

1. Critchfield Real Estate. Vacation of Street E/W.  
Existing 8" Water main ends 14' E and 4' N of the SE PC  
of Battin and 25th St. No water problem.
2. Clarence W. Rymer. Vacation of Storm Sewer and Drainage  
Esmt. No water problem.
3. City of Wichita. Vacation of St. R/W. No water problem
4. Inland Investment Inc. Vacation of Utility & drainage Esmt.  
No water problem.
5. Noordhoek Addition. Final Plat. Existing water in 143rd  
and 9+L St. Item D., outside city application & restrictive  
covenant required.
6. Holtman Addition. Preliminary Plat. No city water available.  
No water problem.
7. Wooster Addition. Final Plat. Item A, no water available,  
no water problem.
8. Pinewood Mobile Home Park Addition. Preliminary Plat. Existing  
main in Hydraulic. No water problem.
9. Vanderhoff Gardens Second Addition. Preliminary Plat. Item B.  
Mains to be extended. If Young St is vacated, how will Lot  
3 receive water, from Vanderhoff St.? State Highway  
Dept. is interested in Water extension, suggest P.O. to include  
all interested in water extension.
10. The Dugan Centre Addition. Preliminary Addition. Item D  
mains to be extended. Existing water main in Ridge Rd.  
and on Dugan at a location 192' N of Kellogg. To adequately serve  
the tract, main would need to be extended in Dugan and Taft  
and tied in at Ridge Rd. and Taft.

11. Woodspring Third Addition. Final Plat. Item B, main to be extended. No water problem.
12. New Western 2nd Addition. Preliminary Plat. Waterline is currently under construction.
13. Deer Run Addition. Second revised Preliminary Plat. Item A mains to be extended. Existing 24" main in Webb.
14. Cherokee Industrial Park Addition. Revised Prelim. Plat. Item D, mains to be extended. Main in Santa Fe needs to extend around Cul-de-Sac to serve lot 6, main in 93rd to be extended along south side of 93rd around Cul-de-Sac to serve lot 5. No water problem.
15. Golden Hills 2nd Addition. Final Plat. Item D, mains to be extended. No water problem.
16. Mid-Continent Airport Addition. Item D, main to be extended. The existing line along the west side of Lot 1, Blk 2 is not shown on their prelim. plat, this line is a 12" that extends only part way along Lot 1, Blk 2. A 12" line needs to be extended north along Lot 1, Blk 2, thence east along the south R of Lot 1, Blk 1.
17. Golf Park West Addition. Item B, mains to be extended. Petition being held by Church property on N side of 21st in approximately the same area as this plat. Nearest main in 21st St. N., west of Tyler.
18. Woodlawn Development Company. Dedicate Street R/W. No water problem.
19. Elmo and Mabel Mauck. Grant a portion of utility easement. No water problem.

20. Quincie and Zella Gibson. Dedicate Additional Street R/W. No water problem.
21. Quincie and Zella Gibson. Grant Additional Utility Esm't. No water problem.
22. Metonal Lab, Inc. . Dedicate Utility Esm't. No water problem.
23. Maurcen F. Hilbisk. Grant additional utility easement. No water problem.
24. Christopher Jeter. Dedicate Street R/W. No water problem.
25. City Land Inventory Case. No water problem
26. Other Matters.

Vanderhoff Water B.D. Areas:

①

Property	Area (S.F.)	% Total Area
KDOT	368,885	31.7%
Vanderhoff	328,315	28.2%
S. Side Pawnee	167,611 <del>40,109</del>	14.4%
N. Side Pawnee	298,900	25.7%
<b>TOTAL</b>	<b>1,163,711</b>	

Proposed Main Size 12" or 8" - Pawnee; 8" - Vanderhoff

Approximate Pipe Length = 2500 ft

Estimated Cost per lin. ft. = \$25.00

Estimated cost of project = \$62,500.00

Fire Hydt. Assy 3 @ 1500<sup>00</sup> = 4,500.00

Total Project Cost to B.D. = \$67,000.00

B.D. Project Cost = \$67,000<sup>00</sup>

Cost per S.F. = 0.05757

Estimated Assessments: (8" Costs assumed)

KDOT @ 368,885 SF = 21,238.34 ⇒ \$21,250<sup>00</sup>

Vanderhoff Lot 1 @ 130,946 SF = 7,539.14 ⇒ \$7,540<sup>00</sup>

" Lot 2 @ 81,000 SF = 4,663.53 ⇒ \$4,665<sup>00</sup>

" Lot 3 @ 116,370 SF = 6,699.99 ⇒ \$6,700<sup>00</sup>

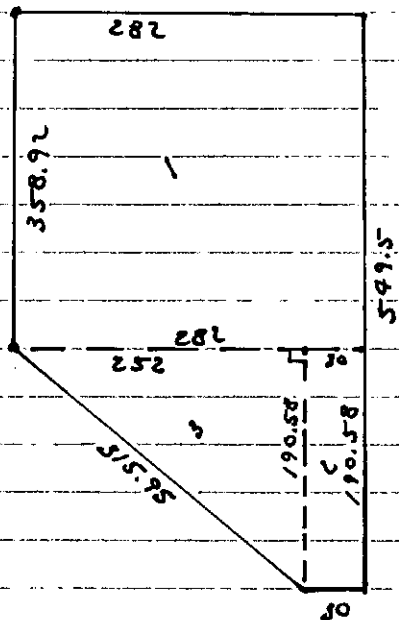
South Side Pawnee @ 167,611 = 9,650.11 ⇒ \$9,650<sup>00</sup>

North Side Pawnee @ 298,900 = 17,208.99 ⇒ \$17,210<sup>00</sup>

Vanderhoff

Total Area = Lot 1 + Lot 2 + Lot 3 = 328,315.92

Lot 1 = 130,945.92



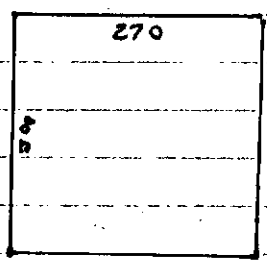
1)  $\square = 282 \times 358.92$   
 $= 101215.44$

2)  $\square = 30 \times 190.58$   
 $= 5717.40$

3)  $\triangle = \frac{1}{2} (190.58 \times 252)$   
 $= 2403.08$

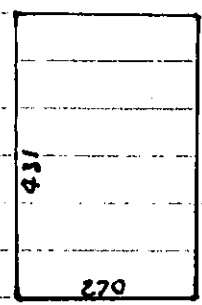
Total Lot 1 = 130,945.92

Lot 2 = 8,000.00



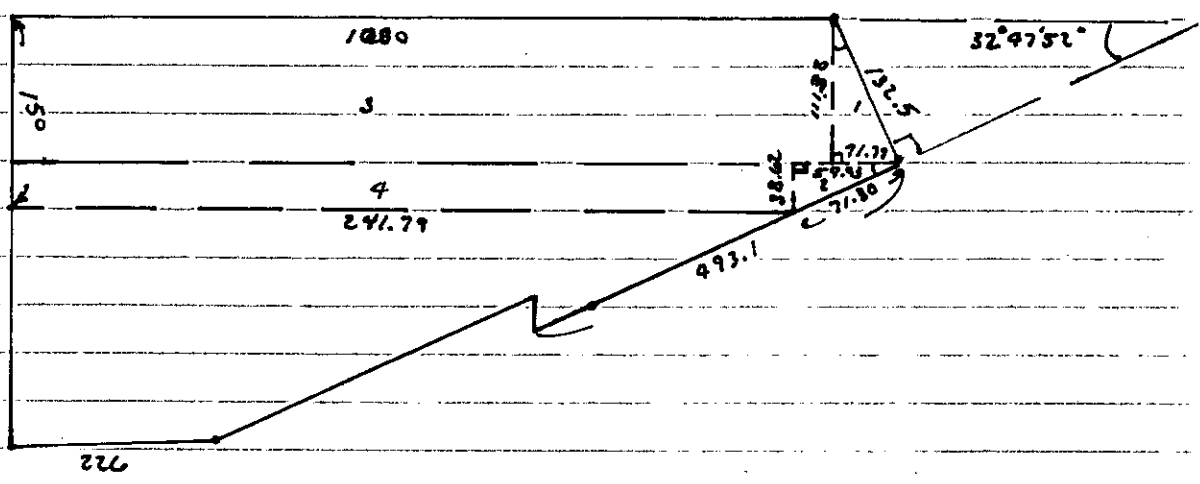
$\square = 270 \times 30$   
 $= 8,100.00$

Lot 3 = 116,370.00

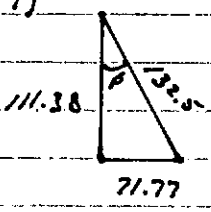


$\square = 270 \times 431$   
 $= 116,370.00$

S. Side Area

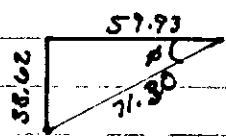


1)



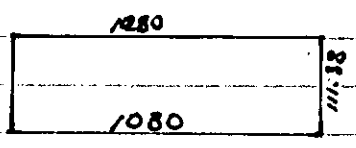
$\angle \theta = 32^{\circ}47'52'' = 32.79777$   
 $Area = \frac{1}{2} (71.77 \times 111.38) = 3996.89 = 3997$

2)



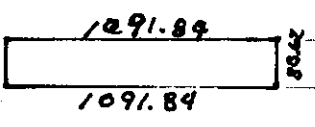
$\angle \theta = 32^{\circ}47'52''$   
 $Area = \frac{1}{2} (57.93 \times 38.62) = 1157.25 = 1157$

3)



$1080 \times 111.38 = 25617.4 = 25617$   
 $1080 \times 111.38 = 120290.4 = 120290$

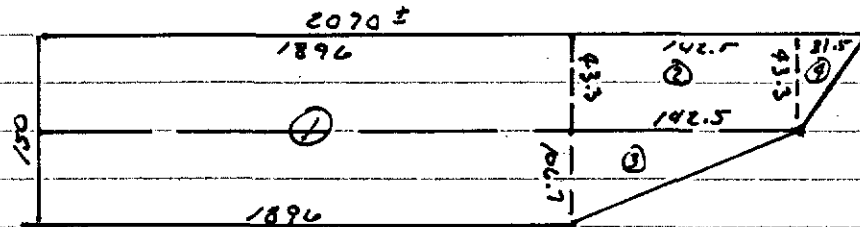
4



$1091.89 \times 38.62 = 9337.93 = 9338$   
 $1091.84 \times 38.62 = 42166.8 = 42167$

Total Area = 1+2+3+4 = ~~40109~~ 167611

N Side Pance



1)  $1896 \times 150 = 289,400$

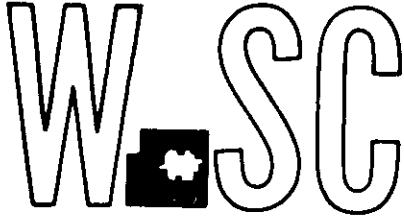
2)  $142.5 \times 43.3 = 6170.25 = 6170$

3)  $\frac{1}{2} (142.5 \times 106.7) = 7602.3 = 7602$

4)  $\frac{1}{2} (43.3 \times 31.5) = 682.0 = 682$

Total =  $298,854 = 298,900$

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561



May 9, 1986

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

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

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 8, 1986, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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.

C  
O  
P  
Y

Terra Tech Land Surveying, Inc.

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

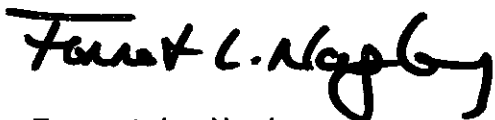
May 9, 1986

Page 2

- F. The final plat shall indicate the platting of 35-foot building setbacks from both Pawnee Street and Vanderhoff Street.
- G. The final plat shall label the centerline of Pawnee.
- H. On the final plat, TONY CASADO shall be shown as Mayor in the City Commission signature block.
- I. Since Young Street south of Vanderhoff is not opened, the applicant shall contact the property owner to the west to discuss how a turnaround can be provided.
- J. The final plat shall indicate the 10-foot utility easement requested by K.G.& E. adjacent to the west line of the plat.
- K. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

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

1. Industrial Park Development Company. Street E/W Vacation. Existing U.L. on N side of 37th. No water problem.

2. Robert Cox. Utility Easement Vacation. No water problem.

3. Westway Addition. Final Plat. Existing main in Seneca and Pawnee. Existing structure now served. **PROBLEMS!** 8" line shown is probably correct, however not all water lines are shown. Request 20' Utility esmt. for 8" main going west x SW from northerly end of 8" main shown. See notes on sketch plat. Consultant to determine location of 8" mains from Water Dept.

City. 4. Simon Industrial Park Addition. Preliminary Plat. Park City. No city water available. No water problem.

5. Huntington Place Addition. Final Plat. Item D, water to be extended. No water problems.

6. Vanderhoff Gardens Second Addition. Item B, water to be extended, no water problem. How will lot 3 be served by water?

City. 7. Gray's First Addition. Final Plat. Item B, main to be extended.

8. Burlington Northern Industrial Center Second Addition. Existing main in Ohio, no water problem.

City. 9. Wolke Addition. Preliminary plat. Item C, no city water available. No water problem.

10. The Dugan Centre. Final plat. Item B, mains to be extended. No water problem.

11. C. Wayne Kerr. Utility Esmt. Granting. No water problem.

Pre-Sub  
5-22-86

2

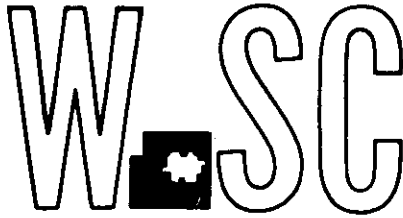
12. The Board of Park Commissioners. St R/W Dedication  
No water problem.

13. Ted & Ken Prichard. Grant Utility Esmt. Probably  
no problem.

14. Ted & Ken Prichard. St. R/W Dedication. No water problem.

15. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561



May 23, 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 Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 22, 1986, 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 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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.
- E. The final plat tracing shall indicate the platting of 35-foot building setbacks from both Pawnee Street and Vanderhoff Street.
- F. The final plat tracing shall label the centerline of Pawnee.

C  
O  
P  
Y

Terra Tech Land Surveying, Inc.

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

May 23, 1986

Page 2

- G. On the final plat tracing, TONY CASADO shall be shown as Mayor in the City Commission signature block.
- H. The final plat tracing shall indicate a 10-foot wide utility easement adjacent to the west line of this plat.
- I. The final plat tracing shall indicate a 30-foot wide utility easement centered on the centerline of vacated Young Street.
- J. The final plat tracing shall indicate the platting of sufficient right-of-way for a cul-de-sac to terminate Vanderhoff Street.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, May 29, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

**FLN**

Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

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

# KANSAS DEPARTMENT OF TRANSPORTATION



JOHN B. KEMP, Secretary of Transportation

JOHN CARLIN, Governor

P.O. Box 769  
Hutchinson, Kansas 67504  
June 6, 1986

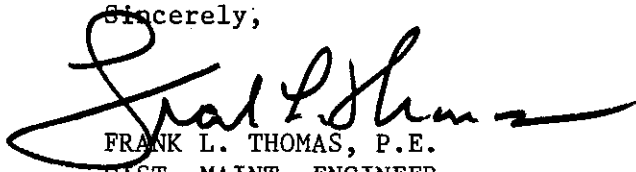
Sub-Area Garage & Construction Office  
I-235 & K-2/K-42  
Wichita, Kansas

Office of City Engineer  
City Hall - Seventh Floor  
455 North Main Street  
Wichita, Kansas 67202

Attention: Carl L. Gipson, P.E.  
Civil Engineer III

As requested, I am returning the material to accomplish the vacation of Young Street and also the petition requesting water service to the future KDOT facility.

Sincerely,



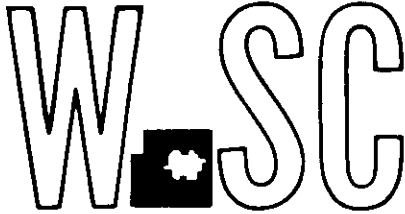
FRANK L. THOMAS, P.E.  
DIST. MAINT. ENGINEER

FLT:sl

Encl.



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

June 24, 1986

*Vanderhoff  
GARDEN 2nd Add'n  
Plat Folder*

Wade Culwell  
Kansas Department of Transportation  
P.O. Box 769  
Hutchinson, KS 67501

C  
O  
P  
Y

Re: V-1402 - Request to vacate street right-of-way for  
Young Street.

Dear Mr. Culwell:

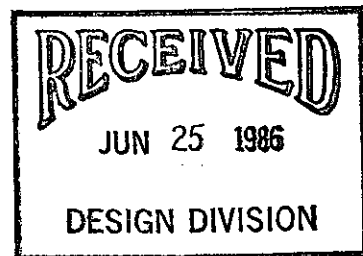
Your request to vacate the above-referenced street right-of-way has been scheduled for review by the Subdivision Committee of the Metropolitan Area Planning Commission at their next meeting on Thursday, July 3, 1986. The meeting will begin at 1:00 p.m. in the Board Room, First Floor, City Hall, 455 North Main. This item will be number 2 on the agenda.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:dik

cc: Carl Gipson, City Engineer's Office





GOVERNOR  
JOHN CARLIN  
SECRETARY OF TRANSPORTATION  
JOHN B. KEMP

# Kansas Department of Transportation

## Office of Chief Counsel

7th Floor  
State Office Building  
Topeka, Kansas 66612-1568  
913-296-3831

CHIEF COUNSEL  
MICHAEL B. REES  
FIRST ASSISTANT  
JOHN W. STRAHAN

STAFF ATTORNEYS  
RUSSELL K. ASH  
VICKY S. JOHNSON  
KRIS E. MCKINNEY  
TIMOTHY P. ORRICK  
MAX ROWINSKY  
JOHN R. SCHEIRMAN  
LISA E. SCHWINN  
JAY L. SMITH

December 10, 1986

Carl L. Gipson, P.E.  
City Engineer's Office  
City Hall, 7th Floor  
455 North Main Street  
Wichita, Kansas 67202

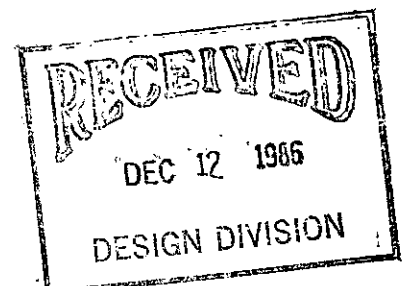
Re: Special Assessment for a water line serving the  
KDOT facility at K-42 & Pawnee Road, Wichita,  
Kansas

Dear Gipson:

I am in receipt of a letter dated June 4, 1986, that you sent to Mr. Frank Thomas, Kansas Department of Transportation concerning the above-referenced matter.

Since that time we have treated your notification as though it was an intended special assessment against State-owned property. In that we had previously requested and signed a petition asking that a water line be provided to our property, we have been processing this matter slightly different than we would on a normal special assessment. Among the statements in your letter you requested that a KDOT representative sign the petition. It would appear from the information that we have in Topeka that the petition was signed by Wade Culwell, District Engineer and returned. Another statement made in your June 4, 1986, letter was that the estimated assessment against our property would be \$19,936.

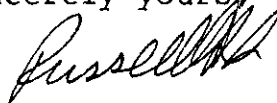
The purpose of this letter is to inquire whether or not a final cost for the proposed water line has been determined. We would like to be able to finalize this matter and pay our share of the cost of providing water to our shop site but until such time as we have a definite idea as to the final cost, we have been reluctant to go ahead and make the payment in the above-noted amount.



Carl L. Gipson, P.E.  
December 11, 1986  
Page 2

On behalf of the Kansas Department of Transportation, I am hereby requesting that you or someone from the City of Wichita provide us with something in writing telling us the amount of the special assessment for the water line we are expected to pay.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Russell K. Ash".

Russell K. Ash  
Staff Attorney

RKA:mm