

May 30, 1986

Terra Tech Land Surveying, Inc.  
245 West Dewey  
Wichita, KS 67202

Re: S/D 86-45 - Final Plat of Vanderhoff Gardens Second  
Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 29, 1986, 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 May 23, 1986.

The Planning Commission expanded the wording of Item J of the above-referenced letter to read as follows:

9/0 J. The final plat tracing shall indicate the platting of sufficient right-of-way for a cul-de-sac to terminate Vanderhoff Street. The applicant shall guarantee the paving of the cul-de-sac.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Dean E. & Ida Mae Campbell, et al, 4403 W. Pawnee, Wichita, KS 67209  
Mike Lindebak, City Engineer



S/D No.: 86-45 Name: VANDERHOFF GARDENS SECOND ADDITION

Preliminary Approved: 5/8/86  
Scheduled S/D Meeting: 5/22/86

DESCRIPTION

General Location: South of Pawnee, in an area west of K-42.  
Owner: Dean E. & Ida Mae Campbell, et al, 4403 West Pawnee, Wichita, KS 67209  
Surveyor/Engineer: Terra Tech Land Surveying, Inc.

1. Gross Acreage of Plat: 7.48 Acres
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial:
  - Industrial: 3
  - Total: 3
3. Minimum Lot Area: 81,000 Sq. Ft.
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. This plat proposes the vacation of the east half of Young Street, adjacent to Lot 15, Vanderhoff Gardens. The west half of the street right-of-way needs to be vacated by separate instrument or by a replat of the property to the west. Approval of this replat, which vacates the east half of street right-of-way, is subject to the vacation of the west half of the street by the property owner to the west. This plat shall not be scheduled for City Commission review until it is certain that the west half of the street will be vacated.
- F. The final plat tracing shall indicate the platting of 35-foot building setbacks from both Pawnee Street and Vanderhoff Street.
- G. The final plat tracing shall label the centerline of Pawnee.
- H. On the final plat tracing, TONY CASADO shall be shown as Mayor in the City Commission signature block.
- I. The final plat tracing shall indicate a 10-foot wide utility easement adjacent to the west line of this plat.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- M. At the time the preliminary plat was reviewed, the termination of Vanderhoff Street with a turnaround was discussed. A requirement of preliminary plat approval was for the applicant's agent to contact the property owner to the west to discuss how a turnaround can be provided. The applicant's agent should be prepared to discuss this issue with the Committee.