

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

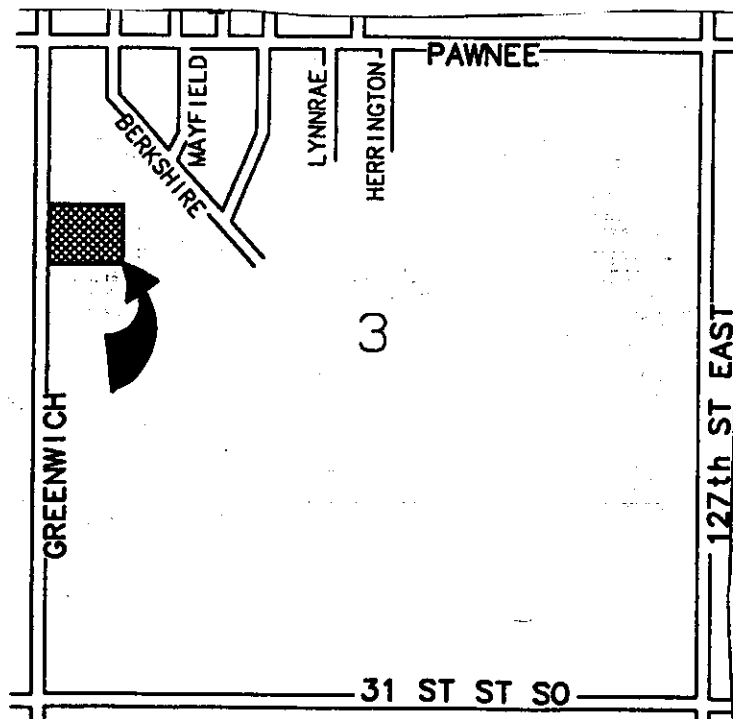
NUMBER OF LOTS

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

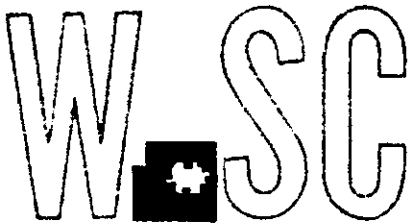
MINIMUM LOT AREA: 5.5 Acres

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

