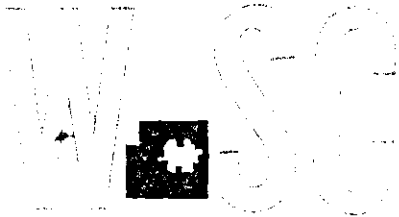


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

March 14, 1997

FILE COPY

Mid Kansas Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Ks 67206

Re: S/D 97-19 - RESURRECTION CEMETERY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 13, 1997, 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 March 7, 1997.

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 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.

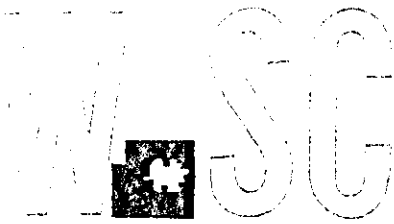
Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:lfb

cc: Attn.: Jerome Gerber, Catholic Diocese of Wichita, 1640 N. Maize, Wichita, KS 67212  
Attn.: Father Gilmore, Catholic Diocese of Wichita, 424 N. Broadway, Wichita, KS 67202  
Mike Lindebak, City Engineer



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DEPARTMENT

CITY HALL -- TENTH FLOOR  
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March 7, 1997

Mid Kansas Engineering Consultants, Inc.  
411 North Webb Road  
Wichita, Ks 67206

Re: S/D 97-19 - RESURRECTION CEMETERY ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 6, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. ✓ The applicant shall request annexation of this site to the City of Wichita. Such annexation will, however, be withheld from approval by the City until such time as planned improvements have been completed through the County. Such improvements shall, though, be completed within twelve (12) months approval of the plat by the City or annexation will be undertaken in any case.
- B. ✓ On the final plat tracing, the title of the plat shall drop reference to the City of Wichita since it is expected that the plat will be completed and recorded as a County site. As noted above, annexation will be delayed, but completion of the plat should be obtained in an expeditious manner.
- ✓ To allow for County Commission approval of this plat, the County Commission signature block shall be included on the final plat tracing.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Also, if necessary, the applicant shall provide any needed on or off-site utility easements for the extension of sewer.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. ✓ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

S/D 97-19 - RESURRECTION CEMETERY ADDITION (Final Plat)

March 7, 1997

Page 2

- F. Based upon the legal description shown on the plat, the site involves the area out to the section and consequently, the 50-foot strip along the west line of the plat would in effect be a dedication of street right-of-way for Maize Road. Both the face of the final plat tracing and platter's text should therefore be expected to show and reference any such dedication.
- G. No platting binder was submitted for this plat, so it is not clear if a previous dedication may have been described in the legal description. In any case, the plat binder shall be submitted with the final plat tracing and this plat will be subject to a review of the platting binder and any relevant conditions found by such a review.
- H. The applicant is advised that the existing storage building at this plat's northwest corner, located within the building setback area cannot be enlarged and if removed, cannot be replaced within the setbacks.
- I. On the final plat tracing, the MAPC signature block shall be amended to indicate John C. Frye as Chairman.
- J. On the final plat tracing, the tie points at this plat's western corners shall be more clearly labeled. For the southwest corner, this should be labeled as the "S.W. Cor., N.W. 1/4, S.W. 1/4" etc. and the northwest corner as the "N.W. Cor., S.W. 1/4", etc.
- 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- M. 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.)
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

S/D 97-19 - RESURRECTION CEMETERY ADDITION (Final Plat)

March 7, 1997

Page 3

P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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, March 13, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:ifb

Enclosure: Marked Copy of plat

cc: Attn.: Jerome Gerber, Catholic Diocese of Wichita, 1640 N. Maize, Wichita, KS 67212  
Attn.: Father Gilmore, Catholic Diocese of Wichita, 424 N. Broadway, Wichita, KS 67202  
Mike Lindebak, City Engineer

**METROPOLITAN AREA PLANNING COMMISSION**

March 13, 1997

**STAFF REPORT**

**(One-Step, Preliminary and Final Plat Approved 3/6/97)**

**CASE NUMBER:** S/D 97-19 - RESURRECTION CEMETERY ADDITION

**OWNER/APPLICANT:** Attn.: Jerome Gerber, Catholic Diocese of Wichita, 1640 N. Maize, Wichita, KS 67212; 722-1971

**SURVEYOR/ENGINEER:** Mid Kansas Engineering Consultants, Inc., 411 N. Webb Road, Wichita, Ks 67206; 684-9600

**LOCATION:** North of 13TH Street North and East of Maize Road.

**SITE SIZE:** 38.54 Acres

**NUMBER OF LOTS**

Residential: 1

Office:

Commercial:

Industrial: ==

Total: 1

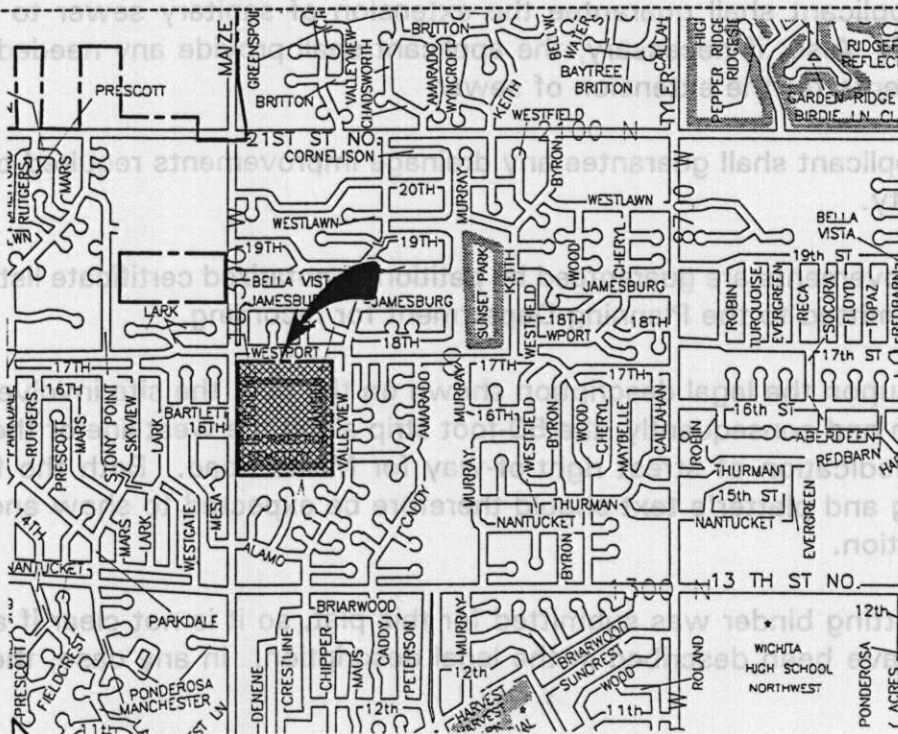
**MINIMUM LOT AREA:** 33,540 square feet

**CURRENT ZONING:** "SF-20"

**PROPOSED ZONING:** "SF-6" (upon annexation)

**FILE COPY**

**VICINITY MAP:**



NOTE: When this cemetery was first being developed, it was required to plat. However, no such plat was ever prepared even though the site has subsequently developed with a number of structures having been built. To further develop this site, platting is again being required. As has been the practice for recently platted cemeteries, the portion of the site involved in burials is being platted as a Reserve. The Reserve description of uses is generally allowed to be broad enough to allow for those features, uses, non-habitable structures, etc. typically associated with a cemetery.

Since this site is still in the County, while being surrounded by the City, annexation of the site will be required. However, the applicant has initiated the building permit process with the County and is requesting to be allowed to complete the presently planned development through the County.

**STAFF COMMENTS:**

- A. The applicant shall request annexation of this site to the City of Wichita. Such annexation will, however, be withheld from approval by the City until such time as planned improvements have been completed through the County. Such improvements shall, though, be completed within twelve (12) months approval of the plat by the City or annexation will be undertaken in any case.
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- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.