROAD OVER AND ACROSS THE EAST LINE OF GREENWICH ROAD, AS SHOWN, ARE HEREBY GRANTED TO APPROPRIATE GOVERNING BODY EXCEPT FOR TWO (2) OPENINGS.

LAO BUDDHIST ASSOCIATION OF KANSAS INC.

KAM P. MANYSENG, PRESIDENT

SANG SENGVILAY, SECRETARY

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1991, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME LAO BUDDHIST ASSOCIATION OF KANSAS INC., A CORPORATION, BY IT'S PRESIDENT, KAM P. MANYSENG, AND IT'S SECRETARY, SANG SENGVILAY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THAT FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS THEIR VOLUNTARY ACT AND DEED AND THE ACT AND DEED OF SAID CORPORATION. IN THE TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

WE, FIRST NATIONAL BANK, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THIS PLAT "LAO ADDITION TO SEDGWICK COUNTY, KANSAS".

FIRST NATIONAL BANK

_____, PRESIDENT

_____, SECRETARY

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____

1991, BY _____ AS
NOTARY PUBLIC
OF FIRST NATIONAL BANK ON BEHALF OF FIRST NATIONAL BANK.
_____, NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION, WICHITA, KANSAS.
DATED _____ DAY OF _____, 1991.
_____, CHAIRMAN
GEORGE SHERMAN, SECRETARY
MARVIN KROUT
THIS PLAT AND DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1991.
_____, MAYOR
BOB KNIGHT, CITY CLERK
PAT BURNETT
THIS PLAT AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1991.
_____, CHAIRMAN
BILLY G. MCRAE, COMMISSIONER
BETSY GWIN, COMMISSIONER
PAUL W. HANCOCK, COMMISSIONER
BERNARD A. HANCOCK, COMMISSIONER
MARK F. SCHUBERT, COMMISSIONER
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OF SEDGWICK COUNTY, KANSAS, ON THIS _____ DAY OF _____, 1991.
_____, REGISTER OF DEEDS
PAT KETTLER, DEPUTY
ED RESA

MUNICIPAL ENGINEERS
Civil Engineers & Land Surveyors
224 East 10th St.
Wichita, Kansas 67211

SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
		DRAWING NUMBER