

PLAT NO. S/D 74-6 MAP NO. 4046 H-9W-A

NAME WESTERN ELECTRIC ADDITION

LOCATION: Southwest corner of 215th St. West and  
U. S. Highway 54

ENGINEER Don C. Moehring II

OWNER Western Electric Company

APPLICATION FILED 1-28-74

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED 1-28-74

S/D ACTION 2-7-74

FINAL FILED 4-8-74 <sup>S/D</sup> 2-21-74 *Deferred*  
*Approved*

S/D ACTION 4-18-74 *Approved*

MAPC ACTION 4-25-74 *Approved*

BCC ACTION \_\_\_\_\_

RECORDED Closed 6-14-74

REMARKS Annexed into Goddard  
before being recorded in 1974

Map No. H-9W-A  
Sec. No. 36  
Twp. No. 27S  
Range 3W

Subdivision Report and Progress

S/D No.: 74-6

Name: WESTERN ELECTRIC ADDITION

General Location: Southwest corner of 215th St. West and U.S. 54 Highway

Owner: Western Electric Company, Inc.  
Address: 222 Broadway, New York, N.Y. 10038 Phone: A.C. 212 - 571-5245  
Subdivider: Western Electric Co. Attn. A. F. Skaarup  
Address: 222 Broadway, New York, N.Y. Phone: same  
Engineer/Surveyor: Don C. Moehring II  
Address: 314 Brown Bldg., Wichita, Ks. Phone: 263-6781

Application Received 1-28-74  
Conf. with Applicant \_\_\_\_\_  
Sketch Plat Received \_\_\_\_\_  
Present Zoning "R"  
\* Proposed Zoning "E"  
Letter of Intent \_\_\_\_\_

FINAL PLAT RECEIVED 4-8-74  
S/D Comm. Action 4-18-74 App.

Dept. Report on Final \_\_\_\_\_  
M.A.P.C. ACTION 4-25-74 App.  
Dept. Report on Final \_\_\_\_\_  
~~Letter on Irons Received~~ \_\_\_\_\_  
Title/Taxes Rec'd & Reviewed 5-6-74  
Final Review \_\_\_\_\_  
Referral to B.C.C. \_\_\_\_\_

PREL. PLAT RECEIVED 1-28-74  
S/D Comm. Action 2-7-74  
*9D 2-21-74 approach defer*  
Dept. Report on Prel. \_\_\_\_\_

B.C.C. ACTION \_\_\_\_\_

TRACING PROGRESS:

Received \_\_\_\_\_  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

Recorded \_\_\_\_\_

Comments:

WESTERN ELECTRIC ADDITION  
Plats to:

Irvin H. Myers, Supt.  
USD #265  
231 North Walnut  
Goddard, Kansas 67052

Joseph H. Biermann, Trustee  
Garden Plain Township  
R. R. #1  
Garden Plain, Ks. 67050

- Max Christman, County Planning  
& Zoning

\* Assess zone case SCZ-0819 '2' & 'E'

June 14, 1974

Sharon Dearing, Deputy County Clerk

Jack H. Galbraith, Chief Planner

SCZ-0319 - Zone change from "R" to "E" and S/D 74-106  
Western Electric Addition generally located at the southwest  
corner of 215th St. West and U.S. Highway 54.

The Board of County Commissioners at their regular meeting on January 9, 1974, considered the above captioned zone case and approved the request subject to the condition of platting within one year from the date of approval by them. The above captioned plat was submitted and the MAPC approved the plat on April 25, 1974. However, prior to the completion of the plat and the publishing of the resolution effectuating the zone change, the City of Goddard annexed subject property; therefore, the county and MAPC have no further jurisdiction in processing these cases. We have so advised the Mayor of Goddard and the Chairman of their Planning Commission and we recently noted that they have published a request for the zone change on subject property as a City case which will be considered on June 28, 1974.

Therefore, based on these facts, we have marked subject cases closed and the copy of the resolution "null and void" and would recommend that you make the same notation on the copies of the resolution in your office.

If you have any questions concerning this matter, please contact our office.

JHG:js

cc: Tom Scott, Chairman, Sedgwick County Commissioners  
Max Christman, County Zoning Office

June 5, 1974

Erich A. Wendt, Jr., Chairman  
Goddard Planning Commission  
621 East 4th Street  
Goddard, Kansas 67052

Re: S/D 74-6 - Western Electric  
Addition and County zone  
case SCZ-0319 - "R" to "E".  
Generally located at the  
southwest corner of U. S. 54  
and 215th Street West.

Dear Mr. Wendt:

We have just been advised that the above referred to property has been annexed by the City of Goddard. This being the case, both the plat and zoning are no longer in the Metropolitan Area Planning Commission's jurisdiction, and completion of the plat and the approval of an appropriate zone change for the intended use of subject property is the responsibility of the City of Goddard and the Goddard Planning Commission.

We are in the process of closing our plat file and County zone case file on subject property, and I am enclosing for your information and files xerox copies of correspondence actions taken by the MAPC, etc. on the plat. I have also discussed this matter briefly with your City attorney, Mr. Paul Dugan and Mr. Don Moehring, Western Electric's platting engineer, and they are aware of what needs to be done to complete the plat. If you have any questions, or wish to discuss this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

Mr. Erich A. Wendt, Jr.  
June 5, 1974  
Page 2

cc: Wilbur Floyd, Mayor  
City of Goddard  
328 North Pine  
Goddard, Kansas 67052

Paul V. Dugan, Attorney  
2707 West Douglas, 67213

Don C. Moehring, Engineer  
314 Brown Building, 67202

Mr. Tom Scott, Chairman  
Board of County Commissioners

Lawrence E. Curfman, Attorney  
1st National Bank Building, 67202

John R. Stallings, Attorney  
830 1st National Bank Building, 67202

Max Christman, County Planning & Zoning

Ron Pletcher  
Professional Engineering Consultants

Jack Turner, County Counselor  
525 North Main, 67203

Robert Saathoff  
Location and Design Concepts Department  
9th Floor - State Office Building  
Topeka, Kansas 66612

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:

*Alvin W. Long*  
President.

Issued by:  
THE SECURITY ABSTRACT &  
TITLE COMPANY, INC.  
434 North Main Street  
Wichita, Kansas 67202  
(316) AM 7-8371

ATTEST:

*Chester C. McCullough*  
Secretary.

*Robert L. Bell*  
Authorized Signatory



#### STANDARD EXCEPTIONS FOR OWNER'S POLICY

The owner's policy will be subject to the mortgage, if any, noted under item one of Section 1 of Schedule B hereof and to the following exceptions: (1) rights or claims of parties in possession not shown by the public records; (2) encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises; (3) easements, or claims of easements, not shown by the public records; (4) any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (5) taxes or special assessments which are not shown as existing liens by the public records.

#### CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusions from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

June 5, 1974

Erich A. Wendt, Jr., Chairman  
Goddard Planning Commission  
621 East 4th Street  
Goddard, Kansas 67052

Re: S/D 74-6 - Western Electric  
Addition and County zone  
case SCZ-0319 - "R" to "E".  
Generally located at the  
southwest corner of U. S. 54  
and 215th Street West.

Dear Mr. Wendt:

We have just been advised that the above referred to property has been annexed by the City of Goddard. This being the case, both the plat and zoning are no longer in the Metropolitan Area Planning Commission's jurisdiction, and completion of the plat and the approval of an appropriate zone change for the intended use of subject property is the responsibility of the City of Goddard and the Goddard Planning Commission.

We are in the process of closing our plat file and County zone case file on subject property, and I am enclosing for your information and files xerox copies of correspondence actions taken by the MAPC, etc. on the plat. I have also discussed this matter briefly with your City attorney, Mr. Paul Dugan and Mr. Don Moehring, Western Electric's platting engineer, and they are aware of what needs to be done to complete the plat. If you have any questions, or wish to discuss this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

Mr. Erich A. Wendt, Jr.  
June 5, 1974  
Page 2

cc: Wilbur Floyd, Mayor  
City of Goddard  
328 North Pine  
Goddard, Kansas 67052

Paul V. Dugan, Attorney  
2707 West Douglas, 67213

Don C. Moehring, Engineer  
314 Brown Building, 67202

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Jack Turner, County Counselor  
525 North Main, 67203

Robert Saathoff  
Location and Design Concepts Department  
9th Floor - State Office Building  
Topeka, Kansas 66612

**SCHEDULE A**Number  
207603bEffective Date  
May 1, 1974 at 7:00 A. M.

## 1. Policy or Policies to be issued:

OWNER'S: \$

Proposed Insured:

City of Wichita

LOAN: \$

Proposed Insured:

## 2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple, and title thereto is at the effective date hereof vested in:

Western Electric Company, Incorporated a New York corporation.

## 3. The land referred to in the Commitment is described in Schedule C.

**SCHEDULE B — Section 1**

The following are the requirements to be complied with:

## 1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:

NONE.

## 2. Payment of the full consideration to, or for the account of, the grantors or mortgagors.

## 3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable. Year 1973 and prior years paid in full. Key No. GP-181; GP-182; GP-183; GP-184.

## 4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

## SCHEDULE B — continued

Number  
207603b

## SCHEDULE B — Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof. Any loan policy will contain under Schedule B standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.
3. Taxes or special assessments which have not been certified to the office of the County Treasurer and entered on the tax rolls thereof prior to the date hereof.
4. Right of way for highway purposes over the East 40 feet of captioned property as disclosed by instrument dated July 13, 1953, filed July 30, 1953 in Book Misc. 424, Page 216.
5. Right of way for highway purposes over the East 40 feet of captioned property as disclosed by instrument dated July 21, 1953, filed July 30, 1953 in Book Misc. 424, Page 214.
6. Guy and Anchor Easement to Kansas Gas and Electric Company consisting of 2 anchors with guy wires attached thereto located approximately 20 feet South of a pole located approximately 59 feet South and 560 feet West of the NE corner of Section 36 and located approximately 20 feet South of a pole located approximately 50 feet South and 5 feet East of the Northwest corner of the Northeast Quarter of Section 36, as created by instrument dated December 10, 1962, filed May 1, 1963 in Book Misc. 510, Page 259.
7. Right of way for highway purposes over the North 60 feet of captioned property as condemned in Case No. A-42403.
8. The right of access to the public highway described at Item 7 above has been condemned by the State Highway Commission except for two openings over the West 40 feet of the East 559.7 feet of captioned property and the West 40 feet of the East 1237.7 feet of captioned property as shown in Case No. B-17272.

(Schedule B continued)  
Section 2Policy Number \_\_\_\_\_  
OwnersPolicy Number \_\_\_\_\_  
Loan

## Commitment #207603b

9. Railroad right of way over all that part of the NE $\frac{1}{4}$  of Sec. 36, Township 27 S, Range 3 West of the 6th P. M., Sedgwick County, Kansas, that lies South of a line 50 feet North of the Center line of said railroad, as the same is now located through and across said quarter section, to-wit: Beginning at a point known as Station 760 plus 62.5 a point on the East line of said quarter section 20  $\frac{3}{10}$  feet North of the Southeast corner thereof, and running thence in a westerly direction 2633 $\frac{1}{2}$  feet to station 786 plus 96 of said center line, a point on the west line of said quarter section, said strip of land containing 4.17 acres, as condemned by the District Court of Sedgwick County, Kansas, notice of which is shown by instrument filed September 21, 1883 in Book 32, Page 333 of Deeds.
10. Right of way agreement to Southwestern Bell Telephone Company for a permanent right of way and easement 1 rod in width to be located within the 30 feet South of, adjacent and parallel to the existing South right of way line of U. S. Highway No. 54 described at Item 7 above, as created by instrument dated August 26, 1973, filed September 25, 1973 in Book 76, Page 128.

Number  
207603b

SCHEDULE C

FORM 3283

The land referred to in this Commitment is described as follows:

The Northeast Quarter of Section 36, Township 27 South, Range 3 West of the 6th  
Principal Meridian, Sedgwick County, Kansas.

ROBERT B. DOCKING, Governor

# State Highway Commission of Kansas



KEN PHELPS  
Manhattan, Kansas  
BOB KENT  
Salina, Kansas  
RICHARD M. DRISCOLL  
Russell, Kansas  
KARL A. BRUECK  
Paola, Kansas  
GALE MOSS  
El Dorado, Kansas  
LOUIS KAMPSCHROEDER  
Garden City, Kansas

A. J. GRAY, Director of Highways  
H. J. ULRICH, Assistant Highway Director  
JOHN D. McNEAL, State Highway Engineer

COPIES TO: 4-1-74

J. P. McGOWAN  
R. D. BEALL  
W. F. KOEPKE  
W. A. STRENK  
F. T. MOTTA  
D. C. MOHRING-WIGGITA

STATE OFFICE BUILDING  
TOPEKA, KANSAS 66612

March 27, 1974

US-54

Sedgwick County

MAR 29 1974 (30)

Mr. D. I. Taylor  
Manager, Plant Design and Construction  
Western Electric  
222 Broadway  
New York, New York 10038

Dear Mr. Taylor:

Your request for approval of acceleration and deceleration lanes and change in access to your property adjacent to US-54 and 215th Street West has been reviewed.

Our recommendation for the acceleration and deceleration lanes is marked in red on the attached plan. We have indicated similar treatment for the entrance and for 215th Street in order to provide for the safe movement of your truck traffic in this high speed section of US-54.

The relocation of the east entrance to a point near the center of the west portion of your property will require approval of the Federal Highway Administration. There are some problems in moving the entrance due to access on the opposite side of the highway. However, as a point of safety, we believe it would improve traffic conditions at 215th Street. If your schedule of development necessitates the relocation prior to our proposed construction of the frontage road along your property, we will recommend the change.

When you are ready to construct your entrance, it will be necessary to apply for a permit to construct that portion on state right of way. Your request for the permit should be directed to M. G. Seibel, Division Engineer, State Highway Commission, Hutchinson, Kansas, 67501.

Very truly yours,

John D. McNeal, P.E.  
State Highway Engineer

*J. O. Adams*  
J. O. Adams, P.E.

Assistant State Highway Engineer

JDM:JOA:lmh

AFS<sup>20</sup>  
pls follow & advise  
const. DT 3/28

April 26, 1974

Moehring & Associates  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 74-6 - Final Plat of  
WESTERN ELECTRIC ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 25, 1974, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of April 19, 1974.

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

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the platlor.
4. Certification that all taxes due and payable for 1973 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Western Electric Company, Attn: A. F. Skaarup,  
222 Broadway, New York, New York 10038  
Dean Sellers, Assistant City Engineer

April 19, 1974

Moehring & Associates  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 74-6 - Final Plat of  
WESTERN ELECTRIC ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 18, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. "Complete access control" shall be indicated adjacent to the tapering portion of 215th Street West and also for a distance of 200 north from the AT&SF Railroad. "Access control except for two openings" shall be indicated adjacent to the balance of 215th Street.
- B. Building setbacks as proposed by the developer in previous discussions shall be indicated, from the south side of the frontage road and from the west side of 215th Street West.
- C. A 5-foot x 25-foot guy and anchor easement shall be indicated on the face of the plat as shown on the engineer's marked copy of the plat.
- D. A 20-foot utility easement shall be indicated on the west line of the plat.
- E. The applicant shall guarantee the improvement of the frontage road. A letter from the State Highway Department stating the applicant has agreed to improve said road shall be furnished to the Planning Department.
- F. The frontage road shall be labeled as "Kellogg Drive" on the face of the plat.

April 19, 1974  
Page 2

- G. Access control to U. S. 54 Highway shall be modified on the plat to indicate that the permitted two openings shall remain in effect only until such time as highway improvements are made.
- H. Recording of the plat within 30 days after approval by the Board of County Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 25, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Western Electric Company  
Attn: A. F. Skaarup  
222 Broadway  
New York, New York 10038

Dean Sellers, Assistant City Engineer

WESTERN ELECTRIC

U. S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

INVENTORY & EVALUATION

\* { INDIVIDUAL  
GROUP  
UNIT OF GOVERNMENT



REQUESTED BY W-SC Metropolitan Planning Commission LOCATION NE 36-27-3W

ASSISTED BY Guy Moorefield, District Conservationist DATE 3/4/74

SITUATION: A quarter section of cropland. It is bisected by a grassed waterway. The entire quarter is terraced with terraces emptying into the grassed waterway. Erosion and sediment hazards are moderate from both wind and water. The soils have severe limitations for septic tanks and slight limitations for sewage lagoons.

- SOLUTIONS:
1. Disturb only the area needed for construction.
  2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
  3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
  4. Install sediment basins and diversion dikes before disturbing the land draining into them. Diversion dikes in the central part of the development may be constructed after streets are installed and before construction on lots draining into the dikes is started.
  5. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
  6. Install erosion and sediment control according to Sedgwick County Conservation District standards and specifications. The practices must be maintained in effective working condition during the development phase and until the drainage area has been permanently stabilized.
  7. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to Sedgwick County Conservation District standards and specifications. Adapted perennial grasses for seeding are native mixtures, tall fescue, brome and bluegrass species. Seed at the rate of 2 pounds per 1,000 square feet except for the native species. Seed these grasses at 1 pound per 1,000 square feet. Apply nitrogen fertilizer at the rate of 2 pounds per 1,000 square feet on fescue, bluegrass or brome or have soil tested for plant nutrient needs and apply

\* Circle appropriate category.

# INVENTORY & EVALUATION

\* { INDIVIDUAL  
GROUP  
UNIT OF GOVERNMENT

REQUESTED BY \_\_\_\_\_ LOCATION \_\_\_\_\_

ASSISTED BY \_\_\_\_\_ DATE \_\_\_\_\_

## SOLUTIONS CON'T: SITUATION:

- fertilizer accordingly. Adapted perennial grasses for sodding are Bermuda, zoysia, bluegrass species and buffalograss.
- 8. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- 9. Stabilize each lot within 3 months after work starts on home or other building construction.
- 10. Backfill, compact, seed, and mulch trenches within 30 days after they are opened.
- 11. After areas draining into them are stabilized, level diversion dikes, sediment basins, and silt traps. Establish permanent vegetation on these areas. Sediment basins that are to be retained for storm-water detention may be seeded to permanent vegetation soon after they are built.
- 12. Discharge water from outlet structures at nonerosive velocities.
- 13. Call 943-9471 if on-site assistance is desired. Soil descriptions and treatment recommendations are available. A complete soil and water conservation plan can be developed through the Sedgwick County Conservation District, 4100 Maple.

SUGGESTED SOLUTION(S):

\* Circle appropriate category.

ROBERT B. ROCKING, Governor

## State Highway Commission of Kansas

A. J. GRAY, Director of Highways  
H. J. ULRICH, Assistant Highway Director  
JOHN D. McNEAL, State Highway Engineer



KEN PHELPS  
Manhattan, Kansas  
BOB KENT  
Salina, Kansas  
RICHARD M. DRISCOLL  
Russell, Kansas  
KARL A. BRUECK  
Paola, Kansas  
GALE MOSS  
El Dorado, Kansas  
LOUIS KAMPSCHROEDER  
Garden City, Kansas

STATE OFFICE BUILDING  
TOPEKA, KANSAS 66612

February 7, 1974

(BC)54-87-F-038-3(38)  
Sedgwick County  
Tyler Road, West to 4-lane Freeway

Mr. Curtis L. Newby, Junior Planner  
Wichita-Sedgwick County Metropolitan  
Area Planning Department  
City Building Annex  
104 S. Main Street  
Wichita, Kansas 67202



Dear Mr. Newby:

We have reviewed your letter dated February 4, 1974 and have the following comments on the preliminary plat of Western Electric as it affects the proposed improvement of US-54 described above:

1. The Preliminary Plat Subdivision Report indicated that the applicant had proposed to have two openings to "US-54". The present study recommendations would deny access at these two existing entrances, since the ultimate concept is to provide a four-lane divided facility with full control of access. The concept does, however, provide for a two-way frontage road all along the south side of the freeway in front of this quarter section. Therefore, Western Electric's access would be to the proposed frontage road and not directly to US-54.
2. The present concept, also does not recommend an interchange at 215th Street. It provides for only a side-road over, bridge structure at this point. A meeting was held in the offices of Professional Engineering Consultants on January 16, 1974 with representatives of Western Electric in an effort to coordinate the two projects. At this meeting, it was indicated that Western Electric would prefer the bridge separation at 215th over an interchange at this same location. They were informed that this concept would provide direct access to US-54 only at a point one and a quarter miles to the east at Goddard Road or at a point two miles to the west at F.A.S. 609, Andale Road. They were requested, however, to furnish the S.H.C. written confirmation of the fact that they did not desire an interchange at 215th Street which we have not received to date. All right-of-way requirements discussed below are predicated on no interchange being provided at 215th Street.

Mr. Curtis L. ~~by~~  
February 7, 1974

3. Along existing US-54, we feel that the plat should indicate that an additional 75' from the existing right-of-way should be reserved for the right-of-way of a future two-way frontage road. This line would be 135' south of the E-W Section Line along US-54. (see attached map.)
4. Based on a side-road over bridge design at 215th Street, the right-of-way requirements along 215th Street would be as follows:

The new E-W right-of-way limits (135' south of the Section Line) would be extended east to a point 130' west of the N-S Section Line at 215th Street and would then turn SE to intersect a point 450' south of the E-W Section Line and 110' west of the 215th Street Section Line; then SE to a point 950' south of the E-W Section Line and 50' west of the N-S or 215th Street Section Line. This point should coincide with the existing right-of-way along 215th Street. (See attached map.)

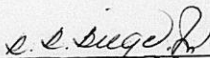
5. Although present Highway Commission design standards do not provide for access control along side-road bridge separations, it may be advisable for MAPD to review the desirability of establishing access control along the proposed right-of-way line on 215th Street for a distance of approximately 650' south of the E-W Section Line.

We certainly want to thank you for the opportunity to review this proposal, and even though our project is not in a definitive stage, (No detailed design plans are available.) we think that such coordination and cooperation will save us many headaches at a later date.

If you have any additional comments or questions regarding this improvement, please feel free to contact this office at any time.

Very truly yours,

JOHN D. McNEAL, P.E.  
STATE HIGHWAY ENGINEER

By   
R. R. Biege, Jr., P.E.  
Engineer of Location  
and Design Concepts

JDM/RRB/WEW/csb

Att.

cc: Mr. Carl Knop, Professional Engineering Consultants

February 4, 1974

John D. McNeal  
State Highway Engineer  
State Highway Commission of Kansas  
State Office Building  
Topeka, Kansas 66612

Subject: S/D 74-6 - Western Electric  
Addition. Generally  
located at the southwest  
corner of 215th Street  
West and U. S. 54 Highway.

Dear Mr. McNeal:

Enclosed for your information and comment is a copy of the above referred to preliminary plat and a copy of our staff comments concerning the plat.

This preliminary plat is being considered by the Subdivision Committee of the Wichita-Sedgwick County Metropolitan Area Planning Commission on February 7, 1974. We would appreciate any comments you may have concerning this proposed industrial plat and particular any comments you may have concerning highway access, frontage road location, etc. If you should have any comments or questions, please call or write me.

Thank you for your consideration of this matter.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

*C.C. Ron Plecher P.E. &  
Boddard P.C.*

*Paul V. Dugan*  
*Attorney at Law*

*2707 West Douglas*  
*Wichita, Kansas 67213*  
*943-2525*

March 28, 1974

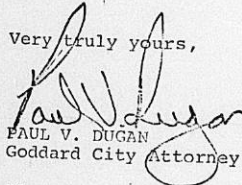
Mr. N. C. Russell, Manager  
Western Electric  
222 Broadway  
New York, N. Y. 10038

Dear Mr. Russell:

In response to Mr. Curfman's request of March 27, this is to advise that the City of Goddard will construct the necessary and requested sewer extensions to the Western Electric facility at Goddard and finance same by the issuance of general obligation bonds payable by the City at large.

Upon annexation of Western Electric property by the City, the City will proceed to construct said sewer lines with all reasonable dispatch. Therefore, it is anticipated that said sewer will be completed before April of 1975, but due to circumstances beyond our control, we can give you no assurance that said sewer will be completed before April, 1975.

Very truly yours,

  
PAUL V. DUGAN  
Goddard City Attorney

as

cc: Lawrence Curfman  
Charles Bouilly  
City Clerk of Goddard

*Paul V. Dugan*  
Attorney at Law

2707 West Douglas  
Wichita, Kansas 67213  
963-2385

4/16  
April 15, 1974

Mr. N. C. Russell, Manager  
Western Electric  
222 Broadway  
New York, N. Y. 10038

copy Rec'd from ARE  
4/23/74  
R.P. 4/23

Dear Mr. Russell:

In response to Mr. Curfman's request of March 27, this is to advise that the City of Goddard will construct the necessary and requested water extensions to the Western Electric facility at Goddard and finance same by the issuance of industrial revenue bonds.

Upon annexation of Western Electric property by the City, the City will proceed to construct said water lines with all reasonable dispatch. Therefore, it is anticipated that said water lines will be completed before April of 1975, but due to circumstances beyond our control, we can give you no assurance that said water lines will be completed before April, 1975.

Very truly yours,

*Paul V. Dugan*  
PAUL V. DUGAN  
Goddard City Attorney

as

cc: Lawrence Curfman

Charles Bouly

Don C. Moehring

City Clerk of Goddard

AL PLAT  
DIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

D NO. 74-6 Name WESTERN ELECTRIC ADDITION  
Date Application Rec'd. 1-28-74 Preliminary Approval 2-21-74  
Scheduled S/D Meeting 4-18-74

DESCRIPTION

General Location At the southwest corner of 215th Street West and  
U. S. 54 Highway  
Owner Western Electric Company, Inc.  
Surveyor/Engineer Moehring & Associates  
Address 314 Brown Building Phone 263-6781

1. Gross Acreage of Plat 148.84
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial 1
  - Other \_\_\_\_\_
  - Total Number of Lots 1
3. Minimum Lot Frontage 2,563.72 ft.
4. Minimum Lot Area 6,449,117.04 sq.ft.
5. Existing Zoning R
6. Proposed Zoning E
7. Lineal Feet of New Streets:
  - a. 50 R/W 2488 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 2488 ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita \_\_\_\_\_; Three-Mile Area

STAFF COMMENTS:

- A. "Complete access control" shall be indicated adjacent to the tapering portion of 215th Street West and also for a distance of 200 north from the A.T. & S.F. Railroad. "Access control except for two openings" shall be indicated adjacent to the balance of 215th Street.
- B. Subject property shall be served by municipal sanitary sewer and water systems and the applicant shall make satisfactory arrangements and guarantee for same. A letter from the City of Goddard stating such arrangements have been made shall be submitted to the Planning Department.
- C. Building setbacks as proposed by the developer in previous discussions shall be indicated from the south side of the frontage road and the west side of 215th Street West.
- D. The applicant shall guarantee the improvement of the frontage road.
- E. The frontage road shall be labeled as "Kellogg Drive" on the face of the plat.
- F. Access control to U. S. 54 Highway shall be modified on the plat to indicate that the permitted two openings shall remain in effect only until such time as highway improvements are made.
- G. Recording of the plat within 30 days after approval by the Board of County Commissioners.

C I T Y O F G O D D A R D

April 8, 1974

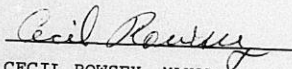
MAPC Dept.  
City Annex Bldg.  
104 S. Main  
Wichita, Kansas

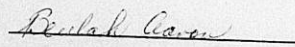
Re: Western Electric Plat  
Goddard, Kansas

Gentlemen:

This is to advise that the City of Goddard will install all required sewer and water facilities to the proposed Western Electric facility to be constructed at Goddard Kansas.

Very truly yours,

  
CECIL ROWSEY, MAYOR

  
BEULAH AARON, CITY CLERK

CC: Lawrence Curfman



~~US-54~~  
US-54  
Sedgwick Co.

March 27, 1974

US-54  
Sedgwick County



Mr. D. I. Taylor  
Manager, Plant Design and Construction  
Western Electric  
222 Broadway  
New York, New York 10038

Dear Mr. Taylor:

Your request for approval of acceleration and deceleration lanes and change in access to your property adjacent to US-54 and 215th Street West has been reviewed.

Our recommendation for the acceleration and deceleration lanes is marked in red on the attached plan. We have indicated similar treatment for the entrance and for 215th Street in order to provide for the safe movement of your truck traffic in this high speed section of US-54.

The relocation of the east entrance to a point near the center of the west portion of your property will require approval of the Federal Highway Administration. There are some problems in moving the entrance due to access on the opposite side of the highway. However, as a point of safety, we believe it would improve traffic conditions at 215th Street. If your schedule of development necessitates the relocation prior to our proposed construction of the frontage road along your property, we will recommend the change.

When you are ready to construct your entrance, it will be necessary to apply for a permit to construct that portion on state right of way. Your request for the permit should be directed to M. G. Seibel, Division Engineer, State Highway Commission, Hutchinson, Kansas, 67501.

Very truly yours,

John D. McNeal, P.E.  
State Highway Engineer

*c. Robert Lubin, Wichita ✓  
Don C. Mackinn, Wichita  
4-1-74  
Lub*

J. O. Adams, P.E.  
Assistant State Highway Engineer

JIM:JOA:lmh  
cc: M. G. Seibel, Division Engineer

February 25, 1974

Moehring & Associates  
314 Brown Building  
Wichita, Kansas 67202

Re: S/D 74-6 - Preliminary Plat  
of WESTERN ELECTRIC ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 21, 1974, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Additional right-of-way dedications as are shown on the engineer's "marked" copy of the preliminary plat shall be indicated on the final plat.
- B. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the handling of the drainage of subject property.
- C. The applicant's engineer shall contact the Planning Department relative to access controls to be indicated in the final plat.
- D. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- ok* *see letter dated 9-27-74*  
E. The applicant shall furnish a letter from the Kansas State Highway Department approving the locations and design for the temporary direct access points to Highway 54 from subject property.
- F. Subject property shall be served by municipal sanitary sewer and water systems and the applicant shall make satisfactory arrangements and guarantee for same. A letter from the City of Goddard stating such arrangements have been made shall be submitted to the Planning Department.

Preliminary Plat of WESTERN  
ELECTRIC ADDITION  
February 25, 1974  
Page 2

- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Western Electric Co., Inc.  
Attn: Mr. A. F. Skaarup  
222 Broadway  
New York, New York 10038

Dean Sellers, Assistant City Engineer

February 12, 1974

Moehring & Associates  
314 Brown Building  
Wichita, Kansas 67202

Subject: S/D 74-6 - Preliminary  
Plat of WESTERN ELECTRIC ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 7, 1974, the above captioned plat was considered. The action of the Committee was to defer the plat indefinitely in order for the applicant to resolve drainage and access problems associated with subject property.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CEN:rme

cc: Western Electric Co., Inc.  
Attn: Mr. A. F. Skaarup  
222 Broadway  
New York, New York 10038

Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 74-6 Name WESTERN ELECTRIC ADDITION  
Date Application Rec'd. 1-28-74 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 2-7-74

DESCRIPTION

General Location At the southwest corner of 215th Street West and  
U. S. 54 Highway

Owner Western Electric Company, Inc.

Surveyor/Engineer Moehring & Associates

Address 314 Brown Building Phone 263-6781

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>148.84</u>                           | 7. Lineal Feet of New Streets:         |
| 2. Number of Lots:   | a. <u>50</u> R/W <u>2488</u> ft.       |
| Residential _____  | b. _____ R/W _____ ft.                 |
| Commercial _____   | c. _____ R/W _____ ft.                 |
| Industrial <u>1</u>  | d. _____ R/W _____ ft.                 |
| Other _____  | e. _____ R/W _____ ft.                 |
| Total Number of Lots <u>1</u>                                    | TOTAL <u>2488</u> ft.                  |
| 3. Minimum Lot Frontage <u>2,563.72</u> ft.                      | 8. Sidewalk adjacent to all            |
| 4. Minimum Lot Area <u>6,449,117.04</u> sq.ft.                   | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>R</u>                                      |  |
| 6. Proposed Zoning <u>E</u>                                      |  |
| 9. Public Water Supply _____ (Yes-No), Name _____                |  |
| 10. Public Sanitary Sewers _____ (Yes-No), Name _____            |  |
| 11. Health Department Approval (where applicable) _____ (Yes-No) |  |
| 12. City of Wichita _____ : Three-Mile Area <u>X</u>             |  |

STAFF COMMENTS:

- A. The associated zone case SCZ-0319 from "R" to "E" has been approved by the Board of County Commissioners subject to platting.
- B. Fifty feet of right-of-way for a frontage road shall be indicated adjacent to the south line of the U. S. 54 Highway right-of-way. Consideration should also be given to the geometrics of the access road intersecting with 215th Street.
- C. During the consideration of this associated zone case by the Goddard Planning Commission, the applicant presented that buildings would be set back from both streets a "great" distance. The plat, however, has been submitted with no indication of a building setback and this should be discussed at the Subdivision Committee meeting.
- D. The applicant also presented that there were proposed to have two openings to U. S. 54 and that there would be truck access to 215th Street. Inasmuch as Goddard favors residential development to the east of 215th Street, the applicant should be prepared to discuss the number and location of access points to 215th.
- E. Drainage problems will be discussed at the Subdivision Committee meeting.
- F. Subject property shall be served by municipal sanitary sewer and water systems and the applicant shall make satisfactory arrangements and guarantee for same.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

H.9w-A  
Map No.: 1015  
Section No.: 36  
Twp. No.: 27S  
Range: 3W

S/D No. 74-6

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: WESTERN ELECTRIC ADDITION  
WESTERN REGION MATERIAL MANAGEMENT CENTER  
General Location: Approximately one mile west of Goddard, Kansas

Name of Property Owner: Western Electric Company, Incorporated  
Address: 222 Broadway, New York, N.Y. 10038 Phone: 212 571-5245  
Name of Subdivider: Western Electric Co., Inc. Attn: Mr. A.F. Skaarup  
Address: 222 Broadway, New York, N.Y. 10038 Phone: 212 571-5245  
Name of Agent/Surveyor: Don C. Moehring II  
Address: 314 Brown Bldg., Wichita, Kansas Phone: 263-6781  
Date of Application: \_\_\_\_\_

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 148.84
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial One
  - Other \_\_\_\_\_Total Number of Lots 1
3. Minimum Lot Frontage 2,563.72 ft.
4. Minimum Lot Area 6,449,117.04 ft.
5. Existing Zoning (R) Rural Res.
6. Proposed Zoning (E) Light Ind.
7. Lineal Feet of New Streets:
  - a. 50 R/W 2488 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 2488 ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply \_\_\_\_\_ (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers \_\_\_\_\_ (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. ~~XXXX~~ ~~XXXX~~ ~~XXXX~~ Outside Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: *A. Skaarup*

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

Received by *J. K. White*  
Date 1/25/74  
Fee Submitted 6.50

Form 223-021

### PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
Western Electric Bell Co	1.00

Name: Don Mackenzie

Address: 411 Brown Pl

Type: AA 4-7104

Comments: \_\_\_\_\_

Due Date: \_\_\_\_\_

Date: 1/21/74

BY: [Signature]