

PLAN NO. 59-31 MAP NO. E-10

SECOND ADDITION TO VICKRIDGE

FOLDER #1

LOCATION NORTHEAST CORNER OF CENTRAL AND  
Rock Road

ENGINEER CLYDE M. BAUGHMAN

OWNER CATHOLIC DIOCESE - VICKERS TRUSTS

APPLICATION FILED 7-9-59

SKETCH PLAT FILED 7-9-59

PRELIMINARY FILED 10-8-59

S/D ACTION 10-29-59 APPROVE

FINAL FILED 11-27-59

S/D ACTION 12-11-59 APPROVE

MAPC ACTION 12-17-59 APPROVE

BCC ACTION 1-5-60 APPROVE

RECORDED 2-26-60

REMARKS SEE FOLDER #2  
FOR EXTRA COPIES OF PLATS

MICROFILMED  
FROM THE BEST  
AVAILABLE COPY

**THE CITY OF WICHITA**

OFFICE OF Supt. of Public Works Maint. DATE December 8, 1959



TO L. L. Little, Director of Planning

FROM G. H. Wilton, Supt. of Public Works Maintenance

SUBJECT : Drainage Study - Vickridge  
Addition, SW $\frac{1}{4}$ , Section 17,  
T-27-S, R-2-E.

Reference is made to my memo of 7-23-59; to a conference between J. A. Epperson, John S. Wertz, Dale Fair, Jr., Leland R. Edmonds, Glen Eicher, M. S. Mitchell, you and I, held 8-31-59; to a letter from Edmonds to Fair of 9-1-59 which outlined the results of this conference; to minutes of the Subdivision Committee meeting of 10-29-59; to a letter from Mr. Fair to you dated 12-4-59 and to the attached exhibits listed below:

1. Exhibit A - Final plat of Second Addition to Vickridge on which we have shown the following:
  - a. Red - Limits of 150' minimum width perpetual easement to the City of Wichita for the construction, maintenance and operation of an improved drainage-way designed to carry the peak 50-year frequency discharge from a fully developed upstream basin of approximately 2100 acres.
  - b. Green - Approximate limits of flowage easement designed to accommodate peak 50-year frequency discharge with existing channel conditions. This easement does not provide freeboard above the computed water surface.
2. Exhibit B - Topographic map of the SW $\frac{1}{4}$  of Section 17, T-27-S, R-2-E, at approximate scale of 1" equals 100' which was obtained by photographic enlargement of a portion of our standard 1" equals 200' topographic map. This exhibit also shows the alignment of the perpetual easement and flowage easement. In addition, the location and approximate elevation of three October 2nd '59 high water marks and the location of the two cross sections used to compute the limits of the flowage easement are shown on Exhibit B.
3. Exhibit C - Cross sections used to determine the limits of the flowage easement.

Please be advised that this office has spent a considerable amount of time and effort in making the studies required for subject subdivision. While results of the determinations for this report are not to be considered as exact or inflexible, they do represent our best efforts to arrive at an answer to a difficult problem.

December 8, 1959

- 2 -

L. L. Little

For the record, we wish to point out that the method of handling drainage for Vickridge is a departure from previous arrangements and may prove to be the best method of making the transition from present facilities to a structure designed to accommodate future discharge quantities. The fact that no public funds will be expended for maintenance of the waterway for some time to come, will tend to offset the cost of construction of the improved channel later, which we assume will be borne by the city at large. We believe that this is the first instance where a subdivider has agreed to advise the future owners that certain flood risks are involved in the use of specific tracts. We want to make it clear that the elevations referred to in Mr. Fair's letter of 12-4-59 provide only 1' of freeboard above the approximate computed water surface and that this should imply no guarantee on the city's part that flooding will not occur above the specified levels.

If we assume that the restrictions contained in item 3 of the above mentioned letter are approved by the Planning Commission and governing body, then another important question presents itself. What legal provisions are now in effect to enforce these restrictions and who is responsible for their enforcement? Reference is made to a memorandum from the Park Director re Vickridge dated July 23, 1959, in which he explains several of the problems encountered wherever private property abuts public drainage easements. Our experience is identical and we anticipate that it will be even more difficult to police an easement owned by adjacent residents.

An inspection of item 2 of Mr. Fair's letter shows that lot and block numbers do not agree with those shown on the final plat copies furnished us. We suggest that the second sentence of item 2 be rewritten as follows:

"On the east side of the creek, restrictions will require that houses built on lots 1, 2, 3, 4 and 5, block 2, will be at 162' minimum; lots 4 and 5, block 1, 161' minimum; lots 1, 2, and 3, block 1, 160' minimum."

The elevations referred to in this case are city datum (msl less 1187.4) and should be so designated.

*G. H. Wilton*  
G. H. Wilton  
Supt. of Public Works Maintenance

APPROVED:

*E. N. Smith*  
E. N. Smith  
Director of Public Works

GHW;msm;fb  
Encls. - Exhibits A - B - C  
cc: M. S. Mitchell  
File - Vickridge / Metro. Plan.

THE CITY OF WICHITA

OFFICE OF Supt. of Public Works Maint. DATE December 8, 1959



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December 8, 1959

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The elevations referred to in this case are city datum (msl less 1187.4) and should be so designated.

G. H. Wilton  
Supt. of Public Works Maintenance

APPROVED:

\_\_\_\_\_  
E. N. Smith  
Director of Public Works

GHW;msm;fb  
Encls. - Exhibits A - B - C  
cc: M. S. Mitchell  
File - Vickridge / Metro. Plan.

VICKRIDGE 2ND.

December 4, 1959

*file*

Date \_\_\_\_\_ By \_\_\_\_\_  
Answered 2-9 SM  
Filed \_\_\_\_\_

Mr. Roy Little  
Director, Metropolitan Planning  
City Building Annex  
Wichita, Kansas

Dear Roy:

After my visit with you and Lee Edmonds yesterday concerning our drainage problem on the final plat of the Second Addition of Vickridge, I went over this problem with Jerry Moore and then went in and reviewed the whole thing with Mitchell in flood control.

The following is my understanding of the results of these visits:

1. At the present time we will leave the creek and the dam in its present state but we will grant a perpetual drainage easement 150 ft. wide so that if the need should ever arise the City would have the right to go in and improve the channel.
2. In the First Addition, the people will be asked *required?* to build above a grade level of 162 ft. on Lots 5, 6, and 13, Block 1 and 161 ft. on Lots 1, 2, and 3, Block 3. On the East side of the creek our restrictions will require that houses built on Lots 1, 2, 3, 4 and 5, Block 11, will be at 162 ft. minimum; Lots 1 and 2, Block 6, 161 ft. minimum; Lots 1, 2, and 3, Block 7, 160 ft. minimum.



Page 2 -

3. The people owning lots along the drainage easement will actually have title to the land under the drainage easement and they will be responsible for the maintenance of this area. These lot owners will be able to fill in their lot back to the drainage easement but can not fill over in the easement. They will not be allowed to block the flow of water in the present creek bed in any way unless the channel is improved in the drainage easement.

4. We will grant an easement rounding off the back of Lot 5, Block 1, First Addition.

5. We would like to have some type of a low water bridge where Tipperary crosses the drainage easement.

Very truly yours,

  
Dale Fair, Jr.

DF:jr

**THE CITY OF WICHITA**

**OFFICE OF** Department of Public Works **DATE** July 23, 1959  
Maintenance

**TO** L. L. Little, Director of Planning

**FROM** G. H. Wilton, Supt. Public Works Maintenance

**SUBJECT:** Drainage study, Vickridge  
2nd Addn. - SW $\frac{1}{4}$ , Sec. 17,  
T-27-S, R-2-E.

As per your request of March 24, 1959 and July 14, 1959, a study of the drainage requirements for subject addition has been made and this office has the following comments to make:

1. The drainage area of Gypsum Creek at the downstream end of subject addition is approximately 2129 acres. The area is at present rolling farm land, but by 1975, according to the Metropolitan Planning Department's land use sketch, should be almost completely developed. All computations were based on the assumption that the drainage area will be completely developed.
2. Records of high stages on this stream date back to 1957 only, and the following list represents the crest stages during this period.

Date	Crest Elevation City Datum
May 17, 1957	151.2
July 4, 1958	154.0
July 17, 1959	152.7

The time of concentration from the upper limit of the drainage area to Central Avenue is approximately 60 minutes. The Yarnell Rainfall Chart gives a maximum storm intensity of 3.45 inches per hour on a 50 year frequency.

The maximum discharge at Central Avenue for a 50 year frequency storm as computed by various formulas is:

Rational Method	4410 cfs
Burkli-Zeigler Method	1450 cfs
Modified Rational Method	4240 cfs

is assumed from the sketch plan submitted by the land plan-  
s, that the developer intends to improve the channel in  
r to utilize the land traversed by the present meandering  
se of the stream. (shown in red on Exhibit 'B') Based on

July 23, 1959

## 5. (Cont'd)

this assumption, we have proceeded to design a standard channel for Gypsum Creek through the Vickridge area. We further assume that the subdivider will construct the improved channel within the limits of the drainage easement as ultimately approved by the Subdivision Committee and the Metropolitan Planning Commission. If this assumption is correct, we suggest that the city have the right of inspection and acceptance of such construction before the developer has been released from his obligation to complete the work. We further recommend that the existing dam shown in the lower portion of the subdivision be removed in order to provide an adequate waterway as outlined below.

6. The right-of-way width as shown on the 9 June Addition of the plat is adequate to carry the design discharge in the standard design channel, however the alignment is poor from a hydraulic standpoint. All other things being equal, the alignment shown in red on Exhibit 'B' is more desirable than that shown in green by the land planners Harman, C'Donnell & Henninger, since it eliminates 3 curves and substantially reduces the degree of curvature of the remaining 2 curves. Erosion is more likely to occur at bends in any channel and due to the high velocity of maximum flows (which will require ditch checks or some other means of scour protection) in the design channel, the reduction of the degree of curvature is most desirable. The standard design channel requires a top width of 122 feet, has a 30 foot bottom with 4 to 1 side slopes and is 11½ feet deep. The design channel requires 150 feet of right-of-way width throughout the reach studied.
7. A new structure is to be constructed by the county and state Highway Departments at Central Avenue and Gypsum Creek in connection with the improvement of Central Avenue now under construction. The new structure will be a triple 10 foot by 10 foot reinforced concrete box culvert designed to flow full at the maximum stage shown on Exhibit 'C'. A structure of the same size is recommended for the Tipperary Avenue crossing of this waterway.

Attached to this memo are 3 exhibits pictorially showing the results of our study. Exhibit 'A' is a sketch of the drainage area and projected 1975 land use pattern. Exhibit 'B' is a general plan

L. L. Little

- 3 -

July 23, 1959

for the Vickridge drawn by Harman, O'Donnell & Henninger as revised June 9, 1959 on which we have marked in red the recommended alignment and right-of-way widths for the improved channel. Exhibit 'C' is a plan and profile drawing prepared by this office of the suggested design channel through subject reach. The plan view shows existing topography on which the recommended alignment and width of the design channel have been drawn. Ditch checks which will be required for the stability of the design channel have also been located on the plan. The profile shows the flow line grade lines, ditch check elevations, water surface and freeboard elevations, and grade lines throughout the reach of subject plat.



G. H. Wilton  
Supt. Public Works Maintenance

GHW:mms;fb

Encls.

cc: E. N. Smith  
Stream Maintenance File

APPROVED:

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E. N. Smith  
Director of Public Works

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

Second Addition to Vickridge Addition was  
filed for record on Feb. 26, 1960

Rufus E. Deering  
Register of Deeds

G-W - noted in Plat Book.

31-59

SUBDIVISION PROGRESS SHEET

Name Second Add. to Vickridge  
Legal description Sec. 17-27-2E

Application received by \_\_\_\_\_ date 7-9-59  
Conference with applicant by \_\_\_\_\_ date 7  
Departmental Report by ARE date 8-6-59  
Preliminary plat received by Euler date 10-8-59  
Preliminary plat reviewed by Cook date 10-20-59  
Needs of other agencies are: \_\_\_\_\_

\_\_\_\_\_ date \_\_\_\_\_  
Departmental report on Preliminary plat by \_\_\_\_\_ date \_\_\_\_\_  
Subdivision Committee review and comments are: \_\_\_\_\_

\_\_\_\_\_ date \_\_\_\_\_  
Final plat received by \_\_\_\_\_ date \_\_\_\_\_  
Final plat reviewed by \_\_\_\_\_ date \_\_\_\_\_  
Final plat placed on APC agenda by \_\_\_\_\_ date \_\_\_\_\_  
Planning Commission action was: \_\_\_\_\_

approved date 12-17-59

Comments: 10-20-59. Preliminary plat complies with  
the S/D. E + R and will be published set  
forth in Aug. 31, 1959. Conferenced - see letter.

Section No. \_\_\_\_\_

S/D No. 31-59

SUBDIVISION  
REPORT SHEET

Name of subdivision Second Addition To Vickridge  
Legal description Sec. 17-27-2E

Subdivider Vickers Trusts Phone MU 4-5111  
Address 8506 E. Central City \_\_\_\_\_  
Agent Clyde Raughman Co. Phone MU 7-7431  
Address 2522 E. Kellogg City \_\_\_\_\_

Date received in office \_\_\_\_\_ Staff Planner \_\_\_\_\_  
Reviewed for compliance with Subdivision Rules by \_\_\_\_\_

Subdivision is in the city \_\_\_\_\_ County ✓ 3-mile area ✓  
Land is zoned R-1 by City ✓ County ✓

Land Data  
Gross acres in subdivision 135<sup>+</sup> Area dedicated for public use \_\_\_\_\_  
Minimum lot frontage 115 Average lot frontage 160  
Minimum lot depth 150 Average lot depth 170  
Minimum lot area 27,250 Average lot area 27,200  
25,800

Land Use  
Number of residential lots 98 Number of Commercial lots \_\_\_\_\_  
Number of industrial lots \_\_\_\_\_ Other use areas \_\_\_\_\_

Streets  
Number of lineal feet of new streets 12,405  
Right-of-way widths of new streets 50-215 60-10,000 ,100-  
Right-of-way dedicated to widen existing streets \_\_\_\_\_

Improvements  
Lineal Feet of storm sewer \_\_\_\_\_  
Lineal feet of sanitary sewer \_\_\_\_\_  
Lineal feet of water line \_\_\_\_\_  
Number of fire plugs \_\_\_\_\_  
Number of street lights \_\_\_\_\_  
Square yards of paved intersections \_\_\_\_\_  
Square yards of sidewalk \_\_\_\_\_  
Square yards of pavement \_\_\_\_\_

Non-City Services  
Improvement district named \_\_\_\_\_  
at \_\_\_\_\_ mill tax on land, and furnishes \_\_\_\_\_

Facilities  
Elementary school named Harris is 1 miles away  
Intermediate school named Robinson is 2 1/2 miles away  
High school named Southeast is 3 miles away  
Park named Village is 2 miles away  
County Fire station numbered 1 is 1/2 miles away  
Post office numbered 8 is 3 1/2 miles away

Topography (2' interval) date: \_\_\_\_\_ by: \_\_\_\_\_

Sketch plat date: \_\_\_\_\_ by: \_\_\_\_\_

Departmental Report date: \_\_\_\_\_ by: \_\_\_\_\_

Preliminary plat forwarded to S/D Committee date: \_\_\_\_\_ by: \_\_\_\_\_

Section No. \_\_\_\_\_

S/D No. 31-59

APPLICATION FOR SUBDIVISION APPROVAL

Wichita-Sedgwick County  
Metropolitan Area Planning Commission  
Room 402, City Building Annex  
104 South Main  
Wichita 2, Kansas

Name of Property Owner Vickers Trusts  
Address 8506 East Central Phone MU 45111  
Name of Subdivider Same  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Name of Agent/Surveyor Clyde M. Baughman Co  
Address 2522 E. Kellogg Phone MU 37431

Name of Subdivision Second Addition to Vickridge  
General Location of Subdivision: Section 17 Township 27-S Range 2-E  
City or 3 mile area: 3 Mile  
Date of Application ~~7-9-59~~ 7-9-59

SUBDIVISION INFORMATION:

- |   |                                    |
|---|------------------------------------|
| 1. Total Acreage of plat <u>135 + or *</u>                            | 6. Lineal feet of New Streets:     |
| 2. Number of Lots:  | a. <u>60</u> R/W <u>10,090</u> ft. |
| Residential <u>98</u>   | b. <u>50</u> R/W <u>215</u> ft.    |
| Commercial _____  | c. _____ R/W _____ ft.             |
| Industrial _____  | d. Total <u>12,405</u> ft.         |
| Total <u>98</u>   |                                    |
| 3. Average lot frontage <u>160</u> ft.                                | 7. Total Area of new streets       |
| 4. Minimum lot frontage <u>115</u> ft.                                | R/W <u>721,150.0</u> ft.           |
| 5. Average lot area <u>26,500</u> sq. ft.                             | 8. Existing zoning <u>R1</u>       |
| 9. Public water supply <u>Yes</u> (Yes-No) Name <u>City</u>           |                                    |
| 10. Public sanitary sewers <u>No</u> (Yes-No) Name _____              |                                    |
| 11. Health Department approval (where applicable) <u>Yes</u> (Yes-No) |                                    |

The applicant herein agrees to comply with the Subdivision Rules and Regulations for the Wichita-Sedgwick County Metropolitan Area, as amended, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. The applicant further agrees that the sixty (60) day statutory period shall start on the date that this plat is first considered by the Subdivision Committee of the Metropolitan Area Planning Commission, and that he is authorized to act on the behalf of the owner.

Signed Vickers Trusts  
By Paul D. Doane  
Agent/Surveyor Paul D. Doane  
Clyde M. Baughman Co.

SUBDIVISION PROGRESS

Application <u>7-9-59</u> (Date)	Sketch plat <u>7-9-59</u> (Date)
Departmental Report (Letter of Intent) _____	(Date)
Preliminary plat submitted _____	(Date)
Departmental report _____	(Date)
Subdivision Committee Review _____	(Date)
Final plat submitted _____	(Date)
MAPC Action _____	(Date)
BCC Action _____	(Date)
Plat recorded _____	(Date)
Annexed _____	(Date)

Section No. \_\_\_\_\_

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Plat recorded	(Date)
Annexed	(Date)

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

CITY BUILDING ANNEX 104 S. MAIN STREET WICHITA 2, KANSAS

July 10, 1958

Mr. Dale Fair  
Central Building  
Wichita, Kansas

Re: Replat of a portion  
of Vickridge Addition

Dear Mr. Fair:

On page 17 of the Subdivision Rules and Recommendations for the Wichita area, item 14 states that "the subdivider shall include sufficient right-of-way for a road on both sides, permitting deviations when they are justified and after approval of the Planning Department, Park Department and Engineering Department".

With that in mind, if you will send me three additional copies of the plat which you submitted to me I will in turn deliver them to the Park Department and Engineering Department, at the same time bringing this matter to Mr. Little's attention. I have discussed this informally with Mr. Edmonds and Mr. Little, and it is their feeling that this would be the next appropriate step.

Very truly yours,

C. D. Mulcahy  
Associate Planner

For: L. L. Little  
Director of Planning

LLL:CDM:cj

July 10, 1958

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Wichita, Kansas

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C. D. Mulcahy  
Associate Planner

For: L. L. Little  
Director of Planning

LLL:CDM:sj

**THE CITY OF WICHITA**

OFFICE OF : Director of Planning

DATE : July 21, 1958

TO : Mr. Bill Smith, City Engineer

FROM : Mr. L. L. Little, Director of Planning

SUBJECT : Vickridge Addition

On page 17 of the Subdivision Rules and Recommendations for the Wichita area, item 14 states "the subdivider shall include sufficient right-of-way for a road on both sides, permitting deviations when they are justified and after approval of the Planning Department, Park Department and Engineering Department." Inasmuch as item 14 deals with rights-of-way along streams and drainage channels, you could insert after the phrase "on both sides", the words of "streams and drainage channels" in the quoted matter above.

A subdivider has requested that the design of Vickridge Addition, plat of which is attached, be allowed as an exception to the above requirement.

We would appreciate, at your earliest convenience, your views of the design as submitted.

Very truly yours,

L. L. Little  
Director of Planning

LLL:CDM:cj

Attachment

COPY

**THE CITY OF WICHITA**

**OFFICE OF** Director of Park Board

**DATE** July 23, 1958

*SL*

**TO** L. L. Little, Director of Planning

**FROM** Emory L. Cox, Director of Park Board

**SUBJECT** Vickridge Addition Plat

Referring to the above-mentioned plat, we submit the following observations and comments:

1. It is my understanding that while this area is not within the City limits proper at this date, it is expected to be annexed to the City in the future.
2. We hope that the Planning Commission is taking into consideration the possible need for a park in Section 17 at some future date. An area located in the neighborhood of Ninth and Edgemoor has been designated as a future park site and the Vickridge land lies something over a mile to the east of Ninth and Edgemoor and is getting close to a point where, in our long-range plans, we should be thinking of an area for park and recreation use.
3. Referring to the plat, specifically, and in particular to the drainage channel, we have the following comments:

- (a) We assume that this drainage channel will, at the time the plat is accepted or at some future date, become public domain and transferred to the County, Township or City, as the case may be, for maintenance and control either by dedication, easement or confiscation due to failure of paying taxes on the property.

The maintenance road along the east border of the channel does not seem practical since because of its limited use, it will become in bad repair and require considerable maintenance, the cost of which will, in our opinion, be excessive for the amount of use required.



(b) In our opinion, the property owners building and living immediately adjacent to the maintenance road on the east will infiltrate the area and cause a conflict between the public body in charge of the maintenance of the channel and the residents in the area.

(c) We have had some very bad experiences where private property butts up against public property, not only as you have on the east side of the maintenance road but as you have along the west side of the drainage channel in Blocks 1, 3 and 5. In nearly every case where this has happened, the private property owners have used the public property to expand or enlarge their lot size or to dump their grass clippings and tin cans and maintain trash barrels, garbage barrels, etc.

We have had many conflicts with residents in dumping litter on public property, and it has increased our costs of maintenance by having to clean up the area by hand before the grass can be mowed. Even though in some instances fences have been erected you find the same condition of throwing bottles, cans and litter over the fence on public domain.

4. Of course you understand that the drainage channel is not the responsibility of the Park Board, but through the working agreement we have had with the City and, particularly the Department of Public Works, the maintenance of certain street and highway rights-of-way and drainage channels has been transferred to this Board for maintenance after the area has been brought to grade and the turf established. We may or may not be assuming too much in this case, but certainly someone will have to maintain the drainage area which, in this case, probably should be a benefit district and assessed and charged back to the residents in the area.

L. L. Little

- 3 -

7/23/58

5. We realize of course that the approval or disapproval of this plat is beyond the control of this Board; however, I must point out again that our experience from this type of platting has been unsatisfactory and it is generally more acceptable to separate private property from public property by a street rather than to have private property back up against public domain.

I assume that you have sent a memorandum to the Public Works Department for their comments, and I will be interested in learning the final decision of the Planning Commission and to learn whether or not there is to be a change in policy or thinking in controlling the access to our natural water drainage channels.

While you did not ask for it, I could not help but wonder who owns the property to the east of Vickridge and whether or not the backing up of the rear of the lot to the east property line will adversely affect the development of that property or whether or not a street or road should be located at this point. We have some examples within the City of Wichita where planning got out of control and on one side of the street, lots were facing the street and on the other side backing up to the same street, almost putting the backyards on one side up against the front yards on the other side. I am sure you thought of this but could not help making the observation. There seems to be a long distance north from Central Avenue between Blocks 7 and 11 before reaching the first cross street to the east.

*Emory L. Cox*  
Emory L. Cox  
Director

ELC:zs

Enclosure

cc: E. N. Smith  
Director of Public Works

**WICHITA-SEDGWICK COUNTY**

METROPOLITAN AREA PLANNING COMMISSION

OFFICE OF Senior Planner

DATE August 15, 1958

TO L. L. Little, Director of Planning

FROM Leland R. Edmonds, Senior Planner

**SUBJECT**

Vickridge Addition Plat

For the past several weeks the Planning staff has been attempting to assist Mr. Dale Fair the agent for subject property in determining what is the proper solution for a subdivision problem. At this time we have had remarkably little success.

The specific problem involves a request of Mr. Fair that he be permitted to plat without providing service roads or maintenance roads on each side of an important drainage channel as required in the Subdivision Rules & Regulations. The specific problem is that he is requesting the Planning Department, the Engineering Department and the Park Department to pass on permitting the deviation from Item 14, Page 17 of the Subdivision Rules & Regulations. This particular item in the Rules reads as follows: "the subdivider shall include sufficient right-of-way for a road on both sides permitting deviations when they are justified and after approval of the Planning Department, Park Department, and Engineering Department."

The Planning staff has directed inquiries to the City Engineer and to the Park Department to ascertain their reactions to the deviation in this particular case. A reply has been received only from the Park Department.

In a memorandum dated July 23, 1958, Mr. Emory Cox, Director of the Park Board, discussed the problem at some length. Not only with respect to this particular plat, but with respect to the general policy which is involved. It is, I believe, safe to say that he has, in essence, recommended that this deviation be allowed on the Vickridge Addition plat.

The Planning staff has made repeated efforts to obtain from the Engineering Department some official comment, either rejecting the proposal or approving it. As of August 15, however, we have been unable to obtain a statement from that Department and it has been indicated to us by Mr. Epperson that no statement is to be forthcoming. I would suggest, therefore, in the absence of a statement of approval from the City engineer's office we must assume that he has disapproved this deviation. I would further observe that if he has disapproved this particular deviation, in my opinion Mr. Fair's request will have to be denied.

This is to me a very important matter because it is involving our entire Planning Department effort toward good public relations with the citizens with whom we must work. The Department of Engineering

has taken the position that the roads are not their problem, that they are not planners, and that, therefore, they are going to refuse to comment.

It should be noted that Mr. Fair has patiently waited for more than a month for some decision on this particular matter. He has called a number of times and his latest call was on August 15. I would suggest that this matter involves far more than the Vickridge Addition plat. It involves, among other things, the relationship and the cooperation, or lack of cooperation, which exists among the various departments in the city organization. It has, therefore, been left to your handling inasmuch as it will probably have to be handled at a departmental head level.

  
Leland R. Edmonds  
Senior Planner

LRE:DD

Senior Planner

August 15, 1958

L. L. Little, Director of Planning

Leland R. Edmonds, Senior Planner

Vickridge Addition Plat

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-2-

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It should be noted that Mr. Fair has patiently waited for more than a month for some decision on this particular matter. He has called a number of times and his latest call was on August 15. I would suggest that this matter involves far more than the Vickridge Addition plat. It involves, among other things, the relationship and the cooperation, or lack of cooperation, which exists among the various departments in the city organization. It has, therefore, been left to your handling inasmuch as it will probably have to be handled at a departmental head level.

Leland R. Edmonds  
Senior Planner

LRE:DD

**WICHITA-SEDGWICK COUNTY**

**METROPOLITAN AREA PLANNING COMMISSION**

**OFFICE OF** Senior Planner

**DATE** August 27, 1958

**TO** L. L. Little, Director of Planning

**FROM** Leland R. Edmonds, Senior Planner

**SUBJECT** Vickridge Addition

Mr. Dale Fair, interested in the Vickridge Addition telephoned at 11:35 a.m., August 27, 1958, concerning the Vickridge Addition as it relates to the treatment of roads along the drainage ditch in the plat. It was suggested to Mr. Fair that you would contact the department of Public Works at your earliest convenience, so that he might obtain an answer as to the Park Department, Engineering Department and Planning Department reaction to his request that the regulations be waived in this particular instance.

You have a note from me concerning this matter on your desk. Mr. Fair has indicated that he is in something of a hurry to have this matter disposed of, particularly inasmuch as it has been pending before the 3 departments concerned for approximately 6 weeks.

*LRE*  
Leland R. Edmonds  
Senior Planner

Senior Planner

August 27, 1958

L. L. Little, Director of Planning

Leland R. Edmonds, Senior Planner

Vickridge Addition

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You have a note from me concerning this matter on your desk. Mr. Fair has indicated that he is in something of a hurry to have this matter disposed of, particularly inasmuch as it has been pending before the 3 departments concerned for approximately 6 weeks.

*LRE*  
Leland R. Edmonds  
Senior Planner

October 22, 1958

Mr. Dale Fair  
6543 Oneida  
Wichita, Kansas

RE: The 2nd Addition to  
Vickridge Subdivision

Dear Mr. Fair:

When we discussed your suggested plan for the second addition to Vickridge Subdivision we mutually agreed that a reasonable solution to the drainage problem should be found. We informed you of the staff study that is currently being made concerning the treatment of drainage areas within the Metropolitan Area.

You also indicated that a slight delay in obtaining action on your plat would not be inconvenient. We indicated that the study will be completed toward the latter part of November and that certain policy questions will then be determined which will have an affect on your plat. You indicated that this delay would not be adverse.

Once the drainage study is completed and certain policy decisions are made, we fell that we will be on firmer ground in discussing the treatment of drainage in the Vickridge Subdivision. Should any questions arise or the matter of timing be altered from your standpoint, please contact us.

Sincerely yours,

Jerrold A. Moore  
Senior Planner

JAM:DD

March 5, 1959

Mr. Dale Fair, Jr.  
6543 Oneida  
Wichita, Kansas

Re: Sketch Plan for Vickridge

Dear Mr. Fair:

A number of months ago, we discussed with you the sketch plan for the Vickridge as prepared by Harmon, O'Donnell & Heminger, Planning Consultants in Denver. At that time we pointed out to you that there were serious questions concerning the drainage requirements through this area and the plan was submitted to drainage authorities for their recommendation.

We have received an indication from the drainage authorities that a right-of-way for drainage purposes should be obtained to a total width of 200 feet. The location of this right-of-way, as requested, is indicated in red on the enclosed copy of the sketch plan.

Your attention is called to the Subdivision Rules and Regulations in which the general requirement is made that a 60 foot street shall be provided on both sides of a major drainage way. While certain deviations have been permitted from that general policy, any deviation in this or in other cases would be at the discretion of the Planning Commission, who alone has the authority to waive this requirement.

In view of the drainage requirement suggested for this area, it appears probable that a major re-design must now be undertaken. The department would suggest, therefore, that at such time as that re-design has been accomplished, further discussion should be had with respect to the merits of the sketch plan. If in the meanwhile, we may be of further assistance to you, please do not hesitate to call on us.

Very truly yours,

Leland R. Edmonds  
Senior Planner

LRB:enjj

Metropolitan Planning

April 30, 1959

B. E. Smith, City Engineer

L. L. Little, Director of Planning

Sketch plat of The 2nd  
Addition to The Vickridge

Attached is one copy of a sketch plat submitted as a proposal to subdivide property designated as the Second Addition to The Vickridge. You will note that this plat proposes a drainage way to be dedicated to the public at a width of 100 feet.

Will you please examine this plat and give us your comments with respect to the adequacy of the proposed drainage way. We would appreciate your comments with regard to the width and location proposed and the type of structure which would be anticipated, if any.

L. L. Little  
Director of Planning

LLL:br  
Attachment

Dale Gair out of office  
on 5-13-59

---

Checked with Mitch  
and 3-10x10 boxes  
will just handle the  
flow. 5-13-59

---

PLEASE DELIVER TO -

- |   |  |
|---|--|
| <input type="checkbox"/> City Manager           | <input type="checkbox"/> Library             |
| <input type="checkbox"/> Asst. to City Manager  | <input type="checkbox"/> Park Dept.          |
| <input type="checkbox"/> Adm. and Finance       | <input checked="" type="checkbox"/> Planning |
| <input type="checkbox"/> Budget                 | <input type="checkbox"/> Police Dept.        |
| <input type="checkbox"/> City Auditor           | <input type="checkbox"/> Police Bookkeeper   |
| <input type="checkbox"/> City Clerk             | <input type="checkbox"/> Police Court        |
| <input type="checkbox"/> City Treasurer         | <input type="checkbox"/> Public Works        |
| <input type="checkbox"/> License                | <input type="checkbox"/> Administration      |
| <input type="checkbox"/> Personnel              | <input type="checkbox"/> Building Inspection |
| <input type="checkbox"/> Purchasing             | <input type="checkbox"/> Engineering         |
| <input type="checkbox"/> Art Museum             | <input type="checkbox"/> Maintenance         |
| <input type="checkbox"/> City Attorney          | <input type="checkbox"/> Sanitation          |
| <input type="checkbox"/> Chief Asst. City Atty. | <input type="checkbox"/> Traffic Engr.       |
| <input type="checkbox"/> Civil Defense          | <input type="checkbox"/> Water Dept.         |
| <input type="checkbox"/> Fire Dept.             | <input type="checkbox"/> Operations          |
| <input type="checkbox"/> Forum Bldg.            | <input type="checkbox"/> Sewage Treatment    |
| <input type="checkbox"/> Health Dept.           | <input type="checkbox"/>                     |
| <input type="checkbox"/> Engineering            | <input type="checkbox"/>                     |
| <input type="checkbox"/> Prev. Medicine         | <input type="checkbox"/>                     |

REMARKS

Date:

5-8-59

From:

Engineering  
Paisley

**THE CITY OF WICHITA**  
**OFFICE OF**

~~MU 37705~~  
MU 45111  
**DATE** May 8, 1959.

**ENGINEERING DIVISION**

**TO** L. L. Little, Director of Planning

**FROM** B. E. Smith, City Engineer

**SUBJECT** Sketch Plat of Second  
Addition to The Vickridge

The drainage way through the Addition must provide for drainage area of approximately 1,880 acres. We understand that the State Highway Department has awarded a contract for the construction of a triple 10 x 10 x 60 reinforced concrete box structure on Central Avenue to provide for this particular drainage way.

*BES*

B. E. Smith,  
City Engineer.

BES-LS

cc  
Mr. E. N. Smith

APPROVED:

*E. N. Smith*  
\_\_\_\_\_  
Director of Public Works.



May 15, 1959

Mr. Dale Fair  
Attorney  
Vickers Petroleum Company  
8506 East Central  
Wichita, Kansas

Dear Mr. Fair:

Re: Sketch Plat, 2nd Addition to The Vickridge

The sketch plat for the 2nd Addition to The Vickridge has been submitted to the City Engineer for examination with respect to drainage provisions proposed. A copy of the memorandum from the City Engineer indicating the comments of that office is attached for your information and file.

This office cannot advise you of the adequacy of the proposed drainage. We believe, however, that your engineer will be able to determine its adequacy on the basis of the comments from the City Engineer.

Very truly yours,

Leland R. Edmonds  
Senior Planner

LRE:br  
Enclosure

ROUTING SLIP

FROM THE OFFICE OF \_\_\_\_\_ DATE \_\_\_\_\_

ROUTE TO:

_____ LITTLE	_____ OTT	_____ WILEY
_____ EDWARDS	<input checked="" type="checkbox"/> NATIVE	_____ PAYNE
_____ WARE	_____ N. JOHNSON	_____ LISTER
_____ MOORE	_____ P. WALLS	_____
_____ MULCAHY	_____ S. JOHNSON	_____
_____ BRIMMON	_____ SHIRLEY	_____

\_\_\_\_\_ Please handle \_\_\_\_\_ copies, by \_\_\_\_\_

\_\_\_\_\_ Photo \_\_\_\_\_ copies, by \_\_\_\_\_

\_\_\_\_\_ Xerox \_\_\_\_\_ copies, by \_\_\_\_\_

\_\_\_\_\_ Cassid (Blue, Black) \_\_\_\_\_

\_\_\_\_\_ Note, then file \_\_\_\_\_

\_\_\_\_\_ File, Library \_\_\_\_\_

\_\_\_\_\_ For your information \_\_\_\_\_

\_\_\_\_\_ Note, initial and return \_\_\_\_\_ (date)

\_\_\_\_\_ For your files \_\_\_\_\_

\_\_\_\_\_ Please comment \_\_\_\_\_

\_\_\_\_\_ S/D, ZO, MAPS, BCC, USA, UAG \_\_\_\_\_

REMARKS

*Have letter typed &  
have one copy made  
of attached memo to  
accompany letter.*

July 8, 1959

Mr. Dale Fair  
Attorney  
Vickers Petroleum Company  
8506 East Central  
Wichita, Kansas

Dear Mr. Fair:

SUBJECT: Sketch Plat of  
2nd Addition to Vickridge

On May 15, 1959, the Planning Department advised you of the City Engineer's comments relative to the proposed drainage for subject sketch plat. A copy of the memorandum from the City Engineer was forwarded to you for your information and files. It was suggested in that letter your engineer would be able to determine the adequacy of your proposed drainage after examining the comments of the City Engineer.

Subsequent to that letter we have received three copies of a plan dated June 9, 1959. This revision reflects certain changes in the drainage provisions suggested and certain alterations in the blocks in the area to the east of the proposed drainage channel. Basically these changes are alterations in the areas of the lots adjoining the drainage channel on the east and the deletion of some five lots from the old Block 6.

Assuming that the alterations in drainage have been made by your engineer on the basis of the memorandum referred to above, the Planning Department would suggest that a preliminary plat for this area may now be prepared and submitted for consideration by the Subdivision Committee.

If you have any questions concerning this matter please do not hesitate to call on us.

Sincerely yours,

Leland R. Edmonds  
Senior Planner

LRE:DW

July 13, 1959

Clyde M. Baughman Company  
2522 East Kellogg  
Wichita, Kansas

RE: Second Addition to  
Vickridge

Gentlemen:

This will acknowledge receipt of the application for Subdivision approval and two copies of the sketch plat for subject subdivision on July 9, 1959. A copy of the plat as presented has been forwarded to the Department of Public Works for its official comments with respect to the adequacy of the drainage as proposed.

You will be advised of those comments when they are received in the Planning Department.

Very truly yours,

Leland R.monds,  
Senior Planner

LRE:adh

c.c. Dale Fair, Jr.

July 20, 1959

E. N. Smith, Director of Public Works

L. L. Little, Director of Planning

Sketch Plat of Vickridge  
2nd Addition

On July 9, the Subdivision Committee of the Metropolitan Area Planning Commission received a report on the drainage conditions in the final plat of Chisholm Park Estates from George Wilton of your department. The information which was presented proved to be of very great value to the Committee in its deliberations on this final plat. The Committee expressly directed that its appreciation and thanks be sent to you and your department for the valuable information which was submitted in this matter.

The Planning Department has now received a formal application for the approval of a plat designated as Vickridge 2nd Addition. Various designs of the Vickridge 2nd Addition have been submitted to this department informally over a period of several months and one of these was forwarded to your department by memorandum of April 30, 1959. In the memorandum of April 30, B. E. Smith, City Engineer, was requested to examine the plat and give his comments with respect to the adequacy of the proposed drainage way.

Mr. Smith advised the Planning Department on May 8, that the drainage way through Vickridge 2nd Addition must provide for a drainage area of approximately 1,800 acres. He further indicated that the State Highway Department has awarded a contract for the construction of a drainage structure on Central Avenue to provide for this particular drainage way. A copy of the memorandum for Mr. Smith was forwarded to the applicant in this matter, with a suggestion that it be turned over to his engineer for appropriate action.

The sketch plat, as now presented, suggests a dedication of 150 feet of drainage area through the area proposed for platting. The applicant in this matter is also requesting deviation from the Subdivision Rules and Regulations as those rules refer to the requirement of a street along the drainage easement.

Page 2 - E. N. Smith, Director of Planning  
July 20, 1959

Under the terms of the Subdivision Rules and Regulations, the Planning Department is obligated to give its comments with respect to the Sketch Plat in no more than thirty days following the date of submission.

We would appreciate the comments of your Department with respect to the adequacy of the drainage as proposed at your earliest convenience and prior to the Planning Commission meeting of August 6. Any requirements of the Department of Public Works can then be transmitted to the applicant for inclusion in the preliminary plat when it is prepared.

The Planning Department and the Planning Commission will very much appreciate your assistance in this matter.

L. L. Little,  
Director of Planning

LLL:IRE:sdh

July 13, 1959

E. N. Smith, Director of Public Works

L. L. Little, Director of Planning

Sketch Plat of Vickridge  
2nd Addition

On July 9, the Subdivision Committee of the Metropolitan Area Planning Commission received a report on the drainage conditions in the final plat of Chisholm Park Estates from Mr. Mitchell of your department. The information which was presented by Mr. Mitchell proved to be of very great value to the Committee in its deliberations on this final plat. The Committee expressly directed that its facts be sent to you and your department for the valuable information which was submitted in this matter.

The Planning Department has now received a formal application for the approval of a plat designated as Vickridge 2nd Addition. Various designs of the Vickridge 2nd Addition have been submitted to this department informally over a period of several months and one of these was forwarded to your department by memorandum of April 30, 1959. In the memorandum of April 30, Mr. Smith, the City Engineer, was requested to examine the plat and give his comments with respect to the adequacy of the proposed drainage way.

Mr. Smith advised the Planning Department on May 8, that the drainage way through Vickridge 2nd Addition must provide for a drainage area of approximately 1,800 acres. He further indicated that the State Highway Department has awarded a contract for the construction of a 10 x 10 x 60 reinforced box structure on Central Avenue to provide for this particular drainage way. A copy of the memorandum from Mr. Smith was forwarded to the applicant in this matter, with a suggestion that it be turned over to his engineer for appropriate action.

The sketch plat, as now presented, suggests a dedication of 150 feet of drainage area through the area proposed for platting. The applicant in this matter is also requesting deviation from the Subdivision Rules and Regulations as those rules refer to the requirement of a street along the drainage easement.

Page 2 - E. N. Smith, Director of Planning  
July 13, 1959

Under the terms of the Subdivision Rules, the Planning Department is obligated to give its comments with respect to the sketch plat in no more than thirty days following the date of submission. We would, therefore, appreciate the comments of your department with respect to the adequacy of the drainage as proposed at your earliest convenience and no later than approximately August 5 or 6. Any requirements of the Department of Public Works can then be transmitted to the applicant for inclusion in the preliminary plat when it is prepared.

The Planning Department and the Planning Commission will very much appreciate your assistance in this matter.

L. L. Little,  
Director of Planning

LLL:LRE:SDH

August 6, 1959

Clyde M. Baughman Company  
2522 East Kellogg  
Wichita, Kansas

RE: S/D 59-31 Vickridge  
Second Addition

Gentlemen:

On July 13, 1959, we advised your office that subject sketch plat would be forwarded to the Department of Public Works for examination and comments particularly with respect to drainage provisions as proposed. We had previously submitted to Mr. Fair a copy of a memorandum from the City Engineer concerning this same problem.

Attached to this letter is a copy of a memorandum received from Mr. G. H. Wilton, Superintendent of Public Works Maintenance Division, of the Department of Public Works. This memorandum, signed by Mr. Wilton, presents for your consideration and consideration of the Planning Commission the Maintenance Division's comments with respect to this drainage problem; and is forwarded to you for your use in preparing a preliminary plat of this subdivision.

It is suggested further that in preparing the preliminary plat consideration should be given to the following:

1. A re-design of lots abutting the drainage area so that no lot shall encroach upon the drainage right-of-way.
2. An indication of the topography of the area should be contained on the plat. Spot elevations may be provided in event not more than one contour line would normally fall within the area to be platted.
3. A vicinity map drawn to the scale of 1" = 1000' indicating the adjacent street pattern in the immediately surrounding areas.

Page 2 - Clyde M. Baughman Company  
August 6, 1959

4. All existing structures should be shown on the preliminary plat.
5. Existing utilities and easements for utilities in the platted area should be shown. Existing utilities in surrounding areas, of sufficient importance to affect the design of this plat should be shown. If no utilities exist a note to that effect should be placed on the face of that plat.

Your attention is called to pages 3 and 4 of the Subdivision Rules and Regulations. These instructions should assist you in the preparation of your preliminary plat. If the Planning Department may be of assistance to you, please do not hesitate to call on us.

Very truly yours,

Leland R. Edmonds,  
Senior Planner

LRE:sdh

Enclosure

September 1, 1959

Mr. Dale Fair, Jr., Attorney  
Vickers Petroleum Company  
8506 East Central  
Wichita, Kansas

Dear Mr. Fair:

Subject: 59/31 - Second Addition  
to Vickridge - Sketch  
Plat

This will confirm the results of the conference of August 31, 1959, relative to subject plat. The conference was attended by: J. A. Epperson, Assistant City Engineer; John S. Wertz and Dale Fair, Jr., representing Vickridge; L. L. Little, Leland R. Edmonds, and Glen Eicher of the Planning Department; George Wilton, Superintendent of Public Works Maintenance, and M. S. Mitchell, Stream Maintenance Supervisor. It was agreed at that meeting that the developer will now re-design this plat subject to the following considerations:

1. The drainage area will be retained in its natural condition;
2. The following shall be covered by deed restrictions or statements affixed to the face of the plat:
  - a. No building or human habitation shall be permitted below an expressed elevation which shall be established and agreed upon.
  - b. A perpetual easement shall be established for drainage purposes.
  - c. Perpetual private care shall be required on the natural drainage area.
3. The line of elevation below which no human habitation shall be allowed shall be established by the Flood Control Office and the City Engineer.
4. The developers shall make suggestions to this office of their wishes which shall be forwarded on to the City Engineer and the Flood Control Office for their evaluation.

Page 2 - Dale Fair, Jr.  
September 1, 1959

5. The developers shall re-design the preliminary plat on the basis of the above agreements and re-submit the same to this office for approval of the Subdivision Committee and the Metropolitan Area Planning Commission.

If the Planning Department can be of any further assistance, or you have any further questions, please do not hesitate to call on us.

Very truly yours,

Leland R. Edmonds  
Senior Planner

LRE:ber

September 1, 1959

Mr. Dale Fair, Jr., Attorney  
Vickers Petroleum Company  
8506 East Central  
Wichita, Kansas

Dear Mr. Fair:

Subject: 59/31 - Second Addition  
to Vickridge - Sketch  
Plat

This will confirm the results of the conference of August 31, 1959, relative to subject plat. The conference was attended by: J. A. Epperson, Assistant City Engineer; John S. Wertz and Dale Fair, Jr., representing Vickridge; L. L. Little, Leland R. Edmonds, and Glen Eicher of the Planning Department; George Wilton, Superintendent of Public Works Maintenance, and M. S. Mitchell, Stream Maintenance Supervisor. It was agreed at that meeting that the developer will now re-design this plat subject to the following considerations:

1. The drainage area will be retained in its natural condition;
2. The following shall be covered by deed restrictions or statements affixed to the face of the plat:
  - a. No building or human habitation shall be permitted below an expressed elevation which shall be established and agreed upon.
  - b. A perpetual easement shall be established for drainage purposes.
  - c. Perpetual private care shall be required on the natural drainage area.
3. The line of elevation below which no human habitation shall be allowed shall be established by the Flood Control Office and the City Engineer.
4. The developers shall make suggestions to this office of their wishes which shall be forwarded on to the City Engineer and the Flood Control Office for their evaluation.

Page 2 - Dale Fair, Jr.  
September 1, 1959

5. The developers shall re-design the preliminary plat on the basis of the above agreements and re-submit the same to this office for approval of the Subdivision Committee and the Metropolitan Area Planning Commission.

If the Planning Department can be of any further assistance, or you have any further questions, please do not hesitate to call on us.

Very truly yours,

Leland R. Edmonds  
Senior Planner

LRE:ber

METROPOLITAN PLANNING

NOVEMBER 3, 1959

GEORGE WILTON, SUPERINTENDENT MAINTENANCE DIVISION

LELAND R. EDMONDS, SENIOR PLANNER

SECOND ADDITION TO THE VICKRIDGE  
S/D 59-31

ATTACHED IS A COPY OF A LETTER DATED OCTOBER 30,  
1959 ADDRESSED TO MR. CLYDE BAUGHMAN RELATIVE TO  
THE ABOVE PLAT.

YOU WILL NOTICE THAT THIS PLAT HAS BEEN APPROVED  
IN PRELIMINARY FORM SUBJECT TO CERTAIN CONDITIONS.  
THE FIRST OF THESE CONDITIONS CONCERNS YOUR DIVISION  
AND WE BELIEVE THE STATEMENT IS SELF-EXPLANATORY.

IF THERE SHOULD BE QUESTIONS WE SHALL BE HAPPY TO  
SUPPLY ADDITIONAL INFORMATION AS IS NECESSARY.

LELAND R. EDMONDS  
SENIOR PLANNER

LRE:BER  
ATTACHMENT

# FILE COPY

## PRELIMINARY PLAT SUBDIVISION REPORT

## SUBDIVISION COMMITTEE

S/D No. 59-31 Name SECOND ADDITION TO VICKRIDGE  
Date Application Rec'd. JULY 9, 1959 S/D Committee Meeting OCT. 29, 1959

### DESCRIPTION

General Location AN AREA AT THE NORTHEAST CORNER OF CENTRAL AND ROCK ROAD.

Owner VICKERS TRUSTS  
Surveyor Engineer CLYDE BAUGHMAN  
Address 2522 EAST KELLOGG Phone MU 3-7431

1. Gross Acreage of Plat	<u>135</u>	7. Lineal Feet of New Streets:	
2. Number of Lots:		(a) <u>50</u> R/W <u>215</u> ft.	
Residential	<u>87</u>	(b) <u>60</u> R/W <u>10,090</u> ft.	
Commercial		(c) <u>        </u> R/W <u>        </u> ft.	
Industrial		(d) Total <u>        </u> <u>12,405</u> ft.	
Other		8. Total Area of New Streets:	
Total	<u>87</u>	R/W <u>721,150.00</u> sq. ft.	
3. Average Lot Frontage	<u>160</u> ft.	9. Existing Zoning <u>" R-1 "</u>	
4. Minimum Lot Frontage	<u>115</u> ft.	10. Proposed Zoning	
5. Average Lot Area	<u>26,500</u> sq. ft.	11. Lot Area Required by	
6. Minimum Lot Area	<u>25,800</u> sq. ft.	Zoning <u>15,000</u> sq. ft.	

### STAFF COMMENTS:

This Preliminary Plat complies with the Subdivision Rules and Regulations except as follows: COMPLIES

THIS PRELIMINARY PLAT CONFORMS WITH THE SUGGESTIONS SET FORTH IN A MEETING ATTENDED BY J.A. EPPERSON, ASSISTANT CITY ENGINEER; GEORGE WILTON, SUPT. PUBLIC WORKS MAINTENANCE; M.S. MITCHELL, STREAM MAINTENANCE SUPERVISOR; JOHN S. WERTZ AND DALE FAIR JR. REPRESENTING VICKRIDGE; L.L. LITTLE, L.R. EDMONDS AND GLEN FICHER OF THE PLANNING DEPARTMENT. THIS MEETING WAS HELD ON AUGUST 31, 1959. SAID SUGGESTIONS ARE SET OUT IN THE ATTACHED LETTER.

### ACTION:

The Subdivision Committee recommends:

APPROVAL SUBJECT TO THE FOLLOWING CONSIDERATIONS:

1. CONFER WITH M.S. MITCHELL, STREAM MAINTENANCE SUPERVISOR, & THE DPT. OF ENGINEERING OF THE CITY TO ESTABLISH THE ELEVATION AT WHICH NO BLDG. OR HUMAN HABITATION SHALL BE PERMITTED BELOW, AS AGREED UPON AT AN EARLIER CONFERENCE.
2. CONFER WITH RALPH DOUGLASS, LAND RECORDS CLERK, ON STREET NAMES.
3. EASEMENTS AS MARKED ON THE PLAT.

NOTE: THE ENGINEERING DPT. OF THE CITY DESIRES A TOTAL OF A 16 FT. EASEMENT ALONG THE NORTH AND EAST SIDES OF THE CENTRALLY LOCATED LARGE EXCEPTION. THIS CAN BE ACCOMPLISHED BY GRANTING 16 FEET ON THE NORTH SIDE OF THE WEST LINE AND 16 FEET ON THE EAST SIDE OF THE EAST LINE OR BY GRANTING 8 FEET ON EACH SIDE OF EACH LINE. THIS 2ND METHOD WOULD REQUIRE GRANTING THE EASEMENT LOCATED IN THE EXCEPTION BY SEPARATE INSTRUMENT.

OCTOBER 30, 1959

MR. CLYDE M. BAUGHMAN  
2522 EAST KELLOGG  
WICHITA, KANSAS

DEAR MR. BAUGHMAN:

SUBJECT: S/D 59-31  
2ND ADDITION TO VICKRIDGE  
PRELIMINARY PLAT

THIS IS TO ADVISE YOU THAT AT ITS REGULAR MEETING ON OCTOBER 29, 1959 THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED SUBJECT PRELIMINARY PLAT. THE SUBDIVISION COMMITTEE HAS APPROVED THIS PLAT SUBJECT TO THE FOLLOWING CONSIDERATIONS:

1. CONFER WITH M.S. MITCHELL, STREAM MAINTENANCE SUPERVISOR, AND THE DEPARTMENT OF ENGINEERING OF THE CITY TO ESTABLISH THE ELEVATION AT WHICH NO BUILDING OR HUMAN HABITATION SHALL BE PERMITTED BELOW, AS AGREED UPON AT AN EARLIER CONFERENCE.
2. CONFER WITH RALPH DOUGLASS, LAND RECORDS CLERK, ON STREET NAMES.
3. EASEMENTS AS MARKED ON THE ENCLOSED COPY OF THE PLAT.

NOTE: THE ENGINEERING DEPARTMENT OF THE CITY DESIRES A TOTAL OF A 16 FOOT UTILITY EASEMENT ALONG THE NORTH AND EAST SIDES OF THE CENTRALLY LOCATED LARGE EXCEPTION. THIS CAN BE ACCOMPLISHED BY GRANTING 16 FEET ON THE NORTH SIDE OF THE WEST LINE AND 16 FEET ON THE EAST SIDE OF THE EAST LINE OR BY GRANTING 8 FEET ON EACH SIDE OF EACH LINE.

THIS SECOND METHOD WOULD REQUIRE GRANTING THE EASEMENT LOCATED IN THE EXCEPTION BY SEPARATE INSTRUMENT.

YOUR ATTENTION IS CALLED TO PAGES 4 AND 5 OF THE SUBDIVISION RULES AND REGULATIONS. THESE INSTRUCTIONS SHOULD ASSIST YOU IN THE PREPARATION OF YOUR FINAL PLAT. IF THE PLANNING DEPARTMENT MAY BE OF ASSISTANCE TO YOU PLEASE DO NOT HESITATE TO CALL ON US.

CC: DALE FAIR, JR. ATTORNEY

LRE:GOE:DW

SINCERELY YOURS,

LELAND R. EDMONDS  
SENIOR PLANNER

DECEMBER 14, 1959

MR. CLYDE M. BAUGHMAN  
2522 EAST KELLOGG  
WICHITA, KANSAS

DEAR MR. BAUGHMAN:

SUBJECT: SUBDIVISION 59-3L  
2ND ADDITION TO VICKRIDGE  
FINAL PLAT

THIS IS TO ADVISE YOU THAT AT A SPECIAL MEETING ON DECEMBER 11, 1959, THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED SUBJECT FINAL PLAT WHICH HAD ORIGINALLY BEEN SCHEDULED FOR ITS DECEMBER 10, 1959 MEETING. THE SUBDIVISION COMMITTEE HAS RECOMMENDED THAT THIS PLAT BE APPROVED IN FINAL FORM SUBJECT TO THE FOLLOWING:

1. EASEMENTS AS SHOWN ON THE MARKED COPY.
2. DIMENSIONS AS SHOWN.
3. DIMENSION AND LABEL THE 150 FOOT DRAINAGE EASEMENT AS A PERPETUAL DRAINAGE AND UTILITY EASEMENT.
4. STREET NAMES AS SHOWN.
5. RECORDING OF STATEMENT THAT ALL LOTS WILL BE USED FOR SINGLE FAMILY HOUSE. A MINIMUM LAND AREA FOR A SINGLE FAMILY HOUSE SHALL BE 40,000 OR SUCH LARGER AREA AS MAY BE DETERMINED BY PERCOLATION TESTS, UNTIL SUCH TIME AS THE UNITS ARE CONNECTED INTO A SEWAGE TREATMENT SYSTEM OR A MUNICIPAL OR COMMUNITY TREATMENT PLANT APPROVED BY THE STATE BOARD OF HEALTH. ARRANGEMENT OF THE AREA REQUIRED SHALL BE APPROVED BY THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF PUBLIC HEALTH. EACH PURCHASER MUST HAVE, PRIOR TO THE CONSTRUCTION OF ANY PRIVATE DISPOSAL SYSTEM, THE APPROVAL OF THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF PUBLIC HEALTH. (ENCLOSED ARE TWO COPIES OF THIS HEALTH STATEMENT. PLEASE COMPLETE AND RETURN BOTH COPIES TO THE METROPOLITAN AREA PLANNING DEPARTMENT).

THE RECOMMENDATION OF THE SUBDIVISION COMMITTEE WILL NOW BE FORWARDED TO THE METROPOLITAN AREA PLANNING COMMISSION FOR ITS CONSIDERATION ON DECEMBER 17, 1959.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE DO NOT HESITATE TO CALL ON US.

VERY TRULY YOURS,

LELAND R. EDMONDS  
SENIOR PLANNER

LRE:GOE:BER  
ENCLOSURE

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

Form LA-S

CITY BUILDING ANNEX 104 S. MAIN STREET WICHITA 2, KANSAS

DECEMBER 18, 1959

MR. CLYDE M. BAUGHMAN  
2522 E. KELLOGG  
WICHITA, KANSAS

Dear Sir:


Subject: Final plat of SECOND  
ADDITION TO VICKRIDGE

This is to advise that the Planning Commission approved the above named plat at its meeting on DECEMBER 17, 1959, subject to the conditions listed below. Two prints of the revised plat as evidence of compliance, together with the necessary certificates, must be in this office ten days prior to the date of the City Commission meeting at which it will be considered. It will, of course, be impossible for you to comply with the requirement that the plat be recorded in thirty days until after approval by the City Commission.

Conditions established by the Planning Commission are:

1. EASEMENTS AS SHOWN ON THE MARKED COPY.
2. DIMENSIONS AS SHOWN.
3. DIMENSION AND LABEL THE 150 FOOT DRAINAGE EASEMENT AS A PERPETUAL DRAINAGE AND UTILITY EASEMENT.
4. STREET NAME CHANGES AS SHOWN.
5. RECORDING OF A STATEMENT THAT ALL LOTS WILL BE USED FOR SINGLE FAMILY HOUSE. A MINIMUM LAND AREA FOR A SINGLE FAMILY HOUSE SHALL BE 40,000 SQ. FT. OR SUCH LARGER AREA AS MAY BE DETERMINED BY PERCOLATION TESTS, UNTIL SUCH TIME AS THE UNITS ARE CONNECTED INTO A SEWAGE TREATMENT SYSTEM OR A MUNICIPAL OR COMMUNITY TREATMENT PLANT APPROVED BY THE STATE BOARD OF HEALTH. ARRANGEMENT OF THE AREA REQUIRED SHALL BE APPROVED BY THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF PUBLIC HEALTH. EACH PURCHASER MUST HAVE, PRIOR TO THE CONSTRUCTION OF ANY PRIVATE DISPOSAL SYSTEM, THE APPROVAL OF THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF PUBLIC HEALTH.
6. RECORD IN 30 DAYS.

Very truly yours,

*for*   
Leroy L. Little  
Director of Planning

CLYDE M. BAUGHMAN  
FRED. J. DOANE  
JOHN T. (JACK) REEVES

OFFICE OF  
CLYDE M. BAUGHMAN CO.  
*Civil Engineer & Surveyors*  
*Registered Professional Engineer*

2522 EAST KELLOGG  
WICHITA 8, KANSAS  
PHONE MURRAY 3-7431



December 31, 1959

Planning Commission  
City Hall Annex  
Wichita, Kansas

Gentlemen:

This is to inform you that the irons have been  
set in Second Addition to Vickridge, Wichita, Kansas,  
according to the plat on file in your office.

*Clyde M. Baughman*  
Surveyor



LAW OFFICES  
**LILLESTON, SPRADLING, GOTT, STALLWITZ & HOPE**

923 FIRST NATIONAL BANK BUILDING

TELEPHONE FOREST 3-8218

WICHITA 2, KANSAS

Dec. 31, 1959

W.F. LILLESTON  
GEORGE C. SPRADLING  
HENRY V. GOTT  
GEORGE STALLWITZ  
RALPH M. HOPE  
RICHARD W. STAVELY  
CHARLES S. LINDBERG  
RONALD M. GOTT

STANLEY & VERMILION . 1886-1897  
STANLEY, VERMILION  
& EVANS . . . . . 1897-1909  
STANLEY, VERMILION,  
EVANS & CAREY . . . 1909-1913  
VERMILION, EVANS,  
CAREY & LILLESTON . 1913-1946  
CAREY, LILLESTON,  
SPRADLING & GOTT . 1946-1950  
LILLESTON, SPRADLING,  
GOTT & STALLWITZ . 1950-1958



The City Commission of the City of Wichita  
Wichita  
Kansas

ATTENTION PLANNING COMMISSION

Gentlemen:

THIS IS TO CERTIFY that we have examined the attached Abstract of Title covering the following described property located in the County of Sedgwick, State of Kansas, to-wit:

Southwest Quarter of Section 17, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, except 1st Addition to Vickridge, and except tract in SW/4 described as Beginning 30 Feet North and 30 Feet East of the Southwest Corner of Section 17, Township 27 South, Range 2 East, thence North 664.11 Feet, thence East 295.16 Feet, thence South 664.11 Feet, thence West 295.16 Feet to beginning,

consisting of 96 entries and various Probate Court proceedings, certified to December 22, 1959 at 7:00 A.M. by the Security Abstract and Title Co., Inc.; and in our opinion, based upon such examination, we find the fee simple title to be vested as follows:

TRACT A: The East 16 Acres (approximately) of the SE/4 of the SW/4 -

- (1) An undivided 1/2 interest in HELEN VICKERS SPRINGER, individually;
- (2) An undivided 1/2 interest in HELEN VICKERS SPRINGER, JOHN S. WERTZ, GEORGE STALLWITZ, J. A. VICKERS, and KENNETH E. HILL, Trustees under a Deed of Trust dated December 31, 1938.

TRACT B: The West 24 Acres (approximately) of the SE/4 of the SW/4 of said Section 17 in CATHOLIC DIOCESE OF WICHITA (subject to easement for ingress and egress now held by the Ranneys).

TRACT C: A tract of land in the SW/4 of the SW/4, approximately 312 feet north of the southeast corner of the SW/4 of the SW/4 of irregular shape but approximately 260 feet by 330 feet, in WALTER R. RANNEY and MARY ANN RANNEY, husband and wife, as Joint Tenants, etc.

TRACT D: The balance of the captioned property in HELEN VICKERS SPRINGER, JOHN S. WERTZ, GEORGE STALLWITZ, J. A. VICKERS, and KENNETH E. HILL, Trustees under the Last Will and Testament of J. A. Vickers, deceased.

(For the specific descriptions, etc. of the aforesaid tracts, see attached plat.)

The above ownerships of Helen Vickers Springer and of the Trustees are free and clear of encumbrances and easements, except as follows:

1. Magnolia Petroleum Company still owns an oil and gas lease on a small portion of the captioned property lying in the SW/4 of the SW/4 of said Section 17, which lease is still producing, and the company in its leasehold operations has certain oil field equipment located thereon.

2. At Entry No. 70 appears a right-of-way agreement dated January 7, 1957, to Derby Refining Company, which right-of-way lies along the west side of captioned property. This instrument actually released an old pipeline easement, but Derby retains the right to lay a pipeline for future use over the east 20 feet of the west 50 feet of said tract. This partial release and retention of the easement was worked out and met the approval of the city officials in connection with the platting of Vickridge First Addition.

3. The Kansas Gas and Electric Company has certain easements over portions of the above property, all of which easements have heretofore been worked out with the city officials.

4. At Entry No. 92 is shown a right of way agreement to Sedgwick County along that part of captioned property facing on Central. This was for the purpose of widening Central.

5. At Entry No. 71 appears certain restrictive covenants dated January 25, 1950, precluding the sale in the event of platting, of any lots to other than members of the white race. This type of restrictions has been declared void by the Supreme Court of the United States.

The above and foregoing opinion is submitted in connection with the proposed plat of Vickridge Second Addition.

Very truly yours

LILLESTON SPRADLING GOTT STALLWITZ & HOPE

By *George Stallwitz*

GS:ML

LILLESTON, SPRADLING, GOTT, STALLWITZ & HOPE  
923 FIRST NATIONAL BANK BUILDING  
WICHITA 2, KANSAS

Dec. 31, 1959



The City Commission of the City of Wichita  
Wichita  
Kansas

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(For the specific descriptions, etc. of the aforesaid tracts, see attached plat.)

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3. The Kansas Gas and Electric Company has certain easements over portions of the above property, all of which easements have heretofore been worked out with the city officials.

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The above and foregoing opinion is submitted in connection with the proposed plat of Vickridge Second Addition.

Very truly yours

LILLESTON SPERDLING GOTT STALLWITZ & HOPE

By *George Stallwitz*

GS:ML

SUBDIVISION REPORT

PAGE

CITY MANAGER'S REPORT

RECOMMENDATION FROM THE METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS  
FOR SUBDIVISION APPROVAL

S/D NUMBER 59-31 NAME SECOND ADDITION TO VICKRIDGE  
APPLICATION FILED 7-9-59 SKETCH FILED 7-9-59  
PRELIMINARY PLAT FILED 10-8-59 APPROVED 10-29-59  
FINAL PLAT FILED 11-27-59  
APPROVED BY METROPOLITAN AREA PLANNING COMMISSION 12-17-59

DESCRIPTION

GENERAL LOCATION AN AREA AT THE NORTHEAST CORNER OF CENTRAL AND ROCK ROAD

OWNER VICKRIDGE TRUST AND THE CATHOLIC DIOCESE OF WICHITA  
SURVEYOR ENGINEER CLYDE M. BAUGHMAN  
ADDRESS 2522 EAST KELLOGG

- |   |                                     |
|---|-------------------------------------|
| 1. GROSS ACREAGE OF PLAT <u>159.5</u>     | 7. LINEAL FEET OF NEW STREETS:      |
| 2. NUMBER OF LOTS:                        | (A) <u>50</u> R/W <u>215</u> FT.    |
| RESIDENTIAL <u>84</u>                     | (B) <u>60</u> R/W <u>10,090</u> FT. |
| COMMERCIAL _____                          | (C) _____ R/W _____ FT.             |
| INDUSTRIAL _____                          | (D) TOTAL <u>12,305</u> FT.         |
| OTHER <u>(DRAINAGE)</u> <u>9</u>          | 8. TOTAL AREA OF NEW STREETS:       |
| TOTAL <u>93</u>                           | R/W <u>721,150</u> sq. FT.          |
| 3. AVERAGE LOT FRONTAGE <u>160</u> FT.    | 9. EXISTING ZONING <u>"R-1"</u>     |
| 4. MINIMUM LOT FRONTAGE <u>115</u> FT.    | 10. PROPOSED ZONING _____           |
| 5. AVERAGE LOT AREA <u>26,500</u> sq. FT. | 11. LOT AREA REQUIRED BY            |
| 6. MINIMUM LOT AREA <u>25,800</u> sq. FT. | ZONING <u>15,000</u> sq. FT.        |

PLANNING COMMISSION RECOMMENDATION:

IT WAS MOVED AND SECONDED THAT THE PLANNING  
COMMISSION RECOMMEND TO THE BOARD OF CITY  
COMMISSIONERS THAT THIS PLAT BE APPROVED.

VOTE OF PLANNING COMMISSION: UNANIMOUS

RESPECTFULLY SUBMITTED,

SECRETARY

ACTION: TAKE SUCH ACTION AS THE COMMISSION DEEMS ADVISABLE.

*Approved - 1-5-60 -*

FINAL PLAT  
SUBDIVISION REPORT

FILE COPY

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 59-31 NAME SECOND ADDITION TO VICKRIDGE  
DATE APPLICATION REC'D. 7-9-59 PRELIMINARY APPROVAL 10-29-59

DESCRIPTION

GENERAL LOCATION AN AREA AT THE NORTHEAST CORNER OF CENTRAL AND ROCK ROAD.  
OWNER VICKERS TRUSTS AND THE CATHOLIC DIOCESE OF WICHITA  
SURVEYOR-ENGINEER CLYDE M. BAUGHMAN  
ADDRESS 2522 EAST KELLOGG

- |  |                                     |
|--|-------------------------------------|
| 1. GROSS ACREAGE OF PLAT <u>162.1</u>    | 7. LINEAL FEET OF NEW STREETS:      |
| 2. NUMBER OF LOTS:                       | (A) <u>50</u> R/W <u>215</u> FT.    |
| RESIDENTIAL <u>93</u>                    | (B) <u>60</u> R/W <u>10,090</u> FT. |
| COMMERCIAL _____                         | (C) _____ R/W _____ FT.             |
| INDUSTRIAL _____                         | (D) TOTAL <u>12,305</u> FT.         |
| OTHER _____                              | 8. TOTAL AREA OF NEW STREET R/W     |
| TOTAL <u>93</u>                          | <u>721,150</u> SQ.FT.               |
| 3. AVERAGE LOT FRONTAGE <u>160</u> FT.   | 9. EXISTING ZONING <u>"R-1"</u>     |
| 4. MINIMUM LOT FRONTAGE <u>115</u> FT.   | 10. PROPOSED ZONING _____           |
| 5. AVERAGE LOT AREA <u>26,500</u> SQ.FT. | 11. LOT AREA REQUIRED BY            |
| 6. MINIMUM LOT AREA <u>25,800</u> SQ.FT. | ZONING <u>15,000</u> SQ.FT.         |

STAFF COMMENTS: THIS FINAL PLAT CONFORMS WITH THE SUBDIVISION RULES AND REGULATIONS AND WITH THE PRELIMINARY PLAT APPROVAL. IT ALSO CONFORMS WITH THE SUGGESTIONS SET FORTH IN A MEETING ATTENDED BY: J.A. EPPERSON, ASSISTANT CITY ENGINEER; GEORGE WILTON, SUPT. PUBLIC WORKS MAINTENANCE; M.S. MITCHELL, STREAM MAINTENANCE SUPERVISOR; JOHN S. WERTZ AND DALE FAIR JR. REPRESENTING VICKRIDGE; L.L. LITTLE, L.R. EDMONDS, AND GLEN EICHER OF THE PLANNING DEPARTMENT. THIS MEETING WAS HELD ON AUGUST 31, 1959. SAID SUGGESTIONS ARE SET OUT IN THE ATTACHED LETTER.

THE FINAL PLAT COMPLIES WITH CONSIDERATION TO:

1. STREET NAMES TO BE WORKED OUT.
2. THE PERPETUAL DRAINAGE EASEMENT ON THE WEST EDGE OF THE PLAT HAS NOT BEEN MARKED AS SUCH.
3. LOTS NO. 6, 7, AND 8, BLOCK 1 AND LOTS NO. 14, 15, 16, AND 17, BLOCK 2 APPEAR TO HAVE IMPROPER SIZE AND ACCESS AS LOTS AS SHOWN. IT WOULD APPEAR THAT THE FIRST ADDITION TO VICKRIDGE SHOULD BE REPLATTED TO ADD THIS LAND TO IT'S LOTS IF THAT IS INTENDED. THIS WOULD ENABLE THE SAME RESTRICTIONS TO BE PLACED ON LOTS ABUTTING THE DRAINAGE EASEMENT ON THE WEST AS THOSE TO BE PLACED ON THE LOTS IN THIS PLAT.
4. COPIES OF LETTERS RECEIVED BY THE PLANNING DEPARTMENT HERE ATTACHED CLARIFY OTHER RESTRICTIONS AND POINTS OF CONSIDERATION.

SUBDIVISION COMMITTEE ACTION: DECEMBER 10, 1959 (DATE)  
THE SUBDIVISION COMMITTEE RECOMMENDS:

APPROVAL IN FINAL FORM SUBJECT TO THE FOLLOWING CONSIDERATIONS:

1. EASEMENTS AS SHOWN ON THE MARKED COPY.
2. DIMENSIONS AS SHOWN.
3. DIMENSION AND LABEL THE 150 FOOT DRAINAGE EASEMENT AS A PERPETUAL DRAINAGE AND UTILITY EASEMENT.
4. STREET NAME CHANGES AS SHOWN.
5. RECORDING OF A STATEMENT THAT ALL LOTS WILL BE USED FOR SINGLE FAMILY HOUSE. A MINIMUM LAND AREA FOR A SINGLE FAMILY HOUSE SHALL BE 40,000 SQ. FT. OR SUCH LARGER AREA AS MAY BE DETERMINED BY PERCOLATION TESTS, UNTIL SUCH TIME AS THE UNITS ARE CONNECTED INTO A SEWAGE TREATMENT SYSTEM OR A MUNICIPAL OR COMMUNITY TREATMENT PLANT APPROVED BY THE STATE BOARD OF HEALTH. ARRANGEMENT OF THE AREA REQUIRED SHALL BE APPROVED BY THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF PUBLIC HEALTH. EACH PURCHASER MUST HAVE, PRIOR TO THE CONSTRUCTION OF ANY PRIVATE DISPOSAL SYSTEM, THE APPROVAL OF THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF PUBLIC HEALTH.

SUBDIVISION COMMITTEE CONDITIONS: (CONT.)

6. RECORD IN 30 DAYS.

M.A.P.C. ACTION: DECEMBER 17, 1959 (DATE)  
THE METROPOLITAN AREA PLANNING COMMISSION:

Approval subject to the conditions of the Subdivision Committee.

SUBDIVISION COMMITTEE CONDITIONS: (CONT.)

6. RECORD IN 30 DAYS.

M.A.P.C. ACTION: DECEMBER 17, 1959 (DATE)  
THE METROPOLITAN AREA PLANNING COMMISSION:

Approval subject to the conditions of the Subdivision Committee.

*Wichita*

MARCH 25, 1960

MR. DALE FAIR  
Box 2240  
WICHITA, KANSAS

DEAR MR. FAIR:

CONFIRMING OUR TELEPHONE CONVERSATION OF SEVERAL  
DAYS AGO, THE GENERAL POLICY FOR STREET RIGHTS-OF-WAY IS;

SECTION LINE ROADS	-	100 FEET WIDE
$\frac{1}{2}$ SECTION LINE STREETS	-	90 FEET WIDE
RESIDENTIAL STREETS	-	60 FEET WIDE

THESE STANDARDS CAN BE DEVIATED FROM ONLY UPON  
RECOMMENDATION OF THE CITY ENGINEER AND THE PLANNING  
COMMISSION.

SINCERELY YOURS,

JERROLD A. MOORE  
SENIOR PLANNER

JAM:DW