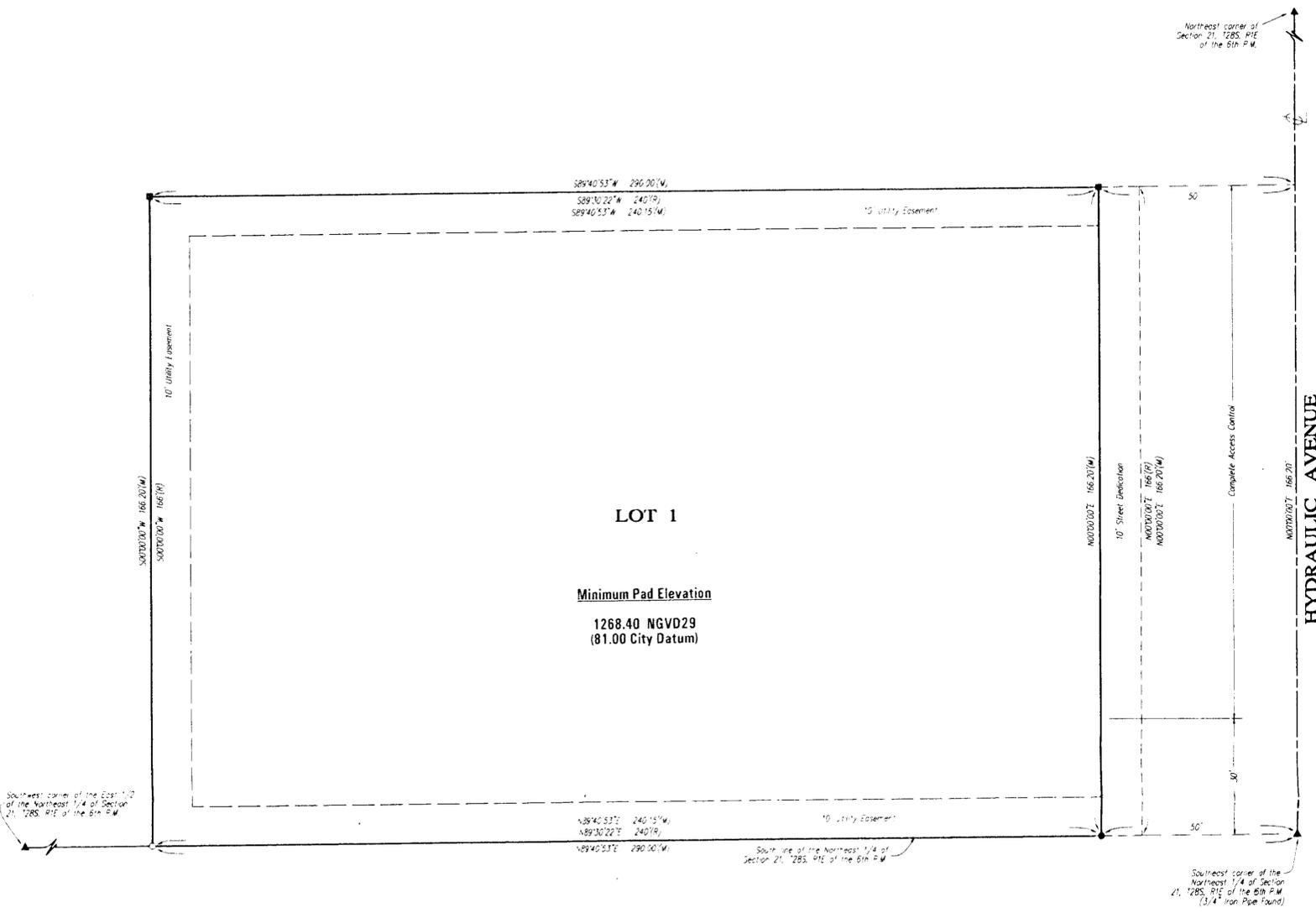


*Final tracing received 7-27-99*

FINAL PLAT OF  
**"BUU QUANG TEMPLE"**  
 AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS  
 IN THE NE 1/4 OF SECTION 21, T28S, R1E OF THE 6TH P.M.



State of Kansas )  
 Sedgwick County ) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "BUU QUANG TEMPLE", an Addition to Wichita, Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The East 290 feet of the South five acres of the East Half of the Northeast Quarter of Section 21, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, Except the East 40 feet thereof for street purposes.

TERRA TECH LAND SURVEYING, INC.

*Michele Goodrich*  
 Michele Goodrich LS #958  
 Date July 12, 1999

This plat of "BUU QUANG TEMPLE", an Addition to Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

WICHITA-SEDGWICK COUNTY  
 METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chairman  
 William M. Johnson

\_\_\_\_\_, Secretary  
 Marvin S. Krout

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

WICHITA CITY COUNCIL

\_\_\_\_\_, Mayor  
 Bob Knight

\_\_\_\_\_, City Clerk  
 Pat Burnett

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_, County Clerk  
 James Alford

State of Kansas )  
 Sedgwick County ) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_, Register of Deeds  
 Bill Meek

\_\_\_\_\_, Deputy  
 Linda Kizzire

Know all men by these presents that Chue Van Huynh, owner of the land described in the Surveyor's Certificate, has caused the same to be surveyed and platted into a Lot and a Street, to be known as "BUU QUANG TEMPLE", an Addition to Wichita, Sedgwick County, Kansas. The Street is hereby granted to and for the use of the public. All abutters' rights of access to or from Hydraulic Avenue, over and across the East line of Lot 1, are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Hydraulic Avenue, over and across the South thirty feet of said Lot 1. A minimum pad elevation (lowest opening) of 1268.40 NGVD29 is hereby established for Lot 1. A drainage plan has been developed for this plat and 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. The utility easements are hereby granted for the construction and maintenance of all public utilities.

*Chue Van Huynh*  
 Chue Van Huynh

State of Kansas )  
 Sedgwick County ) ss

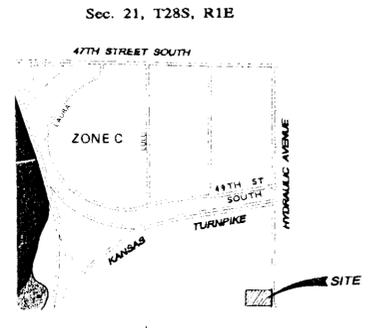
This instrument was acknowledged before me this 20th day of July, 1999, by Chue Van Huynh.

*Lynda C. Clark*  
 Lynda C. Clark, Notary Public

My Commission Expires: March 20, 2001

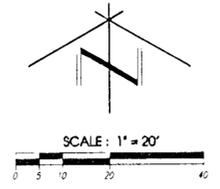
09/02/2001

**FLOOD ZONE MAP**



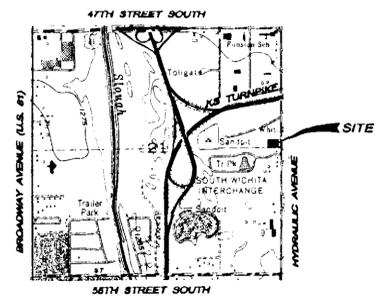
SCALE: 1" = 1,000'

**FLOOD ZONE:**  
 Subject property is in Zone C, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200328 0035 B, effective May 15, 1986.



**VICINITY MAP OF "BUU QUANG TEMPLE"**

Sec. 21, T28S, R1E



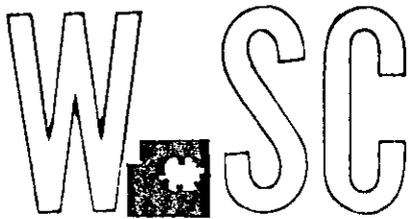
DERBY QUADRANGLE  
 7.5 Minute Series

SCALE: 1" = 2,000'

**LEGEND:**  
 ▲ = Section Corner  
 ■ = #5 Rebar Found with I.D. Cap "A.C.L.S. 77"  
 ○ = 3/4" Iron Pipe Found  
 ● = #4 Rebar Set with I.D. Cap "T.L.S.I. CLS22"  
 (P) = Record  
 (M) = Measured  
 Bearing Basis Assumed  
 Date of Preparation: June 18, 1999

**BENCH MARK:**  
 City-of-Wichita Disk, West side of "T" intersection of Hydraulic and 51st Street South, concrete base for school crossing light, 28.3' West of centerline of Hydraulic.  
 Elevation: 1267.87 NGVD29  
 80.47 City Datum

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1528  
PHONE (316) 258-4421  
FAX (316) 258-4390

July 15, 1999

Michele Goodrich  
Terra Tech Land Surveying, Inc.  
239 N. Ohio  
Wichita, KS 67214

RE: S/D 99-44- One-Step Final Plat of BUU QUANG TEMPLE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 15, 1999, 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 of July 9, 1999.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

RE: S/D 99-44- One-Step Final Plat of BUU QUANG TEMPLE ADDITION  
July 15, 1999  
Page 2

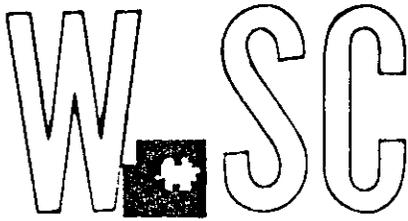
Sincerely,

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Buu Quang Temple, 5157 S. Hydraulic, Wichita, KS 67216  
Mike Lindebak, City Engineer  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
(316) 258-4421  
FAX (316) 258-4390

July 9, 1999

Michele Goodrich  
Terra Tech Land Surveying, Inc.  
239 N. Ohio  
Wichita, KS 67214

RE: S/D 99-44- One-Step Final Plat of BUU QUANG TEMPLE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 8, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

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. **No guarantees are required.**
- 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. **The drainage plan is approved.**
- 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. **The access controls are acceptable.**
- 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 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.
- 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.

RE: S/D 99-44-- One-Step Final Plat of BUU QUANG TEMPLE ADD' N  
July 9 1999  
Page 3

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 15, 1999, at 12:00 p.m.

If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Buu Quang Temple, 5157 S. Hydraulic, Wichita, KS 67216  
Mike Lindebak, City Engineer  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public  
Works, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**  
**(One-Step Final Plat Approved 7/8/99)**

**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 47<sup>th</sup> St. South

**SITE SIZE:** .95 acres

**NUMBER OF LOTS**

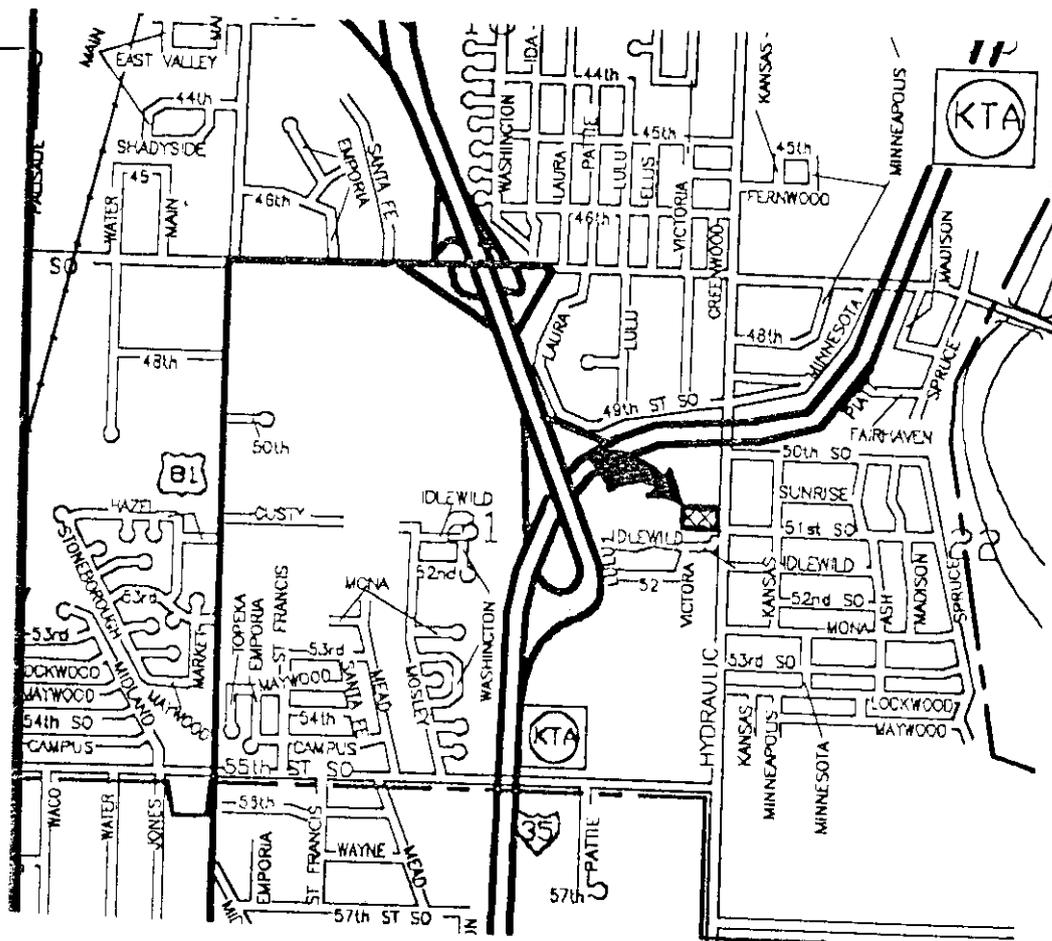
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<b>1</b>

**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. **No guarantees are required.**
- 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. **The drainage plan is approved.**
- 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. **The access controls are acceptable.**
- 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 plat'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.

S/D 99-44 -- One-Step Final Plat of BUU QUANG ADDITION  
July 15, 1999 - Page 3

- 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.