

PLAT NO. S/D 59-33 MAP NO. J-1

NAME Skyline Heights Addition

LOCATION An area bet. 37th St. South &
McArthur and on the east side of Hoover and
west of the Wichita Flood Control Project

ENGINEER: Don C. Moehring

OWNER Wilber Goff, etal.

APPLICATION FILED 7-13-59

SKETCH PLAT FILED 7-13-59

PRELIMINARY FILED 7-16-59
7-30-59 - Request redesign

S/D ACTION 8-27-59 Approve

FINAL FILED 3-16-65

S/D ACTION 10-13-60 Approve 3-25-65 Approved

MAPC ACTION 10-20-60 Approve 4-1-65 Approved

ECC ACTION 4-27-65 Approved

RECORDED 5-6-65

REMARKS Closed 4-27-65

M.A.P.C. Approved 4-1-65

B.C.C. ~~1900~~ Approved 4-27-65

Closed 4-27-65

RECORDED ON 5-6-65

S/D 59-33 SKYLINE HEIGHTS ADDITION
E OF HOOVER BET 37TH ST S & MACAR-
THUR MOEHRING J-1

SUBDIVISION PROGRESS SHEET

MAP No. J-1
 SEC. No. 11
 TWP. No. 28
 RANGE 1W

S/D No.: 59-38

NAME: SKYLINE HEIGHTS

GENERAL LOCATION: AREA BETWEEN 37TH ST. SOUTH AND McARTHUR ROAD AND ON THE EAST SIDE OF HOOVER, WEST OF WFC PROJECT

OWNER: WILBER BOFF, ET AL
 ADDRESS: 3820 S. 55TH ST. WEST PHONE: JA 4-4068
 SUBDIVIDER: SAME
 ADDRESS: _____ PHONE: _____
 ENGINEER/SURVEYOR: DON MOEHRING
 ADDRESS: 210 KFH BLDG. WICHITA, KANSAS PHONE: FO 3-6781

*APPLICATION RECEIVED 7-13-59 FINAL PLAT RECEIVED 9-14-60
 CONF. WITH APPLICANT ✓ TRACING RECEIVED 9-19-60
 SKETCH PLAT RECEIVED 7-13-59 FINAL PLAT REVIEWED 9-14-60
 POSTED TO ATLAS _____ S/D REPORT #2 PREPARED 9-15-60
 PRESENT ZONING R-1 AND LC
 PROPOSED ZONING ✓
 SKETCH PLAT REVIEWED 7-18-59 *S/D COMM. ACTION Deferral with 7-24-60
 LETTER OF INTENT 7-18-59 S/D " " approve 10-13-60
 S/D REPORT #2 MARKED OK
 DEPT. REPORT ON FINAL 10-2-60
 MARKED COPY SENT TO ENG. OK

PREL. PLAT RECEIVED 7-16-59
 PREL. PLAT REVIEWED 7-18-59 *M.A.P.C. ACTION 10-20-60 approve
 S/D REPORT #1 PREPARED 7-18-59 S/D REPORT #2 MARKED 10-21-60
 REQUEST REDESIGN DEPT. REPORT ON FINAL 10-21-60

*S/D COMM. ACTION 7-30-59 REDESIGN
 " " " 8-27-59 approve
 S/D REPORT #1 MARKED 7-31 8-28
 DEPT. REPORT ON PREL. 7-31 8-28
 MARKED COPY SENT TO ENG. 7-31 8-28
 LETTER ON IRONS RECEIVED 1-23-61
 TITLE OPINION RECEIVED _____
 TAXES OPINION RECEIVED _____
 TITLE & TAXES REVIEWED _____
 FINAL REVIEW _____

LETTER TO B.C.C. _____

*B.C.C. ACTION _____

RECORDED _____
 ANNEXED _____

COMMENTS: _____

10-13-60 S/D approve
1-30-61 requirement of statement that construction cannot take place until a certain elevation is not needed. John contacted Mitchell and authorized the elimination of the requirement

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

SKYLINE HEIGHTS ADDITION WAS
FILED FOR RECORD ON May 6, 1965

6-6-65
jo

Rufus E. Dering
REGISTER OF DEEDS

City Manager's Report

Recommendation from the Metropolitan Area Planning Commission to
BOARD OF CITY COMMISSIONERS
for Subdivision Approval

S/D Number: **59-33** Name: **Skyline Heights Addition**
Application Filed: **7-13-59** Sketch Filed: **7-13-59**
Preliminary Plat Filed: **7-16-59** Approved by S/D: **8-27-59**
Final Plat Filed: **3-16-65** Approved by S/D: **3-25-65**
Approved by Metropolitan Area Planning Commission: **4-1-65**

DESCRIPTION

General Location: **Between 37th Street South and McArthur and on the east side of the Flood Control Project**
Owner: **Wilber Goff, et al.**
Surveyor or Engineer: **Don C. Moehring**
Address: **210 Sutton Building**

1. Gross Acreage of Plat	<u>21.787</u>	7. Lineal Feet of New Streets:	
2. Number of Lots:		(a) <u>60</u> R/W <u>2,240</u> ft.	
Residential	<u>30</u>	(b) <u>50</u> R/W <u>2,319</u> ft.	
Commercial	<u>1</u>	(c) _____ R/W _____ ft.	
Industrial	_____	(d) Total <u>4,559</u> ft.	
Other	_____	8. Total Area of New Streets:	
Total	<u>31</u>	R/W <u>230,350</u> sq. ft.	
3. Average Lot Frontage	<u>125</u> ft.	9. Existing Zoning " <u>R-1</u> " & " <u>IC</u> "	
4. Minimum Lot Frontage	<u>97</u> ft.	10. Lot Area Required by	
5. Average Lot Area	<u>30,600</u> sq.ft.	Zoning _____ sq. ft.	
6. Minimum Lot Area	<u>19,230</u> sq.ft.		

Planning Commission Recommendation:

KRATZER moved, and DUGAN seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to being recorded within 30 days after approval by the City Commission.

Vote of Planning Commission: **Unanimous**

Respectfully submitted,

_____. Secretary

City Manager's Recommendation: Approve the plat as recommended by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

April 5, 1965

*Shyline Heights
file 4-27-65*

Wichita Sedgwick County Metropolitan Area
Planning Commission
Board of City Commissioners of the
City of Wichita

OPINION OF TITLE

Dear Sirs:

I have examined the title to the following described
real property, to-wit:

Beginning at the South West Corner of Section Eleven (11), Township Twenty Eight (28) South, Range One (1) West of the Sixth Principal Meridian; thence North along the West line of said Section Eleven (11), a distance of Four Hundred and Fifteen Feet (415); thence East at right angles with the West line of said Section Eleven (11), a distance of Two Hundred Fifty Feet (250); thence North at right angles and parallel with the West line of said Section Eleven (11), a distance of One Hundred Twenty Five Feet (125); then West at right angles, a distance of Two Hundred and Fifty Feet (250), to a point in the West line of said Section Eleven (11), and Five Hundred and Forty (540) Feet North of the South West Corner of Said Section Eleven (11); thence North along the West line of said Section Eleven (11), a distance of Seven Hundred Forty Four (744.87) point Eighty Seven Feet, to the North West corner of the South half of the South West Quarter of said Section Eleven (11); then Easterly at an included angle of Eighty Nine Degrees, Forty Eight Minutes,

along the North line of the South half of the South West Quarter of said Section Eleven (11), a distance of 708.24 feet to a point in the Westerly line of the Wichita, Valley Center Flood Control right of way; thence South Easterly at an included angle of Ninety Eight Degrees, Fifty Eight Minutes along said Westerly right of way line, a distance of Two Hundred and Sixty Seven point Six Four (267.64) Feet; thence South Easterly along the right of way line at an angle of One Degree Seven Minutes to the left, a distance of 499.90 feet; thence South Easterly along said right of way line, at an angle of Zero Degrees, Forty Four Minutes to the left, a distance of 475.83 feet; then Westerly at an included angle of Seventy Eight Degrees, Fifty Seven Minutes, a distance of 87.5 feet; thence South at right angles, a distance of 61.92 feet, to a point in the South line of said Section Eleven (11); thence West at an included angle of Ninety Degrees, Six Minutes, and along the South line of said Section Eleven (11), a distance of 834.58 feet, to the point of beginning, all in Sedgwick County, Kansas

and that said certificate of title was certified by the Security Abstract and Title Company of Wichita, Kansas, to the 5th day of April, 1965, at seven o'clock, A.M., under certificate No. . That the owners of said property are:

Gerald W. Louis and Mae M. Louis, his wife; Arthur W. Moore and June E. Moore, his wife; E. Wesley Wolfe, a/k/a F. W. Wolfe, and Naomi Wolfe, his wife; N. Waldo Miller and Virginia M. Miller, his wife, and Wilbur C. Goff and Mervene H. Goff, his wife;

and that the mortgage holders are the Mid-Kansas Federal Savings and Loan Association of Wichita, Kansas.

1. TAXES: I further certify that taxes for the year 1963 and prior years have been paid in full.

Taxes for the year 1964, under key No. WA-81-1, in the sum of \$315.28, the first half has been paid, and under key No. WA-81-1C, the first half of 1964 has been paid and the last half of the amount of \$195.91 is unpaid; under key No. WA-81-1D, the taxes have been paid in full, and under key No. WA-81-1A, have been paid in full. These are all of the ad valorem taxes assessed against the property being platted by the owners thereof.

2. EASEMENTS: That easements as shown by the abstract of title have been included in the plat, namely a five (5) foot easement on the East, parallel to the Wichita Valley Center Flood Control Right of Way, and that property dedicated for highway purposes for McArthur Road and Hoover.

This opinion is given in connection with the submission of a plat to the Commissioners of the City of Wichita, for their approval and for use in recording said plat with the County Clerk and the Register of Deeds of Sedgwick County, Kansas.


Owen S. Redmond, Jr.

OJR/rj

OWEN J. REDMOND, JR.
ATTORNEY AT LAW
619 WEST DOUGLAS
WICHITA 13, KANSAS
April 5, 1965

TELEPHONE
AMHERST 7-0633

Wichita Sedgwick County Metropolitan Area
Planning Commission
Board of City Commissioners of the
City of Wichita

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Eleven (11), Township Twenty Eight (28) South,
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East at right angles with the West line of
said Section Eleven (11), a distance of Two
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right angles and parallel with the West line
of said Section Eleven (11), a distance of
One Hundred Twenty Five Feet (125); then West
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said Section Eleven (11), and Five Hundred and
Forty (540) Feet North of the South West Corner
of Said Section Eleven (11); thence North along
the West line of said Section Eleven (11), a
distance of Seven Hundred Forty Four (744.87) point
Eighty Seven Feet, to the North West corner of the
South half of the South West Quarter of said
Section Eleven (11); then Easterly at an included
angle of Eighty Nine Degrees, Forty Eight Minutes,

along the North line of the South half of the South West Quarter of said Section Eleven (11), a distance of 708.24 feet to a point in the Westerly line of the Wichita, Valley Center Flood Control right of way; thence South Easterly at an included angle of Ninety Eight Degrees, Fifty Eight Minutes along said Westerly right of way line, a distance of Two Hundred and Sixty Seven point Six Four (267.64) Feet; thence South Easterly along the right of way line at an angle of One Degree Seven Minutes to the left, a distance of 499.90 feet; thence South Easterly along said right of way line, at an angle of Zero Degrees, Forty Four Minutes to the left, a distance of 475.83 feet; then Westerly at an included angle of Seventy Eight Degrees, Fifty Seven Minutes, a distance of 87.5 feet; thence South at right angles, a distance of 61.92 feet, to a point in the South line of said Section Eleven (11); thence West at an included angle of Ninety Degrees, Six Minutes, and along the South line of said Section Eleven (11), a distance of 834.58 feet, to the point of beginning, all in Sedgwick County, Kansas

and that said certificate of title was certified by the Security Abstract and Title Company of Wichita, Kansas, to the 5th day of April, 1965, at seven o'clock, A.M., under certificate No. . That the owners of said property are:

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This opinion is given in connection with the submission of a plat to the Commissioners of the City of Wichita, for their approval and for use in recording said plat with the County Clerk and the Register of Deeds of Sedgwick County, Kansas.


Owen J. Redmond, Jr.

OJR/rj

April 6, 1965

Mr. Don C. Moehring
210 Sutton Bldg.
Wichita, Kansas

Subject: S/D 59-33 - Final Plat of Skyline
Heights Addition

Dear Mr. Moehring:

At its regular meeting on April 1, 1965, the Metropolitan Area Planning Commission considered the Final Plat of Skyline Heights Addition and recommended that it be approved subject to:

1. Recording within 30 days after approval by the Board of City Commissioners.

This plat will be forwarded to the Board of City Commissioners for their consideration as soon as the following requirements have been met:

- DM* 1. Compliance with the requirements of the Metropolitan Area Planning Commission.
- DM* 2. Certification by an attorney that fee title is vested in the platator.
- DM* 3. Certification that all taxes due and payable have been paid.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:JMH;bwilber Goff
3820 South 55th St. West

DON C. MOEHRING, C. E.
CONSULTING CIVIL ENGINEERS
210 SUTTON PLACE TELEPHONE PD 3-6791
(FORMERLY KPH BUILDING)
WICHITA, KANSAS 37202

DON C. MOEHRING II

SEWERS, SEWAGE DISPOSAL
WATER WORKS, ROADS AND PAVEMENTS
SPECIAL STEEL AND CONCRETE PROBLEMS
DRAINAGE, IRRIGATION, AIRPORTS
VALUATIONS, APPRAISALS, SURVEYS
SUBDIVISIONS, SITE PLANNING

April 2, 1965

LICENSED PROFESSIONAL ENGINEERS
REFERENCE—
"WHO'S WHO IN ENGINEERING"

Wichita-Sedgwick County
Metropolitan Area Planning Comm.
City Building Annex
104 South Main St.
Wichita 2, Kansas

Gentlemen:

This is to advise that the block irons on
Skyline Heights, an Addition, Sedgwick County,
Kansas, are all set as of 3-29-65.

Respectfully,

Don C. Moehring, C.E.
Don C. Moehring, C. E.
Consulting Civil Engineers

DCM:rh



March 26, 1965

Mr. Don C. Moehring
210 Sutton Place
Wichita, Kansas

Subject: S/D 59-33 - Final Plat of Skyline Heights Addition.

Dear Mr. Moehring:

At its regular meeting on March 25, 1965, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Final Plat of Skyline Heights Addition. The action of the Subdivision Committee was to recommend approval of the final plat subject to the following conditions:

1. Access control should be indicated along the south line of Block A and along the south line of Lots 1, 4 and 5, Block D, and a note should also be made on the plat that access control is to be exercised until the access road is constructed.
2. There should be a notification on the plat that Flora Avenue shall have temporary access to McArthur Road until such time as the access road is constructed.
3. East-west dimensions should be provided for Lots 4, 5, 6, 7, 8, 9 and 10, Block C.
4. Location of irons should be indicated on the plat.

Mr. Don C. Moehring

March 26, 1965

5. A provision shall be included within the plat providing that no construction below an elevation of 1293 mean sea level shall be made.
6. Recording within 30 days after approval by the Board of City Commissioners.

Enclosed is the marked Engineer's copy of the final plat for your information and files.

The recommendation of the Subdivision Committee that the final plat be approved will be forwarded to the Planning Commission for their consideration at their next regular meeting on April 1, 1965.

If you have any questions concerning this matter, please feel free to call.

Sincerely yours,

Jack H. Galbraith
Senior Planner

JHG:JWE:mb
Enclosure

CC: Wilbur Goff, et al
3820 South 55th Street West

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 59-33 NAME Skyline Heights Addition
DATE APPLICATION REC'D July 13, 1959 PRELIMINARY APPROVAL Aug. 27, 1959

DESCRIPTION

GENERAL LOCATION In an area east of Hoover between 37th Street South and MacArthur
OWNER Wilber Goff, et al
SURVEYOR/ENGINEER Don C. Moehring
ADDRESS _____

1. GROSS ACREAGE OF PLAT	<u>21.787</u>	7. LINEAL FEET OF NEW STREETS:	
2. NUMBER OF LOTS:		(A)	<u>60</u> R/W <u>2,240</u> FT.
RESIDENTIAL	<u>30</u>	(B)	<u>50</u> R/W <u>2,319</u> FT.
COMMERCIAL	<u>1</u>	(C)	_____ R/W _____ FT.
INDUSTRIAL	_____	(D)	TOTAL <u>4,559</u> FT.
OTHER	_____	8. TOTAL AREA OF NEW STREET	
TOTAL	<u>31</u>	R/W	<u>230,350</u> SQ.FT.
3. AVERAGE LOT FRONTAGE	<u>125</u> FT.	9. EXISTING ZONING	<u>"R-1" & "LC"</u>
4. MINIMUM LOT FRONTAGE	<u>97</u> FT.	10. PROPOSED ZONING	_____
5. AVERAGE LOT AREA	<u>30,600</u> SQ.FT.	11. LOT AREA REQUIRED BY	_____ SQ.FT.
6. MINIMUM LOT AREA	<u>19,230</u> SQ.FT.	ZONING	_____ SQ.FT.

STAFF COMMENTS:

- Complete access control should be indicated adjacent to the south line of Block A and adjacent to the south lines of lots 1, 4 and 5, Block D. Provisions for access control should also be made in the plat's text.
- East-west dimensions should be provided for Lots 4, 5, 6, 7, 8, 9 and 10, Block C.
- The access road adjacent to McArthur Road should be clarified. The access road does not appear to be needed if complete access control is to be indicated along the south line of Block A and Lots 1, 4 and 5, Block D.
- This plat was approved in preliminary form on 8-27-59 and in final form on 10-13-60. The Planning Commission approved the final plat on 10-20-60. Since a considerable amount of time has elapsed since this plat was approved, we have asked that the final plat be re-submitted to the Subdivision Committee.
- Location of irons should be indicated on the plat.

SUBDIVISION COMMITTEE ACTION: March 25, 1965 (Date)
The Subdivision Committee Recommends:

M. A. P. C. ACTION: _____ (DATE)
THE METROPOLITAN AREA PLANNING COMMISSION:

DON C. MOEHRING, C. E.

CONSULTING CIVIL ENGINEER

210 KFH BUILDING TELEPHONE FO 3-6781
WICHITA 2, KANSAS

January 19, 1961

Ref. 3.61

DON. C. MOEHRING II, ASST. ENGINEER

SEWAGE, SEWAGE DISPOSAL
WATER WORKS, ROADS AND PAVEMENTS
SPECIAL STEEL AND CONCRETE PROBLEMS
DRAINAGE, IRRIGATION, AIRPORTS
VALUATIONS, APPRAISALS, SURVEYS
SUBDIVISIONS, SITE PLANNING

LICENSED PROFESSIONAL ENGINEERS


REFERENCE— "WHO'S WHO IN ENGINEERING"

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

Gentlemen:

This is to advise that the block irons on
Skyline Heights, an Addition, Sedgwick County,
Kansas, are all set as of January 6, 1961.

Respectfully,


Don C. Moehring, C. E.
Consulting Civil Engineer

DCM:rh



PHONE AM 3-8211 • 104 SOUTH MAIN STREET • WICHITA 2, KANSAS

WICHITA-SEDGWICK COUNTY
**METROPOLITAN AREA
PLANNING
COMMISSION**



MR. DON C. MOENRING
210 KFH BUILDING
WICHITA, KANSAS

DEAR SIR:

RE: FINAL PLAT OF **SKYLINE HEIGHTS**

THIS IS TO ADVISE THAT THE METROPOLITAN AREA PLANNING COMMISSION APPROVED THE ABOVE NAMED PLAT AT ITS MEETING ON OCTOBER 20, 1960, 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 30 DAYS UNTIL AFTER APPROVAL BY THE BOARD OF CITY COMMISSIONERS.

CONDITIONS ESTABLISHED BY THE METROPOLITAN AREA PLANNING COMMISSION ARE:

SEE ATTACHED SHEET

CC: WILBER GOFF
3820 S. 55TH ST., WEST
WICHITA, KANSAS

VERY TRULY YOURS,

LELAND R. EDMONDS
ASSISTANT PLANNING DIRECTOR

CONDITIONS

- ok* THAT THE EASEMENTS BETWEEN LOTS 3 AND 4, 1 AND 2, 12 AND 13, BLOCK B, BE EXTENDED TO THE STREET RIGHT-OF-WAY.
- ok* THAT EASEMENTS EXTENDING TO WITHIN 100 FEET OF THE STREET RIGHT-OF-WAY BE ADDED BETWEEN LOTS 7 AND 8, 13 AND 14, BLOCK B.
- ok* THAT AN EASEMENT BE ADDED BETWEEN LOTS 9 AND 10, BLOCK B, EXTENDING TO THE STREET RIGHT-OF-WAY.
- ok* THAT 100 FEET OF THE EASEMENT BETWEEN LOTS 10 AND 11, BLOCK B, ADJACENT TO FLORA AVENUE BE DELETED.
- ok* THAT EASEMENTS BETWEEN LOTS 9 AND 10, 7 AND 8, BLOCK C, BE DIMENSIONED TO SHOW 5 FEET ON EITHER SIDE OF LOT LINES.
- ok* THAT THE EASEMENT BETWEEN LOTS 7 AND 8, BLOCK C, BE EXTENDED TO FLORA AVENUE.
- ok* THAT A 10 FOOT EASEMENT BE ADDED BETWEEN LOTS 2 AND 3, BLOCK D, EXTENDING TO WITHIN 100 FEET OF YORK STREET.
- ok* FLORA STREET TO BE CHANGED TO FLORA AVENUE.

Inadequate

not on plat

9. A STATEMENT SHOULD BE INCLUDED IN THE PLAT STATING THAT DIRECT ACCESS SHALL BE DENIED TO McARTHUR ROAD FROM BLOCK A, AND LOTS 1, 4 AND 5, BLOCK D.
- A STATEMENT SHALL BE INCLUDED WITHIN THE PLAT PROVIDING THAT NO CONSTRUCTION SHALL BE ALLOWED BELOW AN ELEVATION OF 1293 MEAN SEA LEVEL, (~~BASED ON DATUM OF THE WICHITA-VALLEY CENTER FLOOD CONTROL PROJECT~~).

11. RECORD IN 30 DAYS.

OCTOBER 14, 1960

MR. DON C. MOEHRING
210 KFH BUILDING
WICHITA, KANSAS

DEAR MR. MOEHRING:

RE: S/D 59-33 - SKYLINE HEIGHTS
ADDITION - FINAL PLAT

THIS IS TO INFORM YOU THAT AT ITS REGULAR MEETING OF OCTOBER 13, 1960, THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED THIS PLAT. THE SUBDIVISION COMMITTEE APPROVED THIS PLAT SUBJECT TO THE FOLLOWING CHANGES AND CORRECTIONS:

1. THAT THE EASEMENTS BETWEEN LOTS 3 AND 4, 1 AND 2, 12 AND 13, BLOCK B, BE EXTENDED TO THE STREET RIGHT-OF-WAY.
2. THAT EASEMENTS EXTENDING TO WITHIN 100 FEET OF THE STREET RIGHT-OF-WAY BE ADDED BETWEEN LOTS 7 AND 8, 13 AND 14, BLOCK B.
3. THAT AN EASEMENT BE ADDED BETWEEN LOTS 9 AND 10, BLOCK B, EXTENDING TO THE STREET RIGHT-OF-WAY.
4. THAT 100 FEET OF THE EASEMENT BETWEEN LOTS 10 AND 11, BLOCK B, ADJACENT TO FLORA AVENUE BE DELETED.
5. THAT EASEMENTS BETWEEN LOTS 9 AND 10, 7 AND 8, BLOCK C, BE DIMENSIONED TO SHOW 5 FEET ON EITHER SIDE OF LOT LINES.
6. THAT THE EASEMENT BETWEEN LOTS 7 AND 8, BLOCK C, BE EXTENDED TO FLORA AVENUE.
7. THAT A 10 FOOT EASEMENT BE ADDED BETWEEN LOTS 2 AND 3, BLOCK D, EXTENDING TO WITHIN 100 FEET OF YORK STREET.
8. FLORA STREET TO BE CHANGED TO FLORA AVENUE.
9. A STATEMENT SHOULD BE INCLUDED IN THE PLAT STATING THAT DIRECT ACCESS SHALL BE DENIED TO McARTHUR ROAD FROM BLOCK A, AND LOTS 1, 4 AND 5, BLOCK D.

PAGE 2 - DON C. MOENRING
OCTOBER 14, 1960

- Not to be
required
@ A. J.*
10. A STATEMENT SHALL BE INCLUDED WITHIN THE PLAT PROVID-
ING THAT NO CONSTRUCTION SHALL BE ALLOWED BELOW AN
ELEVATION OF 1293 MEAN SEA LEVEL (BASED ON DATUM OF
THE WICHITA-VALLEY CENTER FLOOD CONTROL PROJECT).
11. RECORD IN 30 DAYS.

THE RECOMMENDATION OF THE SUBDIVISION COMMITTEE WILL BE FORWARDED
TO THE METROPOLITAN AREA PLANNING COMMISSION FOR CONSIDERATION
AT ITS MEETING ON OCTOBER 20, 1960. IF YOU HAVE ANY QUESTIONS
CONCERNING THIS MATTER, PLEASE DO NOT HESITATE TO CALL.

SINCERELY YOURS,

JERROLD A. MOORE
SENIOR PLANNER

JAM:RAL:BER

CC: WILBUR GOFF
3820 SOUTH 55TH STREET WEST
WICHITA, KANSAS

OCTOBER 3, 1960

MR. DON C. MOEHRING
210 KFH BUILDING
WICHITA, KANSAS

DEAR MR. MOEHRING:

RE: S/D 59-33 - SKYLINE HEIGHTS
ADDITION - FINAL PLAT

THIS IS TO INFORM YOU THAT AT ITS REGULAR MEETING ON SEPTEMBER 29, 1960, THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED THIS PLAT. THE SUBDIVISION COMMITTEE DIRECTED THAT THIS PLAT BE RETURNED TO THE ENGINEER FOR THE FOLLOWING CHANGES AND CORRECTIONS:

1. THAT THE EASEMENTS BETWEEN LOTS 4 AND 3, 1 AND 2, 12 AND 13, BLOCK B, BE EXTENDED TO THE STREET RIGHT-OF-WAY.
2. THAT EASEMENTS EXTENDING TO WITHIN 100 FEET OF THE STREET RIGHT-OF-WAY BE ADDED BETWEEN LOTS 7 AND 8, 13 AND 14, BLOCK B.
3. THAT AN EASEMENT BE ADDED BETWEEN LOTS 9 AND 10, BLOCK B, EXTENDING TO THE STREET RIGHT-OF-WAY.
4. THAT 100 FEET OF THE EASEMENT BETWEEN LOTS 10 AND 11, BLOCK B, ADJACENT TO FLORA AVENUE BE DELETED.
5. THAT EASEMENTS BETWEEN LOTS 9 AND 10, 7 AND 8, BLOCK C, BE DIMENSIONED TO SHOW 5 FEET ON EITHER SIDE OF LOT LINES.
6. THAT THE EASEMENT BETWEEN LOTS 7 AND 8, BLOCK C, BE EXTENDED TO FLORA AVENUE.
7. THAT A 10 FOOT EASEMENT BE ADDED BETWEEN LOTS 2 AND 3, BLOCK D, EXTENDING TO WITHIN 100 FEET OF YORK STREET.
8. FLORA STREET IS TO BE CHANGED TO FLORA AVENUE.
9. A STATEMENT IN THE PLAT DENYING ACCESS FOR THOSE LOTS IN BLOCKS A AND D ABUTTING McARTHUR ROAD. ACCESS SHALL BE PROVIDED TO McARTHUR ROAD THROUGH AN ACCESS ROAD.

PAGE 2 - DON C. MOEHRING
OCTOBER 3, 1960

10. ESTABLISHMENT OF ELEVATION BELOW WHICH CONSTRUCTION
OF STRUCTURES MAY NOT TAKE PLACE.

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

VERY TRULY YOURS,

LELAND R. EDMONDS
ASSISTANT PLANNING DIRECTOR

LRE:CDM:BER

CC: WILBER GOFF, ET AL
3820 SOUTH 55TH STREET WEST

S/D No. 5-9-53

THE CITY OF WICHITA

OFFICE OF Dept. of Public Works

DATE September 26, 1960

TO L. L. Little, Director of Planning

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

SUBJECT: Final Plat
Skyline Heights Add'n

Please be advised that this office has reviewed subject plat as it affects and is effected by the Wichita-Valley Center Flood Control Project. Our review reveals that subject plat is substantially the same as the preliminary on which we commented by memo dated 7-29-59.

Our comments of that date are still pertinent with exception of the last paragraph. We then refer you to our 7-29-59 memo and attached exhibits.

G. H. Wilton
Supt. of Public Works Maintenance

GHW:MSM:fb

cc: E. N. Smith
Rufus Kirk - cc 7-29-59 memo
File - Parcel 'B'
" - Skyline Hts.



August 28, 1959

Mr. Don C. Moehring
210 K. F. H. Building
Wichita, Kansas

RE: 59-33 Skyline Heights
Preliminary Plat

Dear Mr. Moehring:

This is to advise you that on August 27, 1959 the Subdivision Committee of the Metropolitan Area Planning Commission considered subject preliminary plat. This plat may now be prepared in final form subject to the following considerations:

1. The plat must have the approval of the County Engineering Department.
2. Street name changes as shown on the marked copy which is enclosed.

It has been suggested that before the final plat is submitted, that you shall give all the utility companies an opportunity to request easements.

Your attention has been 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 staff may be of any assistance to you, please do not hesitate to call on us.

Very truly yours,

Leland R. Edmonds,
Senior Planner

LRE:GOE:sdh

Enclosure

FINAL PLAT
SUBDIVISION REPORT

2.5 acre
gross

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 59-33 NAME SKYLINE HEIGHTS ADDITION
DATE APPLICATION REC'D 7-13-59 PRELIMINARY APPROVAL 8-27-59

DESCRIPTION

GENERAL LOCATION Area between 37th St. South and McArthur Road and on the east side of Hoover Avenue, west of the WFC project
OWNER Wilber Goff, et al
SURVEYOR/ENGINEER Don Hoehring
ADDRESS 210 KPH Bldg., Wichita, Kansas

1. GROSS ACREAGE OF PLAT <u>21,787</u>	7. LINEAL FEET OF NEW STREETS:
2. NUMBER OF LOTS:	(A) <u>60'</u> R/W <u>2240</u> FT.
RESIDENTIAL <u>30</u>	(B) <u>50'</u> R/W <u>2319</u> FT.
COMMERCIAL <u>1</u>	(C) _____ R/W _____ FT.
INDUSTRIAL _____	(D) TOTAL <u>4559</u> FT.
OTHER _____	8. TOTAL AREA OF NEW STREET
TOTAL <u>31</u>	R/W <u>250,350</u> SQ.FT.
3. AVERAGE LOT FRONTAGE <u>125</u> FT.	9. EXISTING ZONING <u>R-1 and LC</u>
4. MINIMUM LOT FRONTAGE <u>97</u> FT.	10. PROPOSED ZONING _____
5. AVERAGE LOT AREA <u>30,600</u> SQ.FT.	11. LOT AREA REQUIRED BY
6. MINIMUM LOT AREA <u>19,230</u> SQ.FT.	ZONING <u>15,000</u> SQ.FT.

STAFF COMMENTS: 1. Easements between lots 7 & 8, 9 & 10 require dimensions.
2. No Bench Mark location nor elevation is shown.
3. Locations of irons are not shown.
4. Lot 1 as shown on approved preliminary has been excepted from the plat and the lots of Block B, renumbered.
5. Approval of the plat by the County Engineer's Office has not been indicated formally by that office nor by a notation on the face of the plat.
6. *Avenue Road should be separated by line (dashed) from main Roadway + labeled for McArthur Rd.*

SUBDIVISION COMMITTEE ACTION: 10-20-60 (DATE)
THE SUBDIVISION COMMITTEE RECOMMENDS:

approve subject to conditions set forth on plat + letter of advice

M. A. P. C. ACTION: 10-20-60 (DATE)
THE METROPOLITAN AREA PLANNING COMMISSION:

approve as Recommended.

August 20, 1959

Mr. Don C. Moehring
210 K. F. H. Building
Wichita, Kansas

RE: Skyline Heights Addition

Dear Mr. Moehring:

On July 30, 1959, the Subdivision Committee of the Metropolitan Area Planning Commission considered subject preliminary plat. At that time the plat was referred back to the engineer for consideration of the following points.

1. Restriction of direct access from any lot to McArthur Road.
2. Provision of a 60 foot street adjacent to and parallel to the westerly right-of-way line of the Wichita-Valley Center Flood Control Project.
3. Provision of more adequate turning area at the Hoover-McArthur intersection.

Subsequent to this meeting we had discussed this matter with you on a number of occasions; we understand that you have discussed the matter with the office of the County Engineer; and we have discussed the matter with the office of the County Engineer, Mr. R. S. Delamater, Consulting Engineer, and the Flood Control office.

The County Engineer's office has indicated in a recent conference that it will suggest no requirements for change of the plat as originally presented. Mr. Delamater has indicated in a letter dated August 17, 1959, that he would like the Commission to consider certain specific items. A copy of Mr. Delamater's letter is attached for your information and files.

The Flood Control office has indicated that it will not make any further requests for the parallel road other than that which was suggested in its memorandum of July 29, 1959, a copy of which is attached for your information and files.

Page 2 - Mr. Don C. Gehring
August 20, 1959

It would appear that this matter should appropriately be returned to the Subdivision Committee for consideration of the several requests contained in Mr. Delamater's letter and in the Public Works memorandum. Accordingly, this item will be scheduled for consideration by the Subdivision Committee on August 27, 1959. If you have any questions concerning these comments or the proposed scheduling, please feel free to call on us.

Mr. Delamater referred in his letter of August 17 to certain drawings. Only one copy of these drawings was supplied this office. In order that you may examine them as you read the letter, we are forwarding them to you. We request that they be returned to their position in the permanent files for this matter at your earliest convenience.

Very truly yours,

Leland R. Edmonds,
Senior Planner

LRE:adh

Enclosures

AMHERRY 2-8293

R. S. DELAMATER
CONSULTING ENGINEER

2 - Enclosures

304 DERBY BUILDING
WICHITA 2, KANSAS
August 17, 1959



Mr. L. L. Little
Director of Planning
Wichita-Sedgwick County
Metropolitan Area Planning Commission
City Building Annex
Wichita 2, Kansas

Date _____ By _____

Attention: Mr. Eicher

Answered _____

Dear Mr. Eicher:

Filed _____

As requested in your recent phone call we are enclosing a blueprint of the tentative plan sheet covering that portion of MacArthur Road at the Hoover Road intersection and adjacent to the proposed Skyline Heights subdivision at the northeast corner of the intersection.

As you will note, the proposal is that west of Hoover the full right-of-way would be to the south of the existing north right-of-way line; the proposed new construction would therefore be actually all to the south of the present road except as the north (west bound) lane swings to the northeast of Hoover to cross a proposed new bridge across the floodway channel.

We are also enclosing a sketch to a larger scale of the stretch of road immediately south of the proposed subdivision to indicate what we would like to suggest might be done in way of access roads.

Flora Street as tentatively platted would, if allowed to run into MacArthur, meet the road almost at the end of the left-turn lane for west bound traffic. While this would not be too terrifically objectionable it would still be closer to the intersection than we would like to see a road if it is possible to avoid it. We should like to suggest, or at least discuss the possibility, of limiting access to this area to an intersection at approximately the location of the proposed Skyview Street which would be far enough back from the Hoover Road intersection so as not to cause any interference with the traffic at the intersection. At this point a full intersection could be constructed with left and right turn lanes to make it as easy as possible to turn from either lane of MacArthur Road into the new area. It occurs to us that it also might be possible to make this the point of access to the area south of MacArthur Road whenever that is platted.

This sketch also indicates another point; that the construction as presently proposed for MacArthur would not actually require all the right-of-way which now exists along the north side of the road east of Hoover. For that reason if this plan is adopted for the construction of MacArthur Road it would be

Mr. Eicher, August 17, 1959. page 2

possible, it seems to us, to permit use of part of the existing right-of-way, for at least a part of the length of the subdivision, to be used as part of a frontage road for the subdivision in case that arrangement would be of any help in negotiating with the property owner for limiting access to MacArthur as proposed.

There was another question raised, as to whether it would be desirable to provide additional right-of-way along the east side of Hoover, north of MacArthur, to allow for widening of Hoover at the intersection; it now appears, as you may note from the sketches, that this would probably not be required unless Hoover were widened considerably beyond what there is at present any reason to predict. It has been suggested that it might be desirable to plan eventually for an additional left turn lane at this and other intersections, but that amount of widening could still be accommodated within the existing 50 foot right-of-way without crowding; we, therefore, do not feel that we would be justified in recommending the dedication of any additional right-of-way at that particular point.

We do want to point out that while the general plan for the improvement of MacArthur has been adopted by the County Commission, the specific details as to the actual location of the new right-of-way etc. have not been specifically approved; therefore this plan is still tentative at this time, although we hope to secure its official approval sometime soon. Any arrangements proposed on the basis of this layout would have to be discussed with that fact in mind.

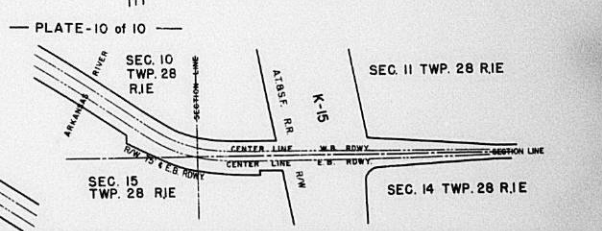
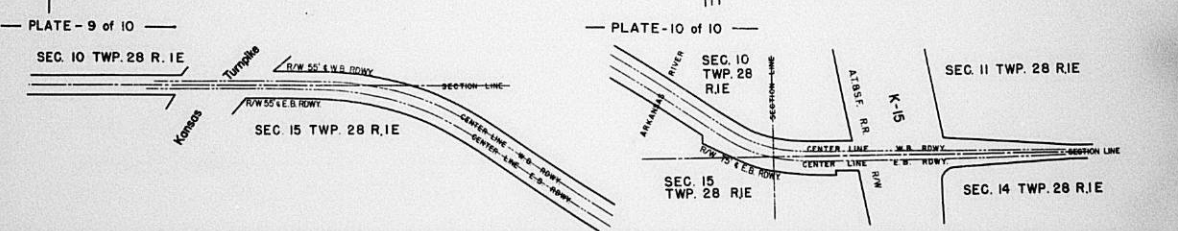
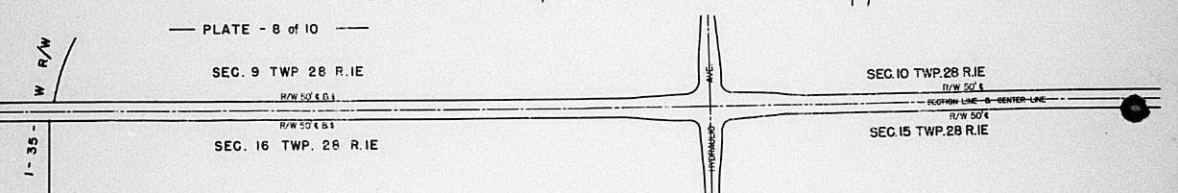
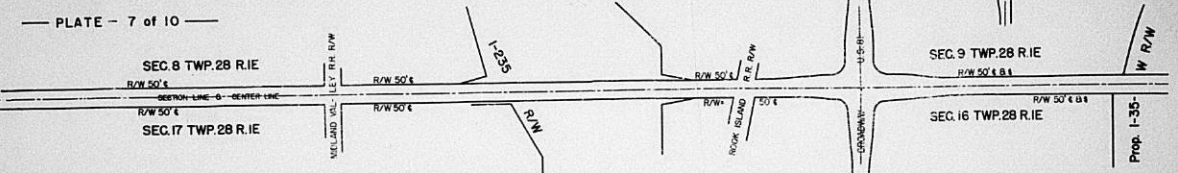
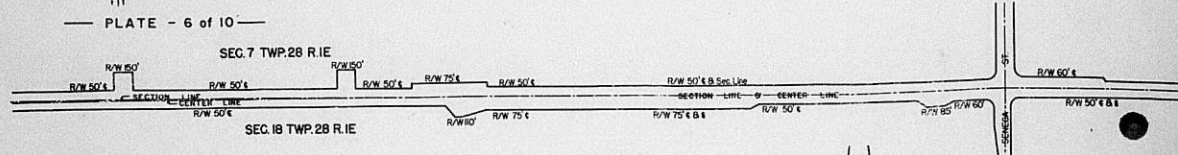
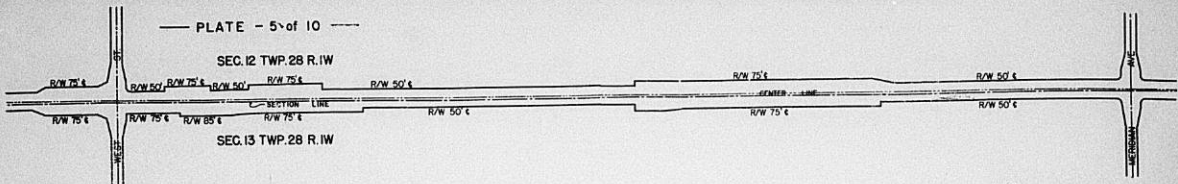
As Consultants to the County for MacArthur Road we are very much interested in any platting which is planned adjacent to this road and certainly do appreciate the opportunity to see and discuss any developments on this particular plat, or other plats which may come along in the future; and appreciate having the opportunity to furnish this information.

Yours very truly,

R. S. Delamater

Enclosures

RSD:mh



July 31, 1959

Mr. Don C. Moehring
Civil Engineer
210 K. F. H. Building
Wichita, Kansas

RE: Preliminary Plat Skyline
Heights Addition

Dear Mr. Moehrings:

This is to advise you that at its regular meeting of July 30, 1959, the Subdivision Committee of the Metropolitan Area Planning Commission considered subject preliminary plat. The Subdivision Committee has referred this plat back to the engineer for consideration on the following points:

1. Restriction of direct access from any lot to McArthur Road.
2. A provision of a 60 foot street adjacent to and parallel to the westerly right-of-way line of the Wichita-Valley Center Flood Control Project.
3. Provision of more adequate turning area at the Hoover-McArthur intersection.

It is suggested that at our mutual convenience, the staff, the engineer, the county engineer, and representatives of the Flood Control office meet to confer on these several points. We would, therefore, suggest that you contact this office to arrange for such a conference at your earliest convenience.

Very truly yours,

Island R. Edmonds,
Senior Planner

LRE:sdh

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

S/D No. 59/33 Name Skyline Heights
Date Application Rec'd. ~~6-18-59~~ 7-13-59 S/D Committee Meeting 7-30-59

DESCRIPTION

General Location An area between 37th Street South and MacArthur Road
and on the east side of Hoover Street

Owner Wilbur Goffetal
Surveyor Engineer Don C. Moehring
Address KFH Building Phone FO 3-6281

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>21.787</u> - acres | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | (a) <u>60'</u> R/W <u>2240</u> ft. |
| Residential <u>30</u> | (b) <u>50'</u> R/W <u>2319</u> ft. |
| Commercial <u>1</u> | (c) <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | (d) Total <u>4559</u> ft. |
| Other <u> </u> | 8. Total Area of New Streets: |
| Total <u>31</u> | R/W <u>250,350</u> sq. ft. |
| 3. Average Lot Frontage <u>125</u> ft. | 9. Existing Zoning <u>"R-1" and "LC"</u> |
| 4. Minimum Lot Frontage <u>97</u> ft. | 10. Proposed Zoning <u> </u> |
| 5. Average Lot Area <u>30,600</u> sq. ft. | 11. Lot Area Required by |
| 6. Minimum Lot Area <u>19,230</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:

1. Statement needed for denial of access on section line road.
2. Letter from Frank Kessler suggesting a redesign of area sent on to engineer for his consideration.

SUBDIVISION COMMITTEE ACTION 7-30-59

Referred back to the engineer for consideration of the following points:

1. Restriction of direct access from any lot to McArthur Road
2. A provision of a 60 foot street adjacent to and parallel to the westerly right-of-way line of the Wichita-Valley Center Flood Control Project.
3. Provision of more adequate turning area at the Hoover-McArthur intersection.
4. Suggest that a conference be arranged between the staff, the engineer, the County Engineer and representatives of the Flood Control office.

ACTION:

~~The Subdivision Committee recommends:~~

STAFF COMMENTS:

Attached copy of a letter to the engineer dated August 21, 1959, explains position of plat and additional staff comments.

SUBDIVISION COMMITTEE ACTION: August 27, 1959

Approved subject to following considerations:

1. Plat must have the approval of the County Engineering Department.
2. Street name changes as shown on marked copy.

*It has been suggested that the engineer shall give all utility companies an opportunity to request easements.

MICROFILMED
FROM THE BEST
AVAILABLE COPY

THE CITY OF WICHITA

OFFICE OF Public Works Maintenance **DATE** July 29, 1959

TO L. L. Little, Director of Planning

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

SUBJECT: Preliminary Plat of
Skyline Heights Addn.

Reference is made to your memo dated 7-22-59 asking for our comments on subject plat. This office has reviewed the preliminary plat as it is affected by and as it affects maintenance and operation of the Wichita-Valley Center Flood Control Project, and makes the following comments:

1. The plat is included in an interior drainage area designated by the Corps of Engineers as area 'M' which covers 527 acres bounded approximately on the north by the Atchison, Topeka & Santa Fe Railroad, on the south by McArthur Road, on the east by project levee 'C', and on the west by a line running diagonally northwest from a point approximately 500 feet west of Hoover at McArthur Road to the intersection of Hamilton Road and the AT&SF Railroad. A small area just north of the railroad drains through Highway K-42 and the AT&SF Railroad into area 'M'.
2. At the present time, most of the drainage area is flat farm land which is very poorly drained. Natural channels leading from the upper limits of area 'M' are not well defined and township and county road ditches in this vicinity tend to drain slowly, if at all.
3. An interior drainage structure passing through right bank levee 'C' at Station 526 / 00 'C' (approximately 500 feet north of the northeast corner of subject plat) drains area 'M' into the floodway. The drainage structure consists of 4 - 36" corrugated metal pipes; concrete headwalls, wing-walls and aprons; and is equipped with automatic flap gates and with manually operated sluice gates to prevent water in the floodway from backing through the drainage structure. The inlet elevation of the 4 - 36" pipes is 1800.0 msl (mean sea level). The location, size and inlet elevation of the drainage structure at Station 526 / 00 'C' is shown on Exhibit 'B'.
4. Since flows in the floodway can cause the automatic flood gates of the drainage structure to close whenever the floodway water surface elevation rises above elevation 1800.0, a ponding area lying outside the drainage structure is created. The maximum elevation to which water will pond land side of the drainage structure, on a once in 25 year frequency, has been computed by the Corps of Engineers for conditions described in 2 above: This

L. E. Little

- 2 -

July 27, 1959

2. Cont'd.

maximum ponding elevation is 1290.0 msl. The area covered by water ponding behind the structure to elevation 1290.0 will be approximately 18 acres.

3. The area below the 1290.0 elevation has been shaded in red on Exhibit 'B'. None of subject plat is below 1290.0 and water will not pond on the platted area. On Exhibit 'B', we have cross-hatched the area between elevation 1290.0 and elevation 1293.0 to indicate the portion of the plat which will provide 3 feet of freeboard above the maximum 25 year frequency ponding elevation.

A copy of the preliminary plat is marked Exhibit 'A' and it will have indicated 3 horizontal angles so that they will comply with the legal description of the floodway easement. Also on Exhibit 'A', we have drawn the 1290.0 and 1293.0 msl contours to show the area which will provide 3 feet of freeboard above the maximum 25 year frequency ponding elevation. It will be noted that these contours differ in some from the contours of the subject plat, apparently the plat contours refer to assumed ground surface, rather than mean sea level.

Subject plat will have little influence on the character of the total interior drainage area, it should be pointed out that the interior drainage structure, ponding elevation and other details were designed for conditions as they exist and will require development of any or all of the drainage area to provide the category of drainage facilities and/or other ponding requirements for area 'B'.

Reference is directed to "Excavation Rules & Regulations for Metropolitan Area", Rule No. XIV, which provides for the establishment of major drainage channels, and the right-of-way for a road or other structure when they are justified and approved by the Planning Department, Park Department, and other agencies. Under certain exceptions, this rule provides for the establishment of flood control project areas. It is noted that the street system in subject plat is in compliance with the street system in subject plat in the light of this past policy.

S. E. Hilton
Supt. Public Works Maintenance
By: E. S. Mitchell
District Mgmt. Supt.

Approved: _____
L. E. Little
District 'B' File APPROVED

E. E. Smith, Director Public Works

MICROFILMED
FROM THE BEST
AVAILABLE COPY

THE CITY OF WICHITA

OFFICE OF Public Works Maintenance **DATE** July 29, 1959

TO L. L. Little, Director of Planning

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

SUBJECT: Preliminary Plat of
Skyline Heights Addn.

Reference is made to your memo dated 7-22-59 asking for our comments on subject plat. This office has reviewed the preliminary plat as it is affected by and as it affects maintenance and operation of the Wichita-Valley Center Flood Control Project, and makes the following comments:

1. The plat is included in an interior drainage area designated by the Corps of Engineers as area 'M' which covers 527 acres bounded approximately on the north by the Atchison, Topeka & Santa Fe Railroad, on the south by McArthur Road, on the east by project levee 'C', and on the west by a line running diagonally northwest from a point approximately 500 feet west of Hoover at McArthur Road to the intersection of Hamilton Road and the AT&SF Railroad. A small area just north of the railroad drains through Highway K-42 and the AT&SF Railroad into area 'M'.
2. At the present time, most of the drainage area is flat farm land which is very poorly drained. Natural channels leading from the upper limits of area 'M' are not well defined and township and county road ditches in this vicinity tend to drain slowly, if at all.
3. An interior drainage structure passing through right bank levee 'C' at Station 528 / 00 'C' (approximately 500 feet north of the northeast corner of subject plat) drains area 'M' into the floodway. The drainage structure consists of 4 - 36" corrugated metal pipes; concrete headwalls, wing-walls and aprons; and is equipped with automatic flap gates and with manually operated sluice gates to prevent water in the floodway from backing through the drainage structure. The inlet elevation of the 4 - 36" pipes is 1286.0 msl (mean sea level). The location, size and inlet elevation of the drainage structure at Station 528 / 00 'C' is shown on Exhibit 'B'.
4. Since flows in the floodway can cause the automatic flood gates of the drainage structure to close whenever the floodway water surface elevation rises above elevation 1286.0, a ponding area lying outside the drainage structure is created. The maximum elevation to which water will pond land side of the drainage structure, on a once in 25 year frequency, has been computed by the Corps of Engineers for conditions described in 2 above: This

L. L. Little

- 2 -

July 27, 1958

4. Cont'd.

maximum ponding elevation is 1290.0 mal. The area covered by water ponding behind the structure to elevation 1290.0 will be approximately 18 acres.

5. The area below the 1290.0 elevation has been shaded in red on Exhibit 'B'. None of subject plat is below 1290.0 and water will not pond on the platted area. On Exhibit 'B', we have cross-hatched the area between elevation 1290.0 and elevation 1293.0 to indicate the portion of the plat which does not provide 3 feet of freeboard above the maximum 25 year frequency ponding elevation.

6. A copy of the preliminary plat is marked Exhibit 'A' and on it we have corrected 2 horizontal angles so that they will comply with the legal description of the floodway right-of-way. Also on Exhibit 'A', we have drawn the 1293.0 mal and 1292.0 mal contours to show the area which does not provide 3 feet of freeboard above the maximum 25 year frequency ponding elevation. It will be noted that these contours differ in datum from the contours of the plat since apparently the plat contours refer to assumed datum rather than mean sea level.

Although subject plat will have little influence on the characteristics of the total interior drainage area, it should be pointed out that the interior drainage structure, ponding elevation and ponding surface area were designed for conditions as they exist today; and that future development of any or all of the drainage area may necessitate the enlarging of drainage facilities and/or increase ponding requirements for area 'M'.

Your attention is directed to "Subdivision Rules & Regulations for the Wichita-Sedgewick County Metropolitan Area", Rule No. XIV, which states "In the main, in handling major drainage channels, 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". Almost without exception, this rule has been applied to subdivisions along the flood control project rights-of-way. We suggest that the street system in subject plat be reconsidered in the light of this past policy.

G. M. Wilton
Supt. Public Works Maintenance
By: M. S. Mitchell
Stream Maint. Supv.

GW:MMN:fb
cc: E. N. Smith
Parcel 'B' File

APPROVED:

E. N. Smith, Director Public Works

MICROFILMED
FROM THE BEST
AVAILABLE COPY

THE CITY OF WICHITA

OFFICE OF Public Works Maintenance **DATE** July 29, 1959

TO L. L. Little, Director of Planning

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

SUBJECT : Preliminary Plat of
Skyline Heights Addn.

Reference is made to your memo dated 7-22-59 asking for our comments on subject plat. This office has reviewed the preliminary plat as it is effected by and as it affects maintenance and operation of the Wichita-Valley Center Flood Control Project, and makes the following comments:

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2. At the present time, most of the drainage area is flat farm land which is very poorly drained. Natural channels leading from the upper limits of area 'M' are not well defined and township and county road ditches in this vicinity tend to drain slowly, if at all.
3. An interior drainage structure passing through right bank levee 'C' at Station 528 + 00 'C' (approximately 500 feet north of the northeast corner of subject plat) drains area 'M' into the floodway. The drainage structure consists of 4 - 36" corrugated metal pipes; concrete headwalls, wing-walls and aprons; and is equipped with automatic flap gates and with manually operated sluice gates to prevent water in the floodway from backing through the drainage structure. The inlet elevation of the 4 - 36" pipes is 1286.0 msl (mean sea level). The location, size and inlet elevation of the drainage structure at Station 528 + 00 'C' is shown on Exhibit 'B'.
4. Since flows in the floodway can cause the automatic flood gates of the drainage structure to close whenever the floodway water surface elevation rises above elevation 1286.0, a ponding area lying outside the drainage structure is created. The maximum elevation to which water will pond land side of the drainage structure, on a once in 25 year frequency, has been computed by the Corps of Engineers for conditions described in 2 above: This



July 27, 1959

4. Cont'd.

- maximum ponding elevation is 1290.0 msl. The area covered by water ponding behind the structure to elevation 1290.0 will be approximately 18 acres.
5. The area below the 1290.0 elevation has been shaded in red on Exhibit 'B'. None of subject plat is below 1290.0 and water will not pond on the platted area. On Exhibit 'B', we have cross-hatched the area between elevation 1290.0 and elevation 1293.0 to indicate the portion of the plat which does not provide 3 feet of freeboard above the maximum 25 year frequency ponding elevation.
6. A copy of the preliminary plat is marked Exhibit 'A' and on it we have corrected 2 horizontal angles so that they will comply with the legal description of the floodway right-of-way. Also on Exhibit 'A', we have drawn the 1293.0 msl and 1292.0 msl contours to show the area which does not provide 3 feet of freeboard above the maximum 25 year frequency ponding elevation. It will be noted that these contours differ in datum from the contours of the plat since apparently the plat contours refer to assumed datum rather than mean sea level.

Although subject plat will have little influence on the characteristics of the total interior drainage area, it should be pointed out that the interior drainage structure, ponding elevation and ponding surface area were designed for conditions as they exist today; and that future development of any or all of the drainage area may necessitate the enlarging of drainage facilities and/or increase ponding requirements for area 'M'.

Your attention is directed to "Subdivision Rules & Regulations for the Wichita-Sedgwick County Metropolitan Area", Rule No. XIV, which states "In the main, in handling major drainage channels, 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". Almost without exception, this rule has been applied to subdivision along the flood control project rights-of-way. We suggest that the street system in subject plat be reconsidered in the light of this past policy.

G. H. Wilton

G. H. Wilton
Supt. Public Works Maintenance
By: M. S. Mitchell
Stream Maint. Supv.

GHW:MSM:fb
cc: E. N. Smith
Parcel 'B' File

APPROVED:

E. N. Smith
E. N. Smith, Director Public Works

Metropolitan Planning

July 22, 1959

E. N. Smith, Director Department of Public Works

L. L. Little, Director of Planning

Preliminary plat of Skyline
Heights Addition

Attached is one copy of the preliminary plat for Skyline Heights Addition. This area lies outside the City Limits at the northeast corner of the intersection of Hoover and McArthur Road. It lies to the west of and adjacent to the Flood Control Project, and it is suspected that ponding here may be a problem.

We would appreciate the comments of your Department on this matter prior to its consideration by the Subdivision Committee on July 30, 1959.

L. L. Little
Director of Planning

LLL:LRE:ber

July 22, 1959

Mr. Don C. Moehring
Civil Engineer
210 KPH Building
Wichita, Kansas

RE: S/D 59-33 - Preliminary Plat
of Skyline Heights Addition

Dear Mr. Moehring:

Mr. Frank Kessler of the Subdivision Committee has forwarded to this office certain suggestions with respect to subject plat. A copy of the suggestions for redesign, made by Mr. Kessler, is attached to this letter. Mr. Kessler further commented with respect to this plat, that the suggested redesign in Block D would perhaps make a better arrangement particularly from the standpoint of spreading paving costs over the entire area. Further, it would preclude direct access from Lot 1, Block D to McArthur Road and such access would not be necessary under the proposed redesign.

These comments are forwarded to you for your consideration and possible redesign prior to the Subdivision Committee meeting at which this matter is to be heard. If we may be of assistance to you with respect to this matter, please do not hesitate to call on us.

Very truly yours,

Island R. Edwards,
Senior Planner

IRS:edh

Enclosure

Skyline Heights

July 22, 1959

Mr. Frank M. Kessler
Kessler Lumber and Supply Company
1905 Southwest Boulevard
Wichita, Kansas

Dear Mr. Kessler:

Thank you for your recent letter and your comments concerning the cul-de-sac and lot arrangements of the preliminary plat of Skyline Heights. Your comments and sketch are being forwarded to the engineer, along with additional staff comments, for his consideration prior to the Subdivision Committee meeting.

Very truly yours,

Leland R. Edmonds,
Senior Planner

LRE:sdh



*File
Skyline Heights.*

KESSLER LUMBER and SUPPLY CO.

L U M B E R A N D B U I L D I N G M A T E R I A L

1905 Southwest Boulevard
WICHITA 15, KANSAS

July 21, 1959

Mr. Leland Edmonds
City of Wichita Planning Dept.
Wichita, Kansas

Dear Leland:

It seems to me something in the order of the rough red lines I have drawn in Block D would make a better arrangement for this cul-de-sac--particularly from the standpoint of spreading paving costs more evenly over the entire area.

Also, it would preclude lot 1, Block D, from having a direct access to McArthur Road.

Yours truly,

Frank M. Kessler

FMK:BB



July 28, 1959

Mr. Don Moehring
KFH Building
Wichita, Kansas

RE: Skyline Heights

Dear Mr. Moehring:

This will acknowledge receipt of the application and sketch plats for subject addition on July 18. It appears that the preliminary plat may now be prepared subject to the following considerations.

1. 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.
2. A vicinity map, drawn to the scale of 1" = 1,000' indicating the adjacent street pattern in the immediately surrounding areas.
3. All existing structures should be shown on the preliminary plat.
4. 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 also 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:GE:sdh

Section No. _____

S/D No. 33-59APPLICATION 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 Wilbur Goff et al
Address 3820 S. 55 W Phone JA44068
Name of Subdivider _____
Address _____ Phone _____
Name of Agent/Surveyor Don C. Moehring, C.E.
Address 210 RPH Bldg Phone FO36781

Name of Subdivision SKYLINE HEIGHTS.
General Location of Subdivision: Section 11 Township 28S Range R1W
City or 3 mile area: 3 mile Area
Date of Application 6-18-59

SUBDIVISION INFORMATION:

- | | |
|--|------------------------------------|
| 1. Total Acreage of plat <u>21.787 A[±]</u> | 6. Lineal feet of New Streets: |
| 2. Number of Lots: | a. <u>60'</u> R/W <u>2240</u> ft. |
| Residential <u>30</u> | b. <u>50'</u> R/W <u>2,319</u> ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. Total <u>4,559</u> ft. |
| Total <u>31</u> | |
| 3. Average lot frontage <u>125'</u> ft. | 7. Total Area of new streets |
| 4. Minimum lot frontage <u>97'</u> ft. | R/W <u>250,350</u> sq. ft. |
| 5. Average lot area <u>30,600</u> sq. ft. | 8. Existing zoning _____ |
| 9. Public water supply <u>No</u> (Yes-No) Name _____ | |
| 10. Public sanitary sewers <u>No</u> (Yes-No) Name _____ | |
| 11. Health Department approval (where applicable) _____ (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 Don C. Moehring C.E.
By _____
Agent/Surveyor _____

SUBDIVISION PROGRESS 7-13-59

Application <u>6-18-59</u> (Date)	Sketch plat <u>7/13/59</u> (Date)
Departmental Report (Letter of Intent) <u>7/14/59</u>	<u>fisher</u> (Date)
Preliminary plat submitted _____	(Date)
Departmental report _____	(Date)
Subdivision Committee Review _____	(Date)
Final plat submitted <u>9-14-60</u>	(Date)
MAFC Action _____	(Date)
BCC Action _____	(Date)
Plat recorded _____	(Date)
Annexed _____	(Date)

Section No. _____

S/D No. 33-59

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 Wilbur Goff et al Phone JA44068
Address 3820 S. 55 W
Name of Subdivider _____ Phone _____
Address _____
Name of Agent/Surveyor Don C. Moehring, C.E. Phone F036781
Address 210 KEH

Name of Subdivision SKYLINE HEIGHTS
General Location of Subdivision: Section 11 Township 23S Range RLW
City or 3 mile area: 3 Mile Area
Date of Application 6-18-59

SUBDIVISION INFORMATION:

1. Total Acreage of plat 21.787A±
2. Number of Lots:
 - Residential 30
 - Commercial _____
 - Industrial _____
 - Total 31
3. Average lot Frontage 125' ft.
4. Minimum lot frontage 97' ft.
5. Average lot area 30,600 sq. ft.
6. Lineal feet of New Streets:
 - a. 60' R/W 2,240 ft.
 - b. 50' R/W 2,319 ft.
 - c. _____ R/W _____ ft.
 - d. Total 4559 ft.
7. Total Area of new streets
R/W 250,350.59 ft.
8. Existing zoning _____
9. Public water supply No (Yes-No) Name _____
10. Public sanitary sewers No (Yes-No) Name _____
11. Health Department approval (where applicable) _____ (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 Don C. Moehring, C.E.
By _____
Agent/Surveyor _____

<u>SUBDIVISION PROGRESS</u>	<u>7-13-59</u>	(Date)	Sketch plat	<u>7/13/59</u>	(Date)
Application	<u>7-13-59</u>	(Date)	Departmental Report (Letter of Intent)	<u>7/14/59</u>	(Date)
Departmental Report	_____	(Date)	Preliminary plat submitted	_____	(Date)
Departmental report	_____	(Date)	Subdivision Committee Review	_____	(Date)
Final plat submitted	_____	(Date)	MAPC Action	_____	(Date)
ECC Action	_____	(Date)	Plat recorded	_____	(Date)
Annexed	_____	(Date)			