

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"

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.

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

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

DESCRIPTION

General Location: South of Pawnee, in an area west of West Street.
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"

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. The applicant shall attempt to obtain a valid street paving petition for Vanderhoff Street. The petition shall provide for pavement of Vanderhoff Street from Young Street to where the pavement stops to the east.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. The final plat shall indicate the platting of 35-foot building setbacks from both Pawnee Street and Vanderhoff Street.
- H. The final plat shall label the centerline of Pawnee.
- I. On the final plat, TONY CASADO shall be shown as Mayor in the City Commission signature block.
- 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- M. Since Young Street south of Vanderhoff is not opened, the representatives from City and Traffic Engineering should be prepared to comment on what type of turnaround should be provided to properly terminate Vanderhoff.