

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-44 - BUU QUANG TEMPLE ADDITION

OWNER/APPLICANT: Buu Quang Temple, 5157 S. Hydraulic, Wichita, KS 67216

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

LOCATION: West side of Hydraulic Avenue, South of 47th St. South

SITE SIZE: .95 acres

NUMBER OF LOTS

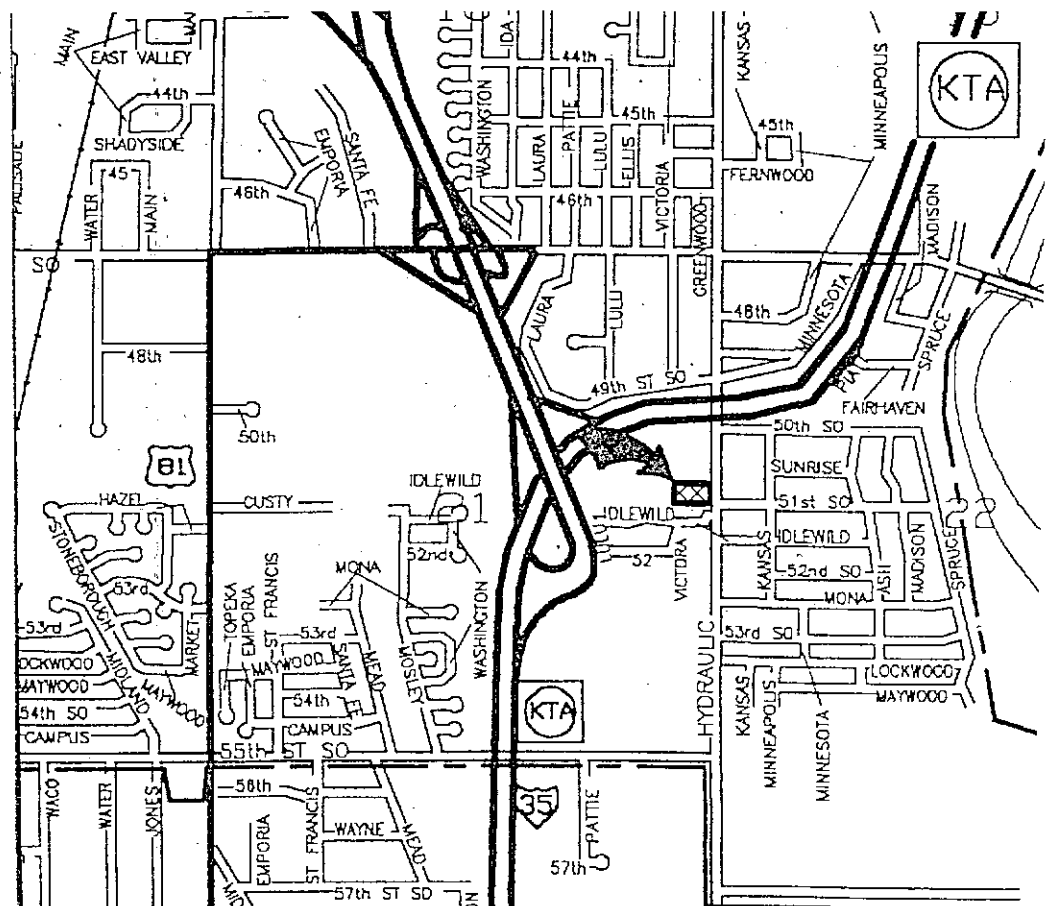
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 39,637 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted site located within the City of Wichita containing an existing structure.

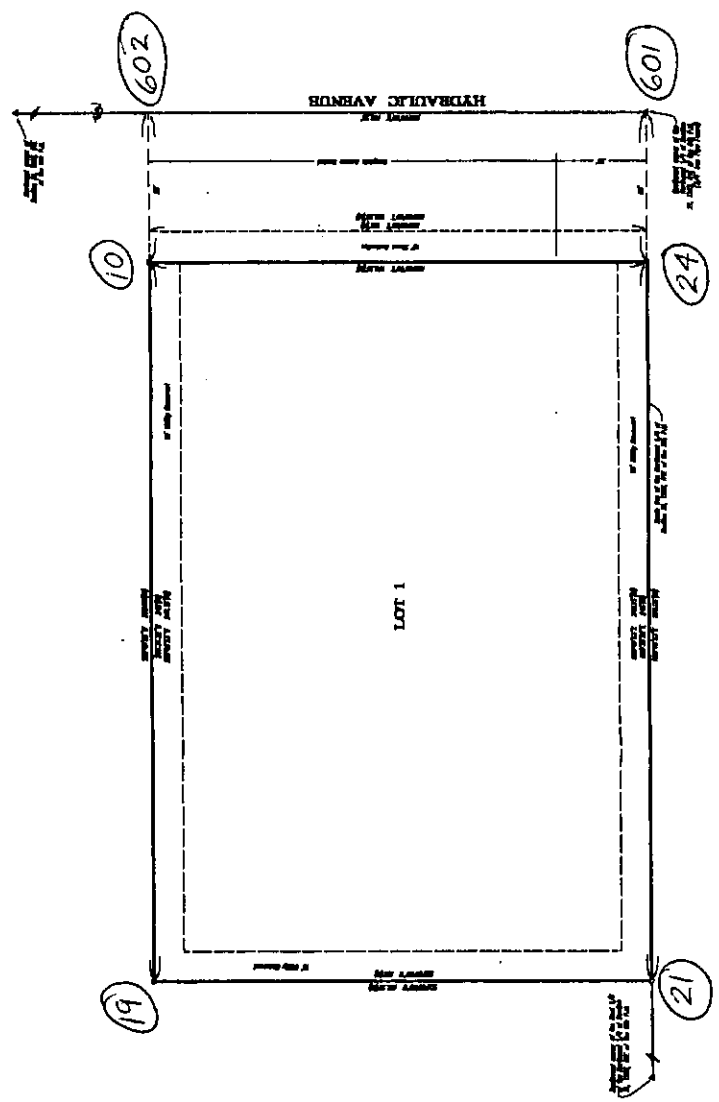
STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. **City Engineering** needs to comment on the need for any guarantees or easements.
- 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. **Traffic Engineering** needs to comment on the access controls. The plat denotes an existing access opening along the south 30 feet of the lot's frontage to Hydraulic.
- E. 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.
- F. 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.
- G. The platator'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.
- H. 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. (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.)
- I. 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.
- J. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

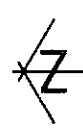
- K. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- L. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

CLOSURE COMPUTATIONS

FINAL FLAT OF
"BUU QUANG TEMPLE"
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
 IN THE NE 1/4 OF SECTION 21, T28S, R12E OF THE 6TH P.M.



VICINITY MAP OF "BUU QUANG TEMPLE"
 No. 21, T28S, R12E



SCALE: 1" = 20'

- LEGEND**
- A = Section Corner
 - B = 66' BOUNDARY WITH U.S. CORNER
 - C = 66' BOUNDARY WITH U.S. CORNER
 - D = 66' BOUNDARY WITH U.S. CORNER
 - E = 66' BOUNDARY WITH U.S. CORNER
 - F = 66' BOUNDARY WITH U.S. CORNER
 - G = 66' BOUNDARY WITH U.S. CORNER
 - H = 66' BOUNDARY WITH U.S. CORNER
 - I = 66' BOUNDARY WITH U.S. CORNER
 - J = 66' BOUNDARY WITH U.S. CORNER
 - K = 66' BOUNDARY WITH U.S. CORNER
 - L = 66' BOUNDARY WITH U.S. CORNER
 - M = 66' BOUNDARY WITH U.S. CORNER
 - N = 66' BOUNDARY WITH U.S. CORNER
 - O = 66' BOUNDARY WITH U.S. CORNER
 - P = 66' BOUNDARY WITH U.S. CORNER
 - Q = 66' BOUNDARY WITH U.S. CORNER
 - R = 66' BOUNDARY WITH U.S. CORNER
 - S = 66' BOUNDARY WITH U.S. CORNER
 - T = 66' BOUNDARY WITH U.S. CORNER
 - U = 66' BOUNDARY WITH U.S. CORNER
 - V = 66' BOUNDARY WITH U.S. CORNER
 - W = 66' BOUNDARY WITH U.S. CORNER
 - X = 66' BOUNDARY WITH U.S. CORNER
 - Y = 66' BOUNDARY WITH U.S. CORNER
 - Z = 66' BOUNDARY WITH U.S. CORNER

FLOOD ZONE MAP
 No. 21, T28S, R12E

SCALE: 1" = 1,000'

- LEGEND**
- 1 = Flood Hazard Zone
 - 2 = Flood Hazard Zone
 - 3 = Flood Hazard Zone
 - 4 = Flood Hazard Zone
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 - 49 = Flood Hazard Zone
 - 50 = Flood Hazard Zone

Buddhist Temple Prelim and S.O.

Initial parcel

Point	Bearing	Distance
601		
602	N0°00'00"E	166.204
19	S89°40'53"W	290.000
21	S0°00'00"E	166.204
601	N89°40'53"E	290.000
Area:	1.1065 acres	

Buddhist Temple Prelim and S.O.

Job ID : BU2
Job name : Buddhist Temple Prelim and S.O.
Description : final points, rotated and floated
Reference : 990194
Projection : None
Date printed: 18/06/99 4:05pm

Initial parcel

Point	Bearing	Distance
24		
10	N0°00'00"E	166.204
19	S89°40'53"W	240.149
21	S0°00'00"E	166.204
24	N89°40'53"E	240.149
Area:	0.9163 acres	
Lot misclose:	no misclose	