

S/D 97-34 -- One-Step Preliminary Final Plat of RESTHAVEN GARDEN OF MEMORY

May 22, 1997 - Page 2

NOTE: This One-Step plat of Resthaven Gardens of Memory Addition covers portions of the existing Resthaven Cemetery and proposed expansions. The southern half of the plat is currently zoned LI, Limited Industrial which permits cemeteries by-right. The north half is zoned SF-20, Single-family. A Conditional Use, CU-123, to permit a cemetery on the SF-20 and SF-6 zoned land was approved in 1970.

STAFF COMMENTS:

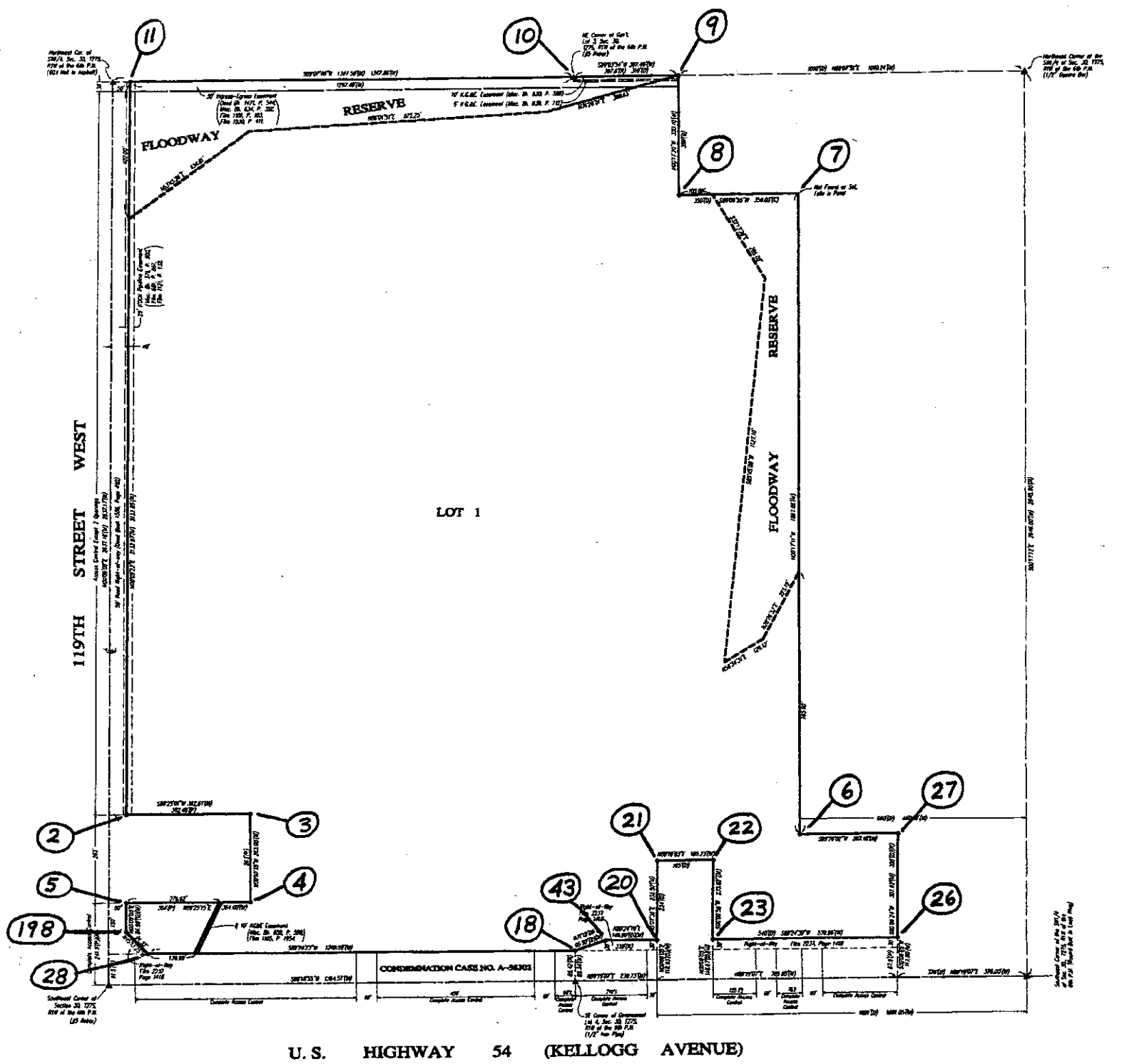
- A. The applicant is advised that annexation of the land by the City of Wichita should be completed prior to this plat being forwarded to the City Council for their consideration. Otherwise, this plat will need to go to both the City Council and the County Commission.
- B. As shown, no block or lot numbers have been indicated and it is unclear how the administration and maintenance tract is to be treated. Is it to be included in the overall lot and block for the rest of the cemetery or is it a separate lot/block. The same with the mausoleum.
- C. The tracts for the mausoleum and the administration and maintenance lots are land locked with no means of access shown, unless the entire tract is served by private drives.
- D.** Engineering needs to comment on the need for a guarantee of the extension of sanitary sewer.
- E.** Engineering needs to comment on the need for a guarantee of the extension of City water.
- F. Traffic Engineering needs to comment on the need, if any, for improvements or dedications to 119th Street or Kellogg right-of-way.
- G. Traffic Engineering needs to comment on access control to Kellogg and 119th Street as proposed by this plat.
- H. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J.** City Engineering needs to comment on the status of the applicant's drainage plan.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- L. 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.

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May 22, 1997 - Page 3

- M. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - N. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
 - O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
 - P. Perimeter closure computations should be submitted with the final plat tracing.
 - Q. Recording of the plat within thirty (30) days after approval by the City Council.
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CLOSURE COMPUTATIONS FOR
"RESTHAVEN GARDENS OF MEMORY"
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
IN THE SW 1/4 OF SECTION 30, T27S, R1W OF THE 6TH P.M.



TERRA TECH //
LAND SURVEYING / INC.

22200 W. 63rd St. S.
 Viola, Kansas 67149
 (316) 794-2863 / 794-3273
 Fax (316) 794-3274

Resthaven Gardens of Memory - Final Plat

Job ID : RHI
Job name : Resthaven Gardens of Memory - Final Plat
Description : Closure Computations
Reference :
Projection : None
Date printed: 07/10/02 9:34am

Initial parcel

Point	Bearing	Distance
11		
10	N89°07'52"E	1297.458
9	N89°03'54"E	307.478
8	S0°17'20"E	350.101
7	N89°06'55"E	350.027
6	S0°17'11"E	1867.857
27	N89°26'02"E	287.182
26	S0°06'24"W	307.619
23	S89°24'39"W	539.964
22	N0°09'59"E	233.815
21	S89°18'03"W	165.229
20	S0°07'36"W	233.502
43	S89°24'19"W	149.887
18	S71°12'09"W	95.917
28	S89°24'23"W	1248.588
198	N45°13'25"W	91.328
5	N0°09'05"E	84.990
4	N89°25'14"E	364.006
3	N0°10'55"W	263.000
2	S89°25'01"W	362.611
11	N0°09'22"E	2132.972

Area: 110.6940 acres

Lot misclose: 1 : 7414101

Note: This site was approved for a Conditional Use (CU-123) as a cemetery in 1970. The applicant proposes a new mausoleum. The northwest portion of the site is located within the County and an annexation request has been submitted. The Kellogg freeway expansion project will involve a westbound access road which will be located along the south line of this plat.

STAFF COMMENTS:

- A. If the applicant's request for annexation is completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary.
- B. City Engineering needs to comment on the need for guarantees and easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan and the need for a floodway reserve.
- E. Traffic Engineering needs to comment on the need for access controls. The applicant proposes two access openings along Kellogg and one opening along 119th St. West. Traffic Engineering has advised the applicant that the two openings along Kellogg will connect to the one way proposed frontage road and access will be limited to right in and right out movements. The plat's text should note these access controls as being contingent upon construction of the frontage road.
- F. Traffic Engineering needs to comment on the need for any additional right-of-way for perimeter streets. Traffic Engineering has required 75-ft of half street right-of-way along 119th St. West for a distance of 175 feet north of the Kellogg right-of-way line, then tapering to 50 feet in width at a distance of 275 feet north of the intersection. The right-of-way on the southwestern corner of the plat shall consist of a 60-ft radius connecting the 119th St. right-of-way line and the Kellogg right-of-way line.
- G. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. The plat shall indicate the recording information for the pipeline easements on the property.
- H. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

- I. 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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/17/99)

CASE NUMBER: S/D 97-34 -- RESTHAVEN GARDENS OF MEMORY ADDITION

OWNER/APPLICANT: Resthaven Gardens of Memory, Inc., 11800 W. Kellogg, Wichita, KS 67209

SURVEYOR/ENGINEER: Terra Tech Land Surveying, 239 N. Ohio, Wichita, KS 67214-3933

LOCATION: Northeast corner of Kellogg and 119th St. West

SITE SIZE: 111.3 Acres

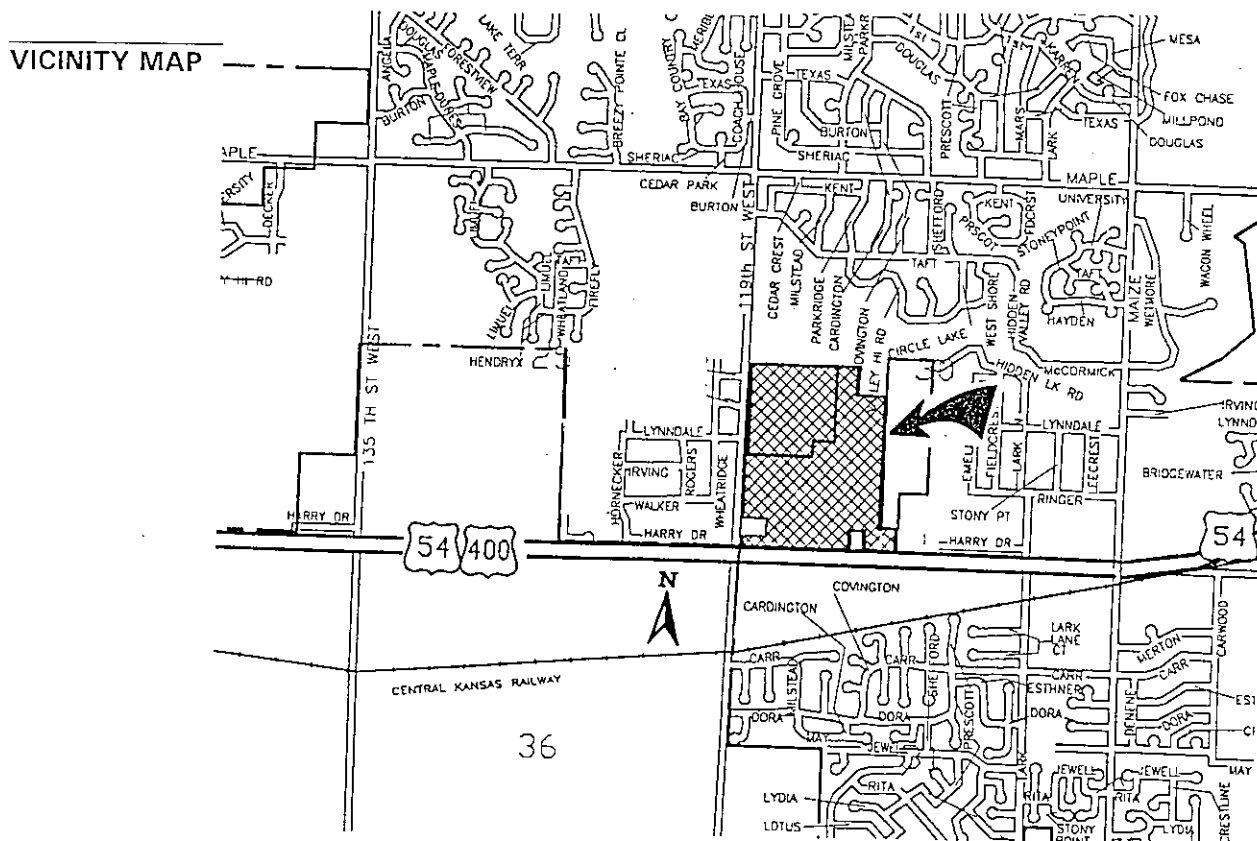
NUMBER OF LOTS

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

MINIMUM LOT AREA: 111.3 Acres

CURRENT ZONING: SF-6, Single-Family Residential
SF-20, Single-Family Residential
LI Limited Industrial

PROPOSED ZONING: Same



Note: This site was approved for a Conditional Use (CU-123) as a cemetery in 1970. The applicant proposes a new mausoleum. The northwest portion of the site was recently annexed (7/23/99) into the City. The Kellogg freeway expansion project will involve a westbound access road which will be located along the south line of this plat.

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for guarantees and easements. *A petition is required for both City water and sanitary sewer; the sewer petition to be held until future need arises.*
- 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 need for access controls. The applicant proposes four access openings along Kellogg and two openings along 119th St. West. Traffic Engineering has advised the applicant that the four openings along Kellogg will connect to the one way proposed frontage road and access will be limited to right in and right out movements. The plat's text should note these access controls as being contingent upon construction of the frontage road.
- E. Traffic Engineering needs to comment on the need for any additional right-of-way for perimeter streets. Traffic Engineering has required 75-ft of half street right-of-way along 119th St. West for a distance of 175 feet north of the Kellogg right-of-way line, then tapering to 50 feet in width at a distance of 275 feet north of the intersection. The right-of-way on the southwestern corner of the plat shall consist of a 60-ft radius connecting the 119th St. right-of-way line and the Kellogg right-of-way line.

The final plat has included the requested right-of-way.
- F. 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.
- G. 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.)
- H. 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.
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- J. 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.
 - K. 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.
 - L. Perimeter closure computations shall be submitted with the final plat tracing.
 - M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
 - N. 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.
 - O. 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.
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JAN-29-2002 TUE 09:33 PM CERT. ENG. DESIGN

FAX NO. 316 262 1669

P. 01

JAN-28-02 MON 12:54 PM CLARENCE FRAZIER

316 522 1544

P. 01

JAN -28 (MON) 11:20

WICHITA PW ENGINEERING

TEL:316 357 9021



FACSIMILE TRANSMITTAL

TO: Clarence Frazier
 FAX #: 522-1844
 RE: Sanitary sewer to serve Reshavan
 DATE: January 28, 2002
 PAGES: 4, including this coversheet.

Attached is a cost estimate for extending sanitary sewer to serve Reshavan. I have also included maps showing where the existing sewer line is, and the proposed sewer extension.

LELOY STINE
722-2956

From the desk of
 Julianne Kallman, P.E.
 City Engineer's Office
 City of Wichita
 455 N. Main

JAN 21 3337 23:17

P.01/05

TO 7943274

PAGE 001

MAR 15 3337 06:43 FR

Cost Estimate for City Sewer to serve Resthaven

600 lf 8" pipe	@	\$38	\$17,500
2 ea Manholes	@	\$3,000	\$6,000
1 ea arterial street crossing	@	\$10,000	\$10,000
			<u>\$33,500</u>

Design, Inspection, Administration: 35% \$11,726

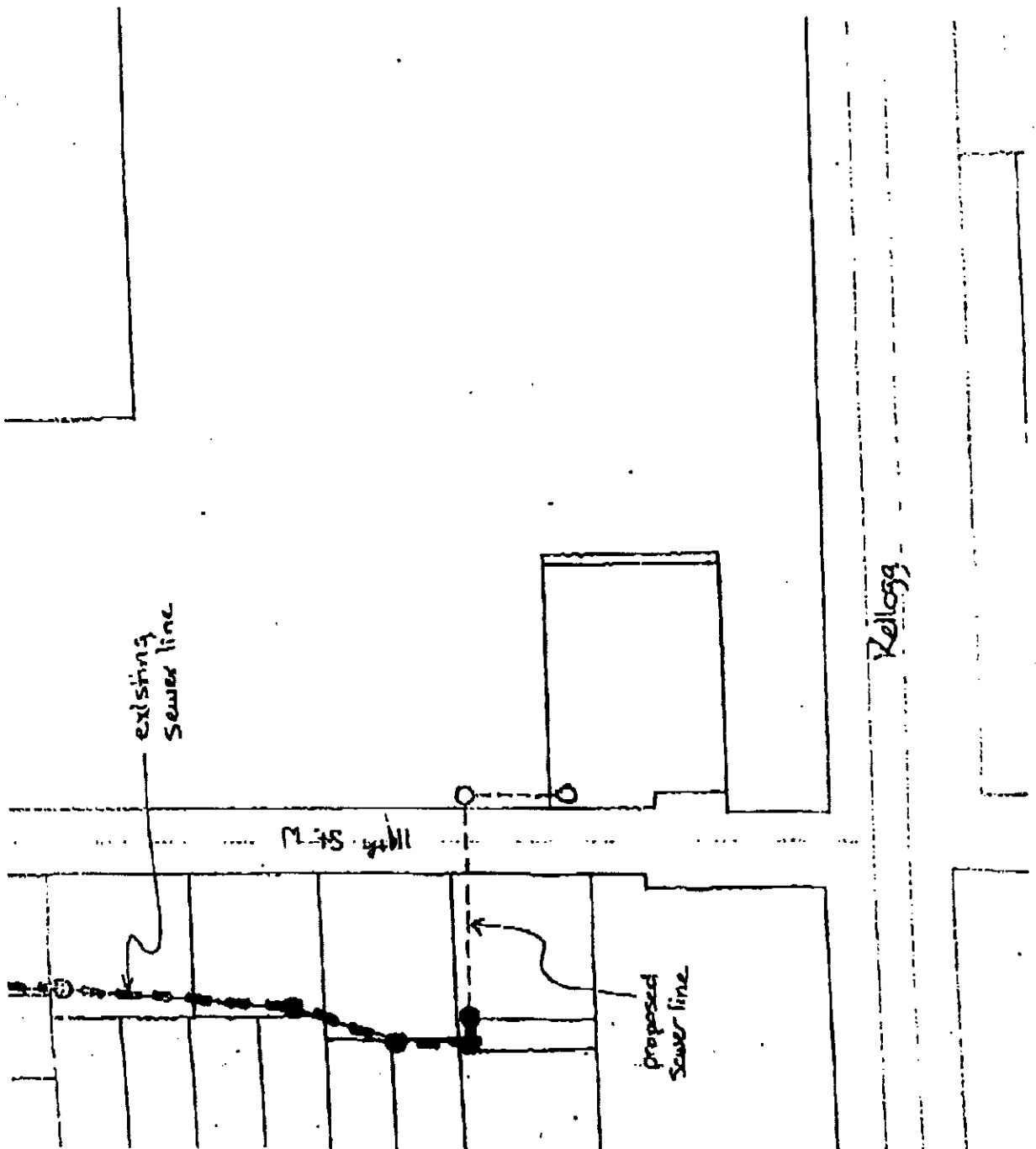
Total Estimated Cost: \$46,000

JAN -25' 02 (MON) 11:24

WICHITA PW ENGINEERING

TEL:316 337 9021

2.04



JAN 21 3337 23:18

P.03/05

TO 7943274

MAR 15 3337 06:43 FR

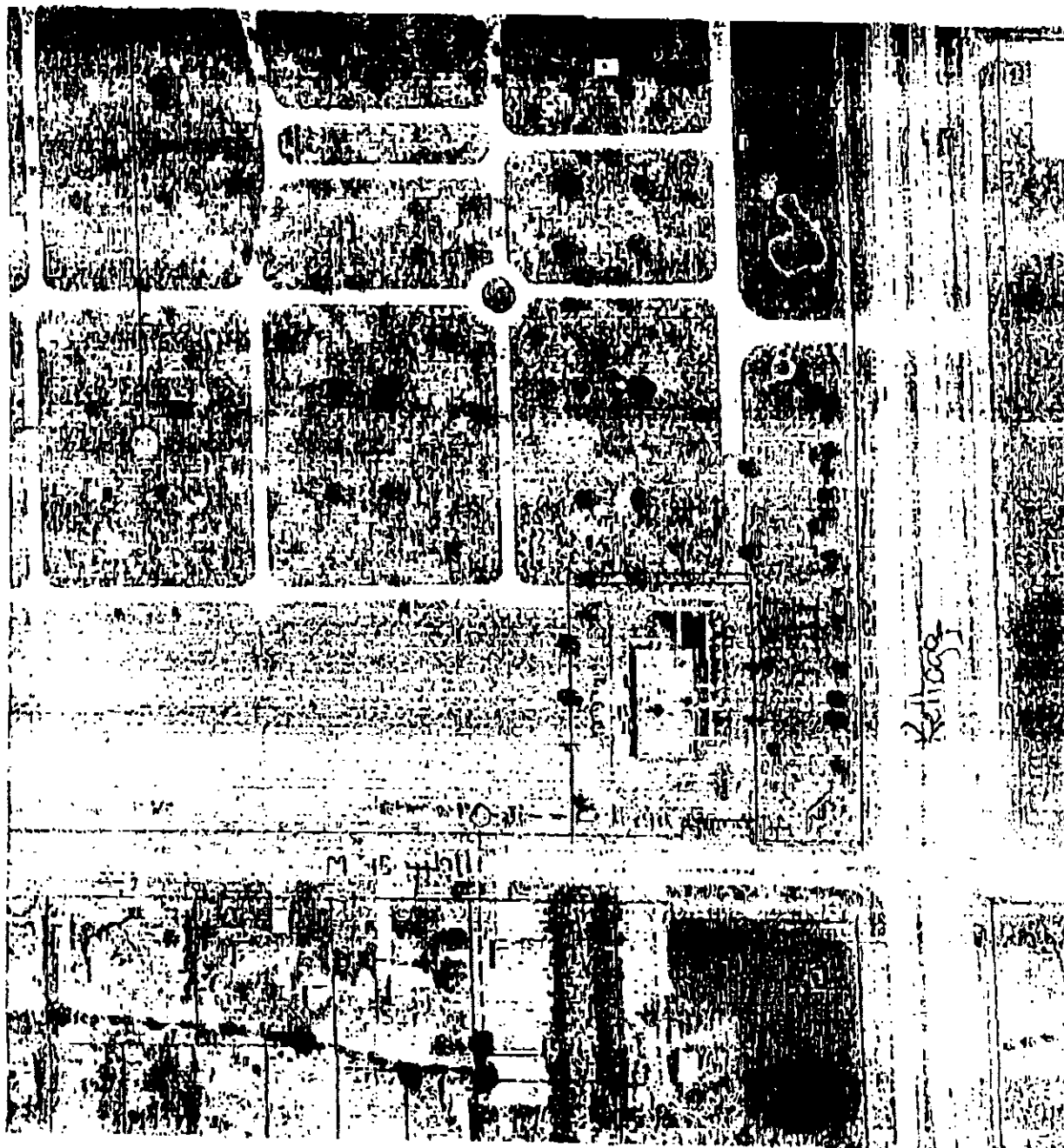
P00.030

JAN -29 6:00AM 11:21

WICHITA PW ENGINEERING

TEL:316 337 9021

26



February 11, 2002

FAX to Mr. Leroy Stein @ Resthaven Mortuary

We submit the following for your consideration, based on information obtained from the City of Wichita, but subject to changes when engineering is complete.

Est. 500 l.f. sanitary sewer @ \$20	\$10,000.
2 ea. Standard Manholes @ \$3000	6,000.
1 ea. Street crossing	8,000.
TOTAL:	\$24,000.

Also, the connections from the City main to your building should be approximately 400 l.f. @ \$10.00 or \$4,000.

CLEARWATER EXCAVATING, INC.

BY 
Clarence L. Frazier

FEB 04 3337 04:20

PAGE.001

P.05/05

10 7943274

MAR 15 3337 06:44 FR

November 5, 2002

Mr. Mark Hansen, General Manager
Resthaven Mortuary and Cemetery
11800 West Highway 54
Wichita, Kansas 67209

Re: "RESTHAVEN GARDENS OF MEMORY", an Addition to Wichita, Sedgwick County, KS

Dear Mark,

Enclosed are three blueline copies of the final plat referenced above, together with our final bill for the same. The mylar tracing of this plat is being delivered to you in a map tube. Please sign and notarize the plat tracing and call me when it is ready. We will pick it back up from you and deliver it to City Hall for signatures.

As you recall, this plat was on hold because the City wanted you to petition for extension of sewer and water mains. Since then, you have extended the water to serve your property and Mr. Leroy Stine tells me that the sanitary sewer will be extended some time next year as a private project. In order to comply with the requirements imposed by the City as a condition of plat approval, you will need to provide documents that show you intend to initiate this private project rather than petition the City to construct the sewer main. We can forward copies of the documents Leroy supplied to us, showing the limits of the project and written estimate for construction. What you will still need to supply is a irrevocable letter of credit in the amount of the estimate plus 35% (for design and inspection costs). I am enclosing a standard form for your banker to use. Please forward an executed copy of the letter of credit to me and I will deliver it to the planning department. Feel free to call me if you have any questions.

Very truly yours,

TERRA TECH LAND SURVEYING, INC.



Michele Webster, LS

P.S. I am also enclosing our invoice for retrieving data files containing topographic information in and around the Garden of Christus for your design engineer at Jeffrey Bruce & Associates. It took awhile to locate the various files and knit them together to make them more usable. We haven't heard back, so we assume they have all that they need from us.

✓ cc: Neil Evan Strahl, Senior Planner, Wichita-Sedgwick County Metropolitan Area Planning Department, 10th Floor - City Hall, 455 North Main, Wichita, Kansas 67202-1688

RECEIVED

NOV - 5 2002

CITY - ENGINEERING