

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

October 31, 1991

STAFF REPORT
(Final Plat, 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

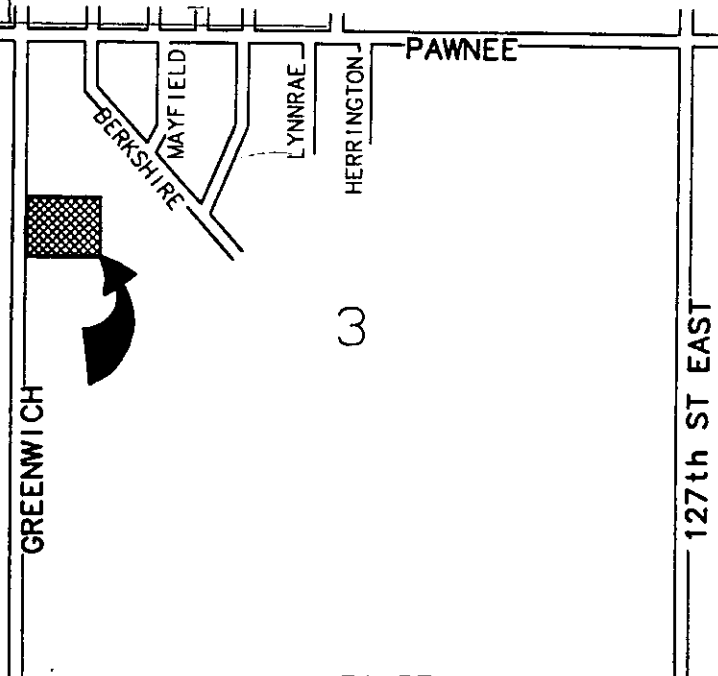
MINIMUM LOT AREA: 5.5 Acres

CURRENT ZONING: "R-1" Suburban Residential

Apps

Water

VICINITY MAP:



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. At the time that the preliminary plat was reviewed, the Health Department indicated that a problem existed concerning the location of an existing lagoon. Health should be prepared to indicate if any problems still exist involving this lagoon.
- B. Since two openings are being provided to Greenwich Road, the word "complete" should be deleted from the face of the plat.
- C. 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.
- D. 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.
- E. 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.
- F. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

January 24, 1991

STAFF REPORT
(Preliminary Plat)

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

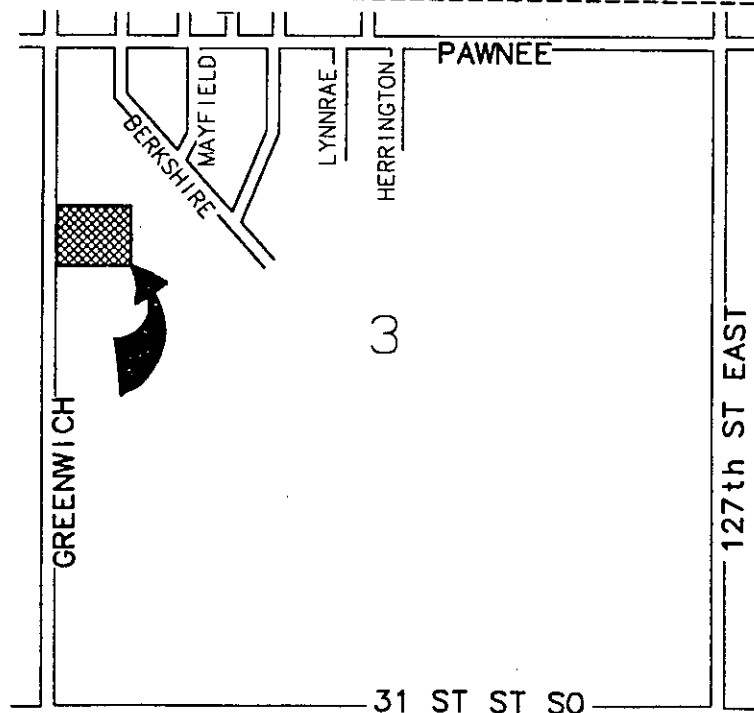
NUMBER OF LOTS

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

MINIMUM LOT AREA: 5.5 Acres

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



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. The final plat shall indicate the dedication of access control except for two (2) openings to Greenwich Road.
- C. An additional 10 feet of right-of-way along Greenwich Road shall be dedicated by way of the plat in order to bring Greenwich Road up to FAS Standards of 60 feet of half right-of-way for roads in unincorporated areas.
- D. 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.
- E. 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.
- F. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. 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.
- H. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- I. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
- J. County Engineering should also be prepared to comment if this site would possibly have access to any existing or planned sewer lines from Greenwich Heights 1st or 2nd Additions. This property is also near the Four-Mile Creek area and County Engineering may want to comment on that.

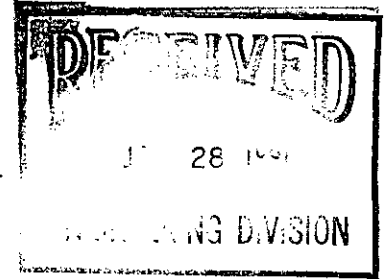
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 24, 1991



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

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

Dear Babar:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 24, 1991, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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. The final plat shall indicate the dedication of access control except for two (2) openings to Greenwich Road.
- C. An additional 10 feet of right-of-way along Greenwich Road shall be dedicated by way of the plat in order to bring Greenwich Road up to FAS Standards of 60 feet of half right-of-way for roads in unincorporated areas.
- D. 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.
- E. 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.
- F. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D 91-1 Lao Addition

- G. 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.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm
Enclosure

cc: Lao Buddhist Asso. of Kansas Inc., Kam P. Manyseng, Pres.,
3819 E. Pawnee, Wichita, KS 67218
Pam Bauer, 1953 S. 127th St. E., Wichita, KS 67207
Mike Lindebak, City Engineer