

PLAT NO. S/D 73-40

MAP NO. P-5-C

NAME WALMAR COUNTRY ESTATES

LOCATION On the North side of 87th Street South in an
area West of the Kansas Turnpike.

ENGINEER Moehring & Associates

OWNER H. M. Hawley & Walter E. Hawley

APPLICATION FILED 4-9-73

SKETCH PLAT FILED _____

PRELIMINARY FILED 4-9-73

S/D ACTION 4-19-73 *Deferred 5-3-73 Approved*
subj to conditions

FINAL FILED _____

S/D ACTION _____

MAPC ACTION _____

BCC ACTION Close D 11/18/82

RECORDED FCW

REMARKS _____

S/D 73-40 WALMAR COUNTRY ESTATES
On the NS of 87th St. S in an area
West of the Kansas Turnpike. H.M.
Hawley & Walter E. Hawley -Moehrg

Fosterly
H/10/73

ACTION

	DATE
	4-19-73
S/D COMMITTEE	<i>Deferred</i>
S/D Comm.	<i>Approved only to</i>
M.A.P.C.	<i>Conditions</i>
B.C.C./B. CO. C.	

Map No. P-5-C
Sec. No. 9
Twp. No. 29S
Range 1E

Subdivision Report and Progress
S/D No.: 73-40

Name: WALMAR COUNTRY ESTATES

General Location: On the North side of 87th Street South in an area West of the Kansas Turnpike.

Owner: H. M. Hawley & Walter E. Hawley

Address: 4651 South Charles 11 Phone: 524-3656

Subdivider: Same

Address: _____ Phone: _____

Engineer/Surveyor: Moehring & Associates

Address: 314 Brown Building Phone: 263-6781

Application Received 4-9-73

Conf. with Applicant 3-8-73

Sketch Plat Received none

Present Zoning "R-1" ~~SR~~

Proposed Zoning R-1 ~~SR~~

Letter of Intent none

PREL. PLAT RECEIVED 4-9-73

S/D Comm. Action 4-19-73 ~~Deferred~~

5-3-73 approved sub to conditions

Dept. Report on Prel. _____

FINAL PLAT RECEIVED _____

S/D Comm. Action _____

Dept. Report on Final _____

M.A.P.C. ACTION _____

Dept. Report on Final _____

Letter on Irons Received _____

Title/Taxes Rec'd & Reviewed _____

Final Review _____

Referral to B.C.C. _____

B.C.C. ACTION _____

TRACING PROGRESS:

Received _____

Released _____

Received _____

Released _____

Recorded _____

Comments:

Send Plats to:

WALMAR COUNTRY ESTATES

Donald L. Shoemaker, Trustee
Salem Township
R. R. #1
Mulvane, Kansas 67110

Superintendent of Schools
USD #261
230 East Grand
Haysville, Ks., 67060

RON JORD, CHAIRMAN
HAYSVILLE PLANNING COMMISSION

DON C. MOEHRING, C. E.
CONSULTING CIVIL ENGINEERS
314 BROWN BUILDING TELEPHONE 283-6781
SINCE 1937
WICHITA, KANSAS 67202

DON C. MOEHRING, C. E.
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

LICENSED PROFESSIONAL ENGINEERS

REFERENCE
"WHO'S WHO IN ENGINEERING"

19 June 1973

Mr. Robert A. Lakin
Director
Wichita - Sedgwick County
Metropolitan Area Planning Department
City Building Annex
104 South Main
Wichita, Kansas 67202

RE: Walmar Country Estates
S/D 73-40 - Preliminary Plat

Gentlemen:

The applicants for the above referenced plat desire that the plat be withdrawn from further consideration at this time.

Circumstances beyond the control of the applicants are such that an accurate determination cannot be made when the plat may again be submitted for further consideration, but it is possible that within a year's time the applicant would wish to resume the platting process.

Very truly yours,

MOEHRING AND ASSOCIATES
CONSULTING ENGINEERS



Don C. Moehring II

cc H.M. Hawley & Walter E. Hawley
4651 South Charles, 67217

bb



May 4, 1973

Moehring & Associates
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 73-40 - Preliminary
Plat of WALMAR COUNTRY ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 3, 1973, 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. "Complete access control" shall be indicated adjacent to 87th Street on Lots 104, Block C.
- B. Subject property is zoned "R-1", Suburban Residential which requires a minimum lot frontage of 100 feet. Therefore, the lot frontages indicated for Lots 3, 4, 5, 10 & 11, Block C, shall be adjusted to comply with the minimum frontage requirement.
- C. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining instructions for conducting percolation tests to determine whether the use of individual private water and septic tank systems can be permitted on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
- D. It would appear that the lot frontage dimensions indicated for Lots 1 & 2, block C, are in error and shall be checked by the applicants engineer.
- E. The applicant and/or his engineer shall contact the County Zoning Office and Bob Vinson of the Department of Public Works relative to appropriate street names to be indicated on the plat.

Page 2 - Preliminary Plat of WALMAR
COUNTRY ESTATES
May 4, 1973

- F. Utility easements as shown on the "engineers copy" of the preliminary plat, shall be indicated on the final plat.
- G. Prior to submission of the final plat, the applicants engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to resolving the handling of the drainage problems associated with subject property.
- H. The applicants engineer shall submit appropriate plans and profiles for street and drainage improvements associated with subject property, to the County Engineer. A copy of a letter obtained from the County Engineer approving said plans shall be submitted to the Planning Department.
- I. The applicant shall install or guarantee the improvement of all interior streets.
- J. A triangular shaped drainage and utility easement shall be indicated on all corner lots within the subdivision.
- K. A 30 foot building setback shall be indicated from all street rights-of-way.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- M. Requirements for a final plat (see Pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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: H. M. Hawley & Walter E. Hawley
4651 South Charles, 67217

Dean Sellers, City Engineering

April 24, 1973

Moehring & Associates
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 73-40 - Preliminary
Plat of WALMAR COUNTRY ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 19, 1973, the above captioned plat was considered. The action of the Committee was to defer this case for two weeks as there are severe drainage problems associated with subject property and there was no one present representing the applicant to discuss said drainage problems.

This matter will be rescheduled for hearing by the Committee at their next regular meeting of May 3, 1973. Should you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: H. M. Hawley
Walter E. Hawley
4651 South Charles
Wichita, Kansas 67217

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-40 Name WALMAR COUNTRY ESTATES
Date Application Rec'd. 4-9-73 Preliminary Approval _____
Scheduled S/D Meeting 4-19-73

DESCRIPTION

General Location On the north side of 87th Street South in an area west of the Kansas Turnpike
Owner H. M. Hawley & Walter E. Hawley
Surveyor/Engineer Moehring & Associates
Address 314 Brown Building Phone 263-6781

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>29.31</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>35</u> R/W <u>610</u> ft. |
| Residential <u>34</u> | b. <u>70</u> R/W <u>3951</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>34</u> | TOTAL <u>4561</u> ft. |
| 3. Minimum Lot Frontage <u>75</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area <u>25,000</u> sq. ft. | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>R-1</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita _____ : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. "Complete access control" shall be indicated adjacent to 87th Street on Lots 1-4, Block C.
- B. Subject property is zoned "R-1", Suburban Residential which requires a minimum lot frontage of 100 feet. Therefore, the lot frontages indicated for Lots 3, 4, 5, 10 & 11, Block C, shall be adjusted to comply with the minimum frontage requirement.
- C. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining instructions for conducting percolation tests to determine whether the use of individual private water and septic tank systems can be permitted on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
- D. It would appear that the lot frontage dimensions indicated for Lots 1 & 2, Block C, are in error and shall be checked by the applicants engineer.
- E. The applicant and/or his engineer shall contact the County Zoning Office and Bob Vinson of the Department of Public Works relative to appropriate street names to be indicated on the plat.
- F. The applicants engineer shall submit appropriate plans and profiles for street and drainage improvements associated with subject property, to the County Engineer. A copy of a letter obtained from the County Engineer approving said plans shall be submitted to the Planning Department.
- G. The applicant shall install or guarantee the improvement of all interior streets.
- H. A triangular shaped drainage and utility easement shall be indicated on all corner lots within the subdivision.
- I. A 30 foot building setback shall be indicated from all street rights-of-way.

J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

April 13, 1973

Mr. Ron Ford, Chairman
Haysville Planning Commission
416 Clinton
Haysville, Kansas 67060

Subject: S/D 73-40 - Preliminary
Plat of WALMAR COUNTRY ESTATES

Dear Mr. Ford:

Enclosed for your information is a preliminary plat which has been filed for hearing before the Subdivision Committee of the Metropolitan Area Planning Commission for April 19, 1973. We would appreciate any comments you may have concerning this plat prior to that meeting.

If you have any questions, please contact our office.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

Map No.: _____
Section No.: _____
Twp. No.: _____
Range: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: "WALMAR COUNTRY ESTATES"

General Location: 87th St. South, West of KTA

Name of Property Owner: H.M. Hawley & Walter E. Hawley

Address: 4651 S. Charles Phone: 524-3656

Name of Subdivider: Same Address: _____

Name of Agent/Surveyor: Moehring & Assoc Phone: _____

Address: 314 Brown Bldg. Phone: 262-6721

Date of Application: _____

SUBDIVISION INFORMATION:

- | | |
|---|--|
| 1. Gross Acreage of Plat _____ | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: _____ | a. <u>35'</u> R/W <u>610</u> ft. |
| Residential <u>34</u> | b. <u>70'</u> R/W <u>2221</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>34</u> | TOTAL <u>4551</u> ft. |
| 3. Minimum Lot Frontage <u>75</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area <u>24,100</u> sq. ft. | |
| 5. Existing Zoning <u>R1</u> | |
| 6. Proposed Zoning <u>R1</u> | |

9. Public Water Supply (Yes-TC) Name _____
10. Public Sanitary Sewers (Yes-TC) Name _____
11. Health Department Approval (where applicable) _____
12. City of Wichita Three-Mile Area Haywardville

The owner hereby agrees to comply with the Subdivision Regulations for the Wichita-Sedwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Regulations of Sedwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 90-day statutory period in which the Planning Commission or governing body must act. In addition, he is advised that all costs of recording the plat and supplemental documents connect with the Register of Deeds, as well as all costs of publication of subdividing regulations approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner upon filing. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: H.M. Hawley
Walter E. Hawley

Wichita-Sedwick County Metropolitan Area
Planning Commission, Room 401 City Building
Kansas, 104 South Main Street, Wichita, Kansas

Received by Paul Dady
Date 4-2-53
The Registrar WES

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	11/19	

DESCRIPTION		AMOUNT
<i>Watermain Breakage</i>		
<i>Substructure Modification</i>		
Name		
Address		
Type	Due Date	
<i>22-4-7712</i>		
Comments:		
Date	By	
<i>4/9/77</i>	<i>[Signature]</i>	