

PLAT NO. S/D 73-58 MAP NO. 4648 E-3W-A

NAME WHISTLING WALK ESTATES

LOCATION On the South side of 13th Street 1/4 mile West  
of 119th Street West

ENGINEER Campbell & Castle

OWNER AE&V Inc.

APPLICATION FILED 5-4-73

SKETCH PLAT FILED 5-4-73

PRELIMINARY FILED 7-9-73

S/D ACTION 7-19-73 approved

FINAL FILED 9-11-73

S/D ACTION 9-20-73 Appvd. subj to conds.

MAPC 7-26-73

MAPC ACTION 7-26-73

MAPC (final) Approved Preliminary 8-3-73

BCC ACTION Appvd. subj. to conditions 9-27-73

BCC ACTION Approved 6-11-74

RECORDED June 24, 1974

REMARKS \_\_\_\_\_

4648  
 Map No. E-3W-A  
 Sec. No. 13  
 Twp. No. 27S  
 Range 2W

Subdivision Report and Progress

S/D No.: 73-58

Name: WHISTLING WALK ESTATES

General Location: On the South side of 13th Street 1/4 mile West of 119th Street West

Owner: AE&V Inc. Of Artie Vaughn

Address: 301 West Central Phone: 265-5227

Subdivider: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Engineer/Surveyor: Campbell & Castle

Address: P.O. Box 1835 Phone: 263-5289

Application Received 5-4-73

Conf. with Applicant \_\_\_\_\_

Sketch Plat Received 5-4-73

Present Zoning "R-1"

Proposed Zoning "R-1"

Letter of Intent 5-19-73

Verbal ok for purchase 6-28-73

PREL. PLAT RECEIVED 7-9-73

S/D Comm. Action 7-19-73

Dept. Report on Prel. 7-20-73

FINAL PLAT RECEIVED 9-10-73

S/D Comm. Action 9-20-73 Approved

subjt to condition

Dept. Report on Final 9-21-73

\*M.A.P.C. ACTION Approved Prelim 8-3-73

Dept. Report on Final 8-4-73

Letter on Irons Received N/A

Title/Taxes Rec'd & Reviewed 3-26-74

Final Review \_\_\_\_\_

Referral to B.C.C. \_\_\_\_\_

B.C.C. ACTION Approved 6-11-74

TRACING PROGRESS:

Received \_\_\_\_\_

Released \_\_\_\_\_

Received \_\_\_\_\_

Released \_\_\_\_\_

Recorded June 24, 1974  
 \* (final) MAPC 9-27-73 Approved, subj. to conds.

Comments:

Plats to:  
WHISTLING WALKS ESTATES

Marcellin Strunk, Trustee  
 Attica Township  
 Colwich, Kansas 67030

Sedgwick County Electrical Coop  
 Jack S. Hutchinson  
 P. O. Box 220  
 Cheney, Kansas 67025

C. L. Riley, Superintendent  
 Unified School District #266  
 304 West Central  
 Maize, Kansas 67101

- County Planning & Zoning

\_\_\_\_\_ print for MAPC  
 \_\_\_\_\_  
 \_\_\_\_\_ 4/8/74 left message with AE Vaughn to pick up plat tracing for recording  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

T9-302 (2)

REGISTER OF DEEDS  
 SEDGWICK COUNTY, KANSAS  
 WHISTLING WALK ESTATES ADDITION was  
 filed for record on JUNE 24, 1974  
John Hale  
 Register Of Deeds



SEDGWICK COUNTY COURTHOUSE

**COUNTY OF SEDGWICK**  
DEPARTMENT OF PUBLIC WORKS

1018 STILLWELL  
WICHITA, KANSAS 67213

PHONE 268-7201

G. C. MCLURE, JR., P. E.  
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

April 22, 1976

Mr. Artie E. Vaughn  
Vaughn, Updegraff, Allison & Holloway  
Attorneys-at-Law  
301 West Central  
Wichita, Kansas 67202

RE: Whistling Walk Estates <sup>Box 97</sup> 50 73-58  
NE 1/4 Sec. 13, T-27-S, R-2-W

Dear Mr. Vaughn:

It has come to our attention that Firefly Drive has been extended southward from the temporary cul-de-sac as shown on the approved street plans, through the floodway and a new cul-de-sac constructed south and outside the boundaries of above mentioned sub-division. No plans have been submitted to, or authorization for construction of above mentioned roadway have been made by this Department.

By construction of this roadway and inadequate drainage structure provided, the floodway is now obstructed, causing a severe flooding situation to occur and is in violation of statutes (KSA 82a-301).

We are, therefore, requesting 24" X 54' CMP as installed and that portion of the roadway as constructed through the floodway be removed until plans for proper construction of same are submitted and approved by this office. These plans shall show a drainage structure of sufficient size to handle the water (approximately 280 acres of drainage); adequate channel work for said structure; profiles typical roadway sections, surfacing quantities; as per previously approved plans. In addition we are requesting the temporary cul-de-sac as originally constructed be reconstructed until all of the above is completed and approved. If you have any questions please feel free to contact this office.

Sincerely,

Donald L. Yelton, P.E.  
Assistant County Engineer

DLY/lt

enclosure



Mr. Artie E. Vaughn  
April 22, 1976  
Page 2

cc: Jack Galbrieth, MAPD  
M. S. Mitchell, Flood Control  
Marcellin Strunk, Trustee Attica Township  
Earl E. Rush, Sedgwick County Commissioner  
Syd Werbin, Sedgwick County Building, Planning and Related Inspection  
Tom Scott, Commissioner  
John Hale, Commission Chairman  
Ted Hill, County Counselor







SEDGWICK COUNTY COURTHOUSE

**COUNTY OF SEDGWICK**

**HIGHWAY DEPARTMENT**

1015 STILLWELL  
WICHITA, KANSAS 67213  
OFFICE OF  
COUNTY ENGINEER

PHONE 268-7201

August 14, 1975

Mr. John Richter  
Planning Analyst  
Wichita-Sedgwick County  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

RE: Whistling Walk Estates

Dear Mr. Richter:

The roads located within this subdivision have been inspected and found to meet all road standards as set forth by the Department of Public Works, Sedgwick County, Kansas. The roads have also been inspected by the Township Board of Attica Township and found to meet all road standards and specifications as set forth by the township board.

Because the roads have met both of these standards, this office authorizes your release of the guarantee deposit placed with you by Mr. Artie Vaughn.

Very truly yours,

Donald L. Yelton, P.E.  
Assistant County Engineer

BY T. M. Hamilton  
T. M. Hamilton

DLY/TMH/lt



August 5, 1975

Mr. A. E. Vaughn  
301 West Central  
Wichita, Kansas 67202

Re: S/D 73-58 - WHISTLING WALK  
ESTATES (cashier's check)

Dear Mr. Vaughn:

As you may recall, the above captioned case was approved by the M.A.P.C. on September 27, 1973 and by the Board of City Commissioners on June 11, 1974. One of the conditions of approval was that the applicant guarantee the improvement of streets within said addition. A check in the amount \$2,500 guaranteeing that the street improvements would be completed on or before September 27, 1975, was submitted to our office to satisfy this requirement of plat approval.

Upon talking to Don Yelton of the County Engineer's Office, he indicated that the improvements have not yet been completed, however should be completed within the next couple weeks. At such time as the work has been completed, we would appreciate you contacting your office so that the \$2,500 can be returned to you.

We are anxious to assist you in any way we can to expedite the fulfillment of this requirement and the closing of this file. Please contact our office if you have any questions concerning this matter.

Sincerely,

John Richter  
Planning Analyst

JR:rme



**COUNTY OF SEDGWICK**  
**HIGHWAY DEPARTMENT**

1015 STILLWELL  
WICHITA, KANSAS 67213  
OFFICE OF  
COUNTY ENGINEER

PHONE 268-7201

June 17, 1974

MAPD  
City Annex Building  
Wichita, Kansas

Gentlemen:

The office of the County Engineer has examined the road plans for Whistling Walk Estates and we have no objection for their approval.

Very truly yours,

G. C. McLure, Jr., P. E.  
Sedgwick County Engineer

N. J. Graham  
Engineering Aide II





ON SAFETY  
PHASE II

**THE CITY OF WICHITA**

**OFFICE OF** Ass't. Supt. of Public Works Maint. **DATE** June 14, 1974

**TO** Jack Galbraith, Chief Planner, MAPD

**FROM** M. S. Mitchell

**SUBJECT** - SD 73-58, Whistling Walk  
Estates Addition

Reference is made to my request before the Subdivision Committee that the applicant contact this office to be certain that changes in the Floodway to encompass the existing stream or changes in the stream to place it on the Floodway were accomplished. I am in receipt of a letter from Artie Vaughn agreeing to change the channel so that it is on the Floodway. I trust this information is sufficient to permit final processing of the plat; however, if further discussion is desired, please advise.

M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/glm

cc: G. H. Wilton  
Whistling Walk Estates Addn. Plat File  
Artie Vaughn, Attorney

*MAPD Received 6-14-74  
Abuly*

VAUGHN, UPDEGRAFF & ALLISON  
ATTORNEYS AT LAW  
301 WEST CENTRAL  
WICHITA, KANSAS 67202

ARTIE E. VAUGHN  
MARTIN E. UPDEGRAFF  
LYNN D. ALLISON

AREA CODE 316  
AMEXST 5-5827

June 13, 1974

Mr. M.S. Mitchell  
Flood Control Office  
City Building Annex  
Wichita, Kansas 67202

Re: Whistling Walk Estates

Dear Mr. Mitchell:

At your request, I am writing this letter to state that the drainage through Lot 5, Block C, that presently exists, will be filled in sufficiently to permit the drainage to be moved to the extreme south portion of the Lot, as was previously discussed.

Also, as we previously stated, the Second Addition of this plat will contemplate the same drainage problems and can easily be made compatible with this drainage change. If there is anything else you need, please let me know immediately as I am very anxious to process the plat.

Please let Mr. John Richter know if it is all right to release the plat for final recording. If it is not, please call me at your earliest opportunity.

Very truly yours,

*Artie E. Vaughn*  
Artie E. Vaughn

AEV:dad

cc: Mr. Curtis Newby



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 73-58 Name WHISTLING WALK ESTATES  
Application & Sketch Filed: 5-4-73  
Preliminary Plat Filed: 7-9-73 Approved by S/D: 7-19-73  
Final Plat Filed: 9-10-73 Approved by S/D: 9-20-73  
Approved by Metropolitan Area Planning Commission: 9-27-73

DESCRIPTION

General Location: South side of 13th Street, 1/4  
mile west of 119th Street West

Surveyor or Engineer: Campbell & Castle  
Owner: A.E. & V. Inc., c/o Artie Vaughn  
Address: 301 West Central 67202

1. Gross Acreage of Plat <u>31</u>	6. Access Control	
2. Number of Lots:	St. <u>Central</u>	No. Openings <u>0</u>
Residential <u>22</u>	St. _____	No. Openings _____
Commercial _____	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other _____	St. Paving <u>X</u>	Water _____
Total Number of Lots: <u>22</u>	Sidewalk _____	Drainage _____
3. Minimum Lot Area: <u>.75</u> Acres	Sewer _____	Other _____
4. Existing Zoning <u>"R-1"</u>		
5. Special Problems Discussed <u>None</u>		

A cashier's check in the amount of \$2,500 has been submitted guaranteeing the improvement of streets within the Addition.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicant's engineer shall submit to the County Engineer appropriate plans and profiles for street and associated drainage improvements. A letter obtained from the County Engineer approving said plans shall be submitted to the Planning Department.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Kamen moved, Blakey seconded and it carried unanimously. (Noland absent.)

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission, authorize the Mayor to sign and instruct the Planning Department to withhold the plat tracing from recording until Condition A listed above has been satisfied.

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE

June 3, 1974

TO The File *Nauley*

FROM Curtis L. Newby, Junior Planner

SUBJECT Street improvement guarantee.

On May 29, 1974, a cashiers check in the amount of \$2,500 was received from A. E. Vaughn, guaranteeing the improvement of the streets within the addition as required by the plat approval. Said street improvements are to be completed within two years from the date of approval of the plat by the Planning Commission, on or before September 27, 1975.

The cashiers check has been cashed by the City Treasurer and placed in a special guarantee trust account No. KAMA 261500. The original receipt is herewith attached.

CLN:rme

cc: A. E. Vaughn  
301 West Central, 67202

Fund No.	Account No.	Invoice No.	Amount	Date		Year
				Mo.	Day	
KAMA 261500			2500.00	5	31	74
TOTAL						

79 048

Received at *A. E. Vaughn*  
 The Sum of *Two Thousand Five Hundred 00/100* Dollars  
 Being for *guarantee street improvement as*  
 Department required in plat approval  
*A. E.*  
 Collector

Wichita, Kansas

The City of *Wichita*

of *Wichita*

No. 207665

\$ 2500.00

# Proposal

Page No. 1 of 1 Pages

**CASTER EXCAVATING**  
Basements, Backhoe, Hauling  
3158 Mascot Wichita, Kan. 67204  
Phone 838-6215

PROPOSAL SUBMITTED TO <b>Artie E. Vaughn</b>		PHONE	DATE <b>May 16, 1974</b>
STREET <b>301 W. Central</b>		JOB NAME <b>Whistling Walk Estates</b>	
CITY, STATE AND ZIP CODE <b>Wichita, Kansas</b>		JOB LOCATION <b>12951 W. 13th Street</b>	
ARCHITECT <b>Geo. Campbell - Eng.</b>	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

Roads in Whistling Walk Estates per plans:

The approximate cost of providing labor and manpower for the completion of this job is \$2,500.00.

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

**Two Thousand five hundred Dollars and no/100** ----- dollars (\$ **2,500.00** )

Payment to be made as follows:

**On completion of job -**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Maurice L. Caster

**Maurice L. Caster**

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

WHISTLING WALK ESTATES

WHISTLING WALK ESTATES

MAPD

SCS-CONS-5  
2-70  
FILE CODE CONS-14-5

U. S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

# INVENTORY & EVALUATION

\* INDIVIDUAL  
GROUP  
UNIT OF GOVERNMENT

4100 Maple Street  
Wichita, Kansas 67203

REQUESTED BY W-SC Metropolitan Area Planning Commission LOCATION W 1/2 NE 1/4 13-27-2W

ASSISTED BY Guy Moorefield, District Conservationist, USDA SCS DATE July 30, 1973

SITUATION: Approximately 80 acres of bottomland. Severe erosion has occurred along a bench that crosses the tract. A large area of grass, brush and trees is involved. Land is gently sloping; soils are silt loam with clayey subsoils.

### 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. 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.
5. Permanently stabilize disturbed areas as work on the land is completed. Permanent stabilization practices are to be installed according to Sedgwick County Conservation District standards and specifications. Adapted perennial grasses for seeding are Ky-31 Rescue, bluegrass species, native grass mixture and buffalograss. Seed at the rate of 2 pounds per 1,000 square feet. Have soil tested for plant nutrient needs and apply fertilizer accordingly. Adapted perennial grasses for sodding are zoysia, bluegrass species and bermudagrass.
6. 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.
7. Stabilize each lot within 3 months after work starts on home or other building construction.
8. Backfill, compact, seed, and mulch trenches within 30 days after they are opened.
9. Discharge water from outlet structures at nonerosive velocities.

U.S. DEPARTMENT OF AGRICULTURE

4/1/74

## REFERENCE SLIP

Jack Galbraith

From: Guy Moorefield  
District Conservationist

- |  |   |
|--|---|
| <input type="checkbox"/> ACTION          | <input type="checkbox"/> NOTE AND RETURN        |
| <input type="checkbox"/> APPROVAL        | <input type="checkbox"/> PER PHONE CALL         |
| <input type="checkbox"/> AS REQUESTED    | <input type="checkbox"/> RECOMMENDATION         |
| <input type="checkbox"/> FOR COMMENT     | <input type="checkbox"/> REPLY FOR SIGNATURE OF |
| <input type="checkbox"/> FOR INFORMATION | <input type="checkbox"/> RETURNED               |
| <input type="checkbox"/> INITIALS        | <input type="checkbox"/> SEE ME                 |
| <input type="checkbox"/> NOTE AND FILE   | <input type="checkbox"/> YOUR SIGNATURE         |

### REMARKS

Erosion and sediment control  
plan: WHISTLING WALK ESTATES

FROM Guy Moorefield



\* Circle appropriate category.

VAUGHN, UPDEGRAFF, ALLISON & HOLLOWAY  
ATTORNEYS AT LAW  
301 WEST CENTRAL  
WICHITA, KANSAS 67202

ARTIE E. VAUGHN  
MARTIN E. UPDEGRAFF  
LYNN D. ALLISON  
LESTER HOLLOWAY

Area Code 316  
AMNumber 5-5227

March 22, 1974

Mr. Rick Marney  
Sedgwick County Health Department  
1900 East 9th Street  
Wichita, Kansas

Re: S/D 73-58, Final Plat of  
Whistling Walk Estates

Dear Mr. Marney:

Recently you approved the percolation on my property in the above matter. The street address is 12591 West 13th Street and the legal description of the property is:

The West One-Half of the Northeast Quarter of  
Section 13, Township 27 South, Range 2 West of  
the 6th P.M., Sedgwick County, Kansas.

I have misplaced your letter approving this property for percolation and I am asking at this time that you send a signed copy of this letter to Mr. Jack Galbraith with the Wichita Metropolitan Area Planning Commission pursuant to the Commission requirement for final platting. Please send me a copy of your cover letter to Mr. Galbraith and a copy of the previous letter which indicated the approval of this property for septic tank purposes.

Thanking you in advance for your attention and cooperation herein, I remain

Very truly yours,

*Artie E. Vaughn*  
Artie E. Vaughn

AEV/af

cc: Mr. Jack H. Galbraith  
Mr. Iven Kelty, Colonial Realtors



THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH  
OFFICE OF ENVIRONMENTAL HEALTH DATE November 19, 1973

TO Curt Newby, Junior Planner

FROM Richard Marney, Environmental Health Engineer

SUBJECT Percolation Tests  
Whistling Walk Estates

Soil percolation tests on this addition located at 12591 W. 13th were acceptable with an average rate of 35 min.

Individual wells and septic systems are approved for the property with the following conditions:

1. That for two bedroom homes the septic system consist of minimum of a 750 gallon tank and 500 feet of lateral line.
2. That for a three or four bedroom home the system consist of a 1,000 gallon tank and 750 feet of lateral minimum.
3. That at such time as public sewers are available, they are utilized.
4. That before each installed individual septic system is covered, the Health Department is notified for inspection.

RM/gt

VAUGHN, UPDEGRAFF, ALLISON & HOLLOWAY  
ATTORNEYS AT LAW  
301 WEST CENTRAL  
WICHITA, KANSAS 67202

ARTIE E. VAUGHN  
MARTIN E. UPDEGRAFF  
LYNN D. ALLISON  
LESTER HOLLOWAY

March 22, 1974

AREA CODE 316  
AMHERST 5-5227

Mr. Jack H. Galbraith, Chief Planner  
Metropolitan Area Planning Commission  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

Re: S/D 73-58, Final Plat of  
Whistling Walk Estates

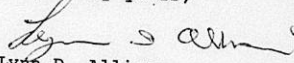
Dear Mr. Galbraith:

This is to certify that:

The West One-Half of the Northeast Quarter of  
Section 13, Township 27 South, Range 2 West of the  
6th P.M. Sedgwick County, Kansas,

is owned in fee simple title by A.E. & V., Inc., and that all  
taxes due and owing to date and for prior years have been paid  
in full.

Very truly yours,

  
Lynn D. Allison

LDA/AEV/af



VAUGHN, UPDEGRAFF & ALLISON  
ATTORNEYS AT LAW  
301 WEST CENTRAL  
WICHITA, KANSAS 67202

ARTIE E. VAUGHN  
MARTIN E. UPDEGRAFF  
LYNN D. ALLISON

ARMA CODE 316  
AMMEXET 5-5227

March 22, 1974

Mr. Rick Marney  
Sedgwick County Health Department  
1900 East 9th Street  
Wichita, Kansas

Re: S/D 73-58, Final Plat of  
Whistling Walk Estates

Dear Mr. Marney:

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the 6th P.M., Sedgwick County, Kansas.

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Thanking you in advance for your attention and cooperation herein,  
I remain

Very truly yours,

Artie E. Vaughn

AEV/af

cc: ✓ Mr. Jack H. Galbraith  
Mr. Iven Kelty, Colonial Realtors

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH  
OFFICE OF ENVIRONMENTAL HEALTH DATE November 19, 1973

TO Curt Newby, Junior Planner

FROM Richard Marney, Environmental Health Engineer

RM

SUBJECT Percolation Tests  
Whistling Walk Estates

Soil percolation tests on this addition located at 12591 W. 13th were acceptable with an average rate of 35 min.

Individual wells and septic systems are approved for the property with the following conditions:

1. That for two bedroom homes the septic system consist of minimum of a 750 gallon tank and 500 feet of lateral line.
2. That for a three or four bedroom home the system consist of a 1,000 gallon tank and 750 feet of lateral minimum.
3. That at such time as public sewers are available, they are utilized.
4. That before each installed individual septic system is covered, the Health Department is notified for inspection.

RM/gt

September 28, 1973

Campbell & Castle Engineers  
P. O. Box 1835  
Wichita, Kansas 67201

Re: S/D 73-58 - Final Plat of  
WHISTLING WALK ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 27, 1973, 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 September 21, 1973.

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 1972 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: AE&V, Inc., c/o Artie Vaughn, 301 West Central 67202  
Dean Sellers, Assistant City Engineer

September 21, 1973

Campbell & Castle Engineers  
P. O. Box 1835  
Wichita, Kansas 67201

Subject: S/D 73-58 - Final Plat  
of WHISTLING WALK ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 20, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- sk* The applicant shall furnish a letter from the Wichita-Sedgwick County Environmental Health Department stating that the use of individual private water supply and septic tank systems has been approved for subject property. The Health Department should also review the size of lots that back up to the east-west drainage easement to determine if they are satisfactory in size for septic tank systems.
- sk* The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to minimum building pad elevations to be shown on the final plat and relative to any changing of the drainage channel southeast of Lot 5, Block C.
- sk* Both telephone and electric utilities shall be installed underground.
- sk* The applicant's engineer shall submit a finished grade contour map to the County Engineer.
- sk* The applicant's engineer shall submit to the County Engineer road profiles of 13th Street for a distance of 1/4 mile east and west of subject property.

Page 2  
Final Plat of WHISTLING WALK  
ESTATES  
September 20, 1973

- The applicant's engineer shall include the appropriate interior angles where omitted on the plat.
- The applicant and/or his engineer shall contact Max Christman with regard to indicating an appropriate street name on subject plat for the street indicated as Pamela Lane.
- The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to taking proper precautions to prevent erosion from wind and water during development of subject property.
- The applicant's engineer shall submit to the County Engineer appropriate plans and profiles for street and associated drainage improvements. A letter obtained from the County Engineer approving said plans shall be submitted to the Planning Department.
- If required by the County Engineer, the applicant shall submit a guarantee for the street improvements within the plat.
- Reference shall be made in the plat's text to Reserve A being reserved for floodway purposes.
- Recording of the plat within 30 days after approval by the Board of City 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, September 27, 1973, 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: A&V, Inc., c/o Artie Vaughn, 301 West Central, 67202  
Dean Sellers, Assistant City Engineer

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 73-58 Name WHISTLING WALK ESTATES  
Date Application Rec'd. 6-25-73 Preliminary Approval 7-19-72  
Scheduled S/D Meeting 9-20-73

DESCRIPTION

General Location On the south side of 13th Street 1/4 mile west  
of 119th Street West  
Owner T. W. Torkleson  
Surveyor/Engineer ~~Raughman Company~~ *Campbell & Castle*  
Address 330 Laura Phone 262-7271

- |   |  |  |                 |
|---|--|--|-----------------|
| 1. Gross Acreage of Plat                              | <u>73.6</u>                                  | 7. Lineal Feet of New Streets:             |                 |
| 2. Number of Lots:                                    |  | a. <u>60</u> R/W <u>7050</u> ft.           |                 |
| Residential   | <u>63</u>                                    | b. <u>50</u> R/W <u>1175</u> ft.           |                 |
| Commercial  |  | c. <u>        </u> R/W <u>        </u> ft. |                 |
| Industrial  |  | d. <u>        </u> R/W <u>        </u> ft. |                 |
| Other   |  | e. <u>        </u> R/W <u>        </u> ft. |                 |
| Total Number of Lots                                  | <u>63</u>                                    | TOTAL                                      | <u>8225</u> ft. |
| 3. Minimum Lot Frontage                               | <u>160</u> ft.                               | 8. Sidewalk adjacent to all                |                 |
| 4. Minimum Lot Area                                   | <u>32,000 sq.</u> ft.                        | streets? <u>        </u> yes <u>X</u> no   |                 |
| 5. Existing Zoning                                    | <u>R-1</u>                                   |  |                 |
| 6. Proposed Zoning                                    | <u>R-1</u>                                   |  |                 |
| 9. Public Water Supply No (Yes-No), Name              | <u>        </u>                              |  |                 |
| 10. Public Sanitary Sewers No (Yes-No), Name          | <u>        </u>                              |  |                 |
| 11. Health Department Approval (where applicable)     | <u>        </u> Yes <u>        </u> (Yes-No) |  |                 |
| 12. City of Wichita <u>        </u> : Three-Mile Area | <u>        </u> X                            |  |                 |

STAFF COMMENTS:

- A. The applicant shall furnish a letter from the Wichita-Sedgwick County Environmental Health Department stating that the use of individual private water supply and septic tank systems has been approved for subject property. The Health Department should also review the size of lots that back up to the east-west drainage easement to determine if they are satisfactory in size for septic tank systems.
- B. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to minimum building pad elevations to be shown on the final plat.
- C. Both telephone and electric utilities shall be installed underground.
- D. The applicant shall be advised that subject property is located near the designated "urban growth area" as defined in the countywide sewer plan, and that subject property may in the future, become subject to sanitary sewer assessment as sanitary sewer mains are extended into the area.
- E. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to taking proper precautions to prevent erosion from wind and water during development of subject property.
- F. The applicant's engineer shall submit to the County Engineer appropriate plans and profiles for street and associated drainage improvements. A letter obtained from the County Engineer approving said plans shall be submitted to the Planning Department.
- G. If required by the County Engineer, the applicant shall submit a guarantee for the street improvements within the plat.
- H. Reference shall be made in the plat's text to Reserve A being reserved for floodway purposes.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

August 6, 1973

Campbell & Castle Engineers  
P. O. Box 1835  
Wichita, Kansas 67201

Re: S/D 73-58 - Preliminary  
Plat of WHISTLING WALK  
ESTATES

Dear Sirs:

At the recessed meeting of the Metropolitan Area Planning Commission on August 3, 1973, the above-captioned plat was considered. The action of the Planning Commission was to approve the preliminary and authorize preparation of the final plat, subject to the conditions recommended by the Utility Advisory Committee and as stated in our letter of July 23, 1973.

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: AE&V, Inc., 301 West Central 67202  
Dean Sellers, Assistant City Engineer

July 23, 1973

Campbell & Castle Engineers  
P. O. Box 1835  
Wichita, Kansas 67201

Subject: S/D 73-58 - Preliminary  
Plat of WHISTLING WALK ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 19, 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. A 10-foot utility easement shall be indicated on the center-line of Lots 2 and 3, Block F; Lots 7 and 8, Block F; Lots 2 and 3, Block G; and Lots 2 and 3, Block E.
- B. The 10-foot utility easement indicated on Lots 3 and 4, Block F can be omitted from the face of the plat.
- C. The applicant and/or his engineer shall contact Kansas Gas and Electric and Bell Telephone for the appropriate easements to be shown adjacent to the floodways.
- D. The drainage and utility easement shall be relabeled as a "floodway easement".
- E. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to minimum building pad elevations to be shown on the final plat.
- F. Firefly Drive shall be redesigned so as to curve south into Angela Lane in the vicinity of Lot 1, Block E. Said street shall then be increased to 80 feet of right-of-way from 13th Street south to the south line of the plat so as to function as a suburban collector street.

Page 2  
Preliminary Plat of WHISTLING  
WALK ESTATES  
July 23, 1973

- G. The balance of the street rights-of-way within the plat shall be increased to 70 feet in accordance with suburban residential street standards of the Subdivision Regulations.
- H. The east-west street between Lot 1, Block G and Lot 1, Block C, shall be deleted from the plat.
- I. An appropriate curve radius shall be indicated in Pamela Lane at the corner of Lot 5, Block A.
- J. A 25-foot triangular drainage and utility easement shall be indicated on the corner of the lots at all street intersections.
- K. The applicant shall furnish a letter from the Wichita-Sedgwick County Environmental Health Department stating that the use of individual private water supply and septic tank systems has been approved for subject property. The Health Department should also review the size of lots that back up to the east-west drainage easement to determine if they are satisfactory in size for septic tank systems.
- L. The applicant shall contact the County Zoning and Planning Office, and Bob Vinson of the City Department of Public Works regarding appropriate street names to be indicated on the plat.
- M. The areas indicated as Reserve A and Reserve B together with the drainage easement across the east portion of Lots 12, 13, and 14, Block C, shall be labeled as "floodway" on the plat.
- N. "Complete access control" adjacent to the south side of 13th Street North, shall be indicated on Lots 1 and 3, Block A, Lot 1, Block B, and on Reserve A.
- O. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to taking proper precautions to prevent erosion from wind and water during development of subject property.
- P. The applicant's engineer shall submit to the County Engineer appropriate plans and profiles for street and associated drainage improvements. A letter obtained from the County Engineer approving said plans shall be submitted to the Planning Department.

Page 3  
Preliminary Plat of WHISTLING  
WALK ESTATES  
July 23, 1973

- Q. If required by the County Engineer, the applicant shall submit a guarantee for the street improvements within the plat.
- R. Both telephone and electric utilities shall be installed underground.
- S. The applicant shall be advised that subject property is located near the designated "urban growth area" as defined in the countywide sewer plan, and that subject property may in the future, become subject to sanitary sewer assessment as sanitary sewer mains are extended into the area.
- T. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- U. 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: AE&V, Inc.  
301 West Central, 67202

Dean Sellers, City Engineering

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 73-58 Name WHISTLING WALK ESTATES  
Date Application Rec'd. 6-25-73 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 7-5-73

DESCRIPTION

General Location On the south side of 13th Street North in an area west  
of 119th Street West.

Owner T. W. Torkleson  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- |   |                                  |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>73.6</u>                                  | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  | a. <u>60</u> R/W <u>7050</u> ft. |
| Residential <u>63</u>   | b. <u>50</u> R/W <u>1175</u> ft. |
| Commercial _____  | c. _____ R/W _____ ft.           |
| Industrial _____  | d. _____ R/W _____ ft.           |
| Other _____   | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>63</u>  | TOTAL _____ <u>8225</u> ft.      |
| 3. Minimum Lot Frontage <u>160</u> ft.                                | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>32,000</u> ft.                                 | streets? <u>yes</u> <u>X</u> no  |
| 5. Existing Zoning <u>R-1</u>   |                                  |
| 6. Proposed Zoning <u>R-1</u>   |                                  |
| 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) <u>Yes</u> (Yes-No) |                                  |
| 12. City of Wichita _____: Three-Mile Area <u>X</u>                   |                                  |

STAFF COMMENTS:

- A. Firefly Drive shall be redesigned so as to curve south into Angela Lane in the vicinity of Lot 1, Block E. Said street shall then be increased to 80 feet of right-of-way from 13th Street south to the south line of the plat so as to function as a suburban collector street.
- B. The balance of the street rights-of-way within the plat shall be increased to 70 feet in accordance with suburban residential street standards of the Subdivision Regulations.
- C. The east-west street between Lot 1, Block G and Lot 1, Block C, shall be deleted from the plat.
- D. An appropriate curve radius shall be indicated in Pamela Lane at the corner of Lot 5, Block A.
- E. A 25 foot triangular drainage and utility easement shall be indicated on the corner of the Lots at all street intersections.
- F. The applicant shall furnish a letter from the Wichita-Sedgwick County Environmental Health Department stating that the use of individual private water supply and septic tank systems have been approved for subject property. The Health Department should also review the size of lots that back up to the east-west drainage easement to determine if they are satisfactory in size for septic tank systems.
- G. The applicant shall contact the County Zoning and Planning Office, and Bob Vinson of the City Department of Public Works regarding appropriate street names to be indicated on the plat.
- H. The areas indicated as Reserve A and Reserve B together with the drainage easement across the east portion of Lots 12, 13, and 14, Block C, shall be labeled as "Floodway" on the plat.
- I. "Complete access control" adjacent to the south side of 13th Street North, shall be indicated on Lots 1 & 8, Block A, Lot 1, Block B, and on Reserve A.

T9-303

(OVER)

VAUGHN, UPDEGRAFF & ALLISON

ATTORNEYS AT LAW  
301 WEST CENTRAL  
WICHITA, KANSAS 67202

June 26, 1973

ARTIE E. VAUGHN  
MARTIN E. UPDEGRAFF  
LYNN D. ALLISON  
RALPH WINTERS, JR.

AREA CODE 316  
AMHERST 5-5227

Sedgwick County Flood Control Office  
City Building Annex  
Wichita, KS 67202

ATTENTION: Mr. Mitchell

In re: Whistling Walk Estates

Dear Mr. Mitchell:

Please find enclosed the sketch plat concerning the above matter which contains your notes and rough design of the drainage and floodway area. I am returning this to you at your request since it contains your notes and diagrams your thoughts concerning this plat.

Based upon our discussion of Friday, June 22, 1973, I have asked Campbell & Castle to proceed with a sketch plat which will be filed with the Metropolitan Area Planning Office for future review. Hopefully, the next sketch plat that comes in will be substantially in compliance with the interests and thoughts of all parties concerned.

Also, I am taking the liberty of sending a copy of this letter to city officials that I feel might be interested in the treatment given by your office in matters of this kind. Last Friday I was most impressed and especially grateful to receive your outline of suggested easements and floodway problems as sketched on the enclosed plat; and I want you personally to know that your prompt, efficient and professional suggestions and recommendations have, I feel, cleared the way for an adequate and acceptable final plating of this development. I am especially appreciative of this service since I know how busy you and other members of your office are and how difficult it is to find time to perform the many jobs required by your office.



Sedgwick County Flood Control Office  
June 26, 1973  
Page 2

I have dealt with the city in many matters as well as other governmental agencies; and although most dealings have been acceptable and adequate, I seldom have seen the professional, courteous and efficient handling of government matters as you have provided in this matter in the last few days. Also I want to say Mr. Jack Galbraith and Curtis Newby have also offered and given this same type of professional efficiency and courtesy, and it has been invaluable to me in the above matter.

Thanking you again for your attention and consideration herein, I remain

Very truly yours,

VAUGHN, UPDEGRAFF & ALLISON

Artie E. Vaughn

Enclosure

AEV:bls

cc: Wichita City Commission  
Wichita City Manager  
Jack Galbraith  
Curtis Newby

Map No.: \_\_\_\_\_  
Section No.: \_\_\_\_\_  
Twp. No.: \_\_\_\_\_  
Range: \_\_\_\_\_

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Whistling Walk Estates

General Location: South side of 13th between 1/4 and 1/2 Mile West of Clearwater Road W 1/2 of NE 1/4 S13, T27S, R2W

Name of Property Owner: AE&V Inc.

Address: 301 West Central, Wichita, Kansas Phone: 265-5227

Name of Subdivider: AE&V Inc.

Address: 301 West Central, Wichita, Kansas Phone: \_\_\_\_\_

Name of Agent/Surveyor: Campbell & Castle Engineers, P.A.

Address: P. O. Box 1835 Phone: 263-5289

Date of Application: May 3, 1973

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 73.6
2. Number of Lots:
  - Residential 70
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots \_\_\_\_\_
3. Minimum Lot Frontage 160 ft.
4. Minimum Lot Area 32000 sq. ft.
5. Existing Zoning R 1
6. Proposed Zoning R 1
7. Lineal Feet of New Streets:
  - a. 50ft. R/W 1175 ft.
  - b. 70 R/W 7050 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL \_\_\_\_\_ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply No (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers No (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita 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: \_\_\_\_\_

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

Received by \_\_\_\_\_  
Date \_\_\_\_\_  
Fee Submitted \_\_\_\_\_

Sketch plat copies have been sent  
by engineer

T9-301B  
(2-71)

VAUGHN, UPDEGRAFF & ALLISON  
ATTORNEYS AT LAW  
301 WEST CENTRAL  
WICHITA, KANSAS 67202

June 26, 1973

ARTIE E. VAUGHN  
MARTIN E. UPDEGRAFF  
LYNN D. ALLISON  
RALPH WINTERS, JR.

AREA CODE 316  
ALMHEST 8-5227

Sedgwick County Flood Control Office  
City Building Annex  
Wichita, KS 67202



ATTENTION: Mr. Mitchell

In re: Whistling Walk Estates

Dear Mr. Mitchell:

Please find enclosed the sketch plat concerning the above matter which contains your notes and rough design of the drainage and floodway area. I am returning this to you at your request since it contains your notes and diagrams your thoughts concerning this plat.

Based upon our discussion of Friday, June 22, 1973, I have asked Campbell & Castle to proceed with a sketch plat which will be filed with the Metropolitan Area Planning Office for future review. Hopefully, the next sketch plat that comes in will be substantially in compliance with the interests and thoughts of all parties concerned.

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Sedgwick County Flood Control Office

June 26, 1973

Page 2

I have dealt with the city in many matters as well as other governmental agencies; and although most dealings have been acceptable and adequate, I seldom have seen the professional, courteous and efficient handling of government matters as you have provided in this matter in the last few days. Also I want to say Mr. Jack Galbraith and Curtis Newby have also offered and given this same type of professional efficiency and courtesy, and it has been invaluable to me in the above matter.

Thanking you again for your attention and consideration herein, I remain

Very truly yours,

VAUGHN, UPDEGRAFF & ALLISON

Artie E. Vaughn

Enclosure

AEV:bls

cc: Wichita City Commission  
Wichita City Manager  
Jack Galbraith  
Curtis Newby

June 21, 1973

M. S. Mitchell, Maintenance-Flood Control

Jack H. Galbraith, Chief Planner

S/D 73-58 - WHISTLING WALK ESTATES

You will recall that on May 25, 1973 you, Nancy Graham and I met with Artie Vaughn the owner of the above captioned plat and discussed the design of the plat as related to the serious drainage problems in the area. My notes reflect that Mr. Vaughn was to meet with his engineer and reconsider the plat and take into consideration a redesign with a street along the west property line and a bridge to get to the more developable property to the south. Appropriate drainageways were to be designated.

Yesterday, I received the attached redesign which, in my opinion, has not addressed itself to the serious drainage problems raised. Again, the entire area is lotted with no street designated as a collector on the west, nor are floodway reserves or drainageways indicated.

I called Mr. Vaughn and he advised that his Engineer had prepared this redesign prior to his and my last conversation on Monday, June 18th. Mr. Vaughn stated that he had talked with you and that you advised him that you needed additional information in the field and that you would begin working on information that would be of assistance to them in their analysis of this plat.

Please be advised that based on our last meeting with Mr. Vaughn I feel the plat is unsatisfactory and have so advised him. However, he stated that he understood my position and that they are now waiting on information from you.

I would appreciate you advising Mr. Vaughn when you have new information to discuss with him and his engineer.

JHG:rme  
Attachment

cc: Nancy Graham, County Engineering

Artie Vaughn, President  
AE&V, Inc.  
301 West Central  
Wichita, Kansas 67202

5/25/73

S/D 73-58 Whistling Walls Estate

Artie Vaughn  
Francis Graham  
W.S. Mitchell  
J.H. Galbraith

Met on this date to discuss drainage problems with the applicant. Advised to conduct percolation test. He felt assured that they would be satisfactory, as he had run some himself.

After discussing flood plain problems, it was determined that Mr. Vaughn would meet with his engineer and reconsider the plot and take into consideration in re designing a street along the west property line and a bridge to get to the more developable area to the south.

JHG

May 18, 1973

Campbell & Castle Engineers  
P. O. Box 1835  
Wichita, Kansas 67201

Subject: S/D 73-58 - Sketch Plat  
of WHISTLING WALK ESTATES, generally  
located on the south side of 13th  
Street 1/4 mile west of 119th Street  
West.

Dear Mr. Campbell:

We have reviewed the above referred to sketch plat with other Planning Department staff and the Maintenance-Flood Control Office. Based on said review we are not now in a position to authorize submission of a preliminary plat. Our review indicates that there are a considerable number of drainage problems which need to be discussed with the Maintenance-Flood Control Office and which may require major redesign of the sketch plat, and several of the cul-de-sac streets proposed exceed the maximum length of 700 feet for such streets required by the Subdivision Regulations. It also appears that several of the lots, Lots 1, 2, 3 and 4, Block B, are a bit awkward in configuration with regard to lot frontage versus lot depth. Also, the proposed collector street indicated on the plat needs to be further modified in a fashion such as shown on the marked "engineers copy" of the sketch plat. There should be provisions on the plat for an east-west street tie-in to the property adjacent on the west of this plat. We would also like to point out that several of the rear lot lines which are indicated in the hedge row area shown on the plat will make it difficult for the required installation of underground utilities to be accomplished in these areas.

We, therefore are returning to you the marked "engineers copy" of the sketch plat indicated thereon suggested street changes and realignments. At such time as you have resolved the drainage problems with the Maintenance-Flood Control Office, we would be happy to review a revised sketch plat which has taken into account the aforementioned additions and changes. We would then give authorization for the preparation and submission of a preliminary plat on this property.

5/22/73

WHISTLING WALK ESTATES

Nancy Graham commented  
upon the sketch plat that:

A. needs 25' drainage  
easements on all  
corners

B. cul-de-sacs look  
long.

J.P.

Page 2 - Campbell & Castle Engineers  
May 18, 1973

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: AE&V, Inc.  
301 West Central, 67202

May 17, 1973

M. S. Mitchell, Maintenance-Flood Control  
John Richter, Planning Analyst

S/D 73-58 - Sketch plat of Whistling Walk  
Estates

Recently submitted to us for our review was the sketch plat  
of Whistling Walk Estates zoned "R-1" rural residential.  
We would appreciate your comments on this plat for our infor-  
mation and so they may be included in our reply to the applicants.

JR:rme

**Attachment**

Memo also sent to Nancy Graham, County Engineer

Map No.: E-3W-A  
Section No.: 13  
Twp. No.: 27S  
Range: 2W

S/D No. 73-58

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Whistling Walk Estates  
General Location: South side of 13th between 1/4 and 1/2 Mile West of Clearwater Road W 1/2 of NE 1/4 S13, T27S, R2W  
S. of 13th St 1/4 mi W of 119th St W.  
Name of Property Owner: AE&V Inc. Phone: 265-5227  
Address: 301 West Central, Wichita, Kansas  
Name of Subdivider: AE&V Inc. Phone: \_\_\_\_\_  
Address: 301 West Central, Wichita, Kansas Phone: \_\_\_\_\_  
Name of Agent/Surveyor: Campbell & Castle Engineers, P.A.  
Address: P. O. Box 1835 Phone: 263-5289  
Date of Application: May 3, 1973

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 73.6
- Number of Lots:
  - Residential 70
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots \_\_\_\_\_
- Minimum Lot Frontage 160 ft.
- Minimum Lot Area 32000 sq. ft.
- Existing Zoning R 1
- Proposed Zoning R 1
- Lineal Feet of New Streets:
  - a. 50 ft. R/W 1175 ft.
  - b. 70 R/W 7050 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL \_\_\_\_\_ ft.
- Sidewalk adjacent to all streets? yes no
- Public Water Supply No (Yes-No), Name \_\_\_\_\_
- Public Sanitary Sewers No (Yes-No), Name \_\_\_\_\_
- Health Department Approval (where applicable) Yes (Yes-No)
- City of Wichita 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: AE&V Inc. by Curtis E. Vaughn, President

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

Received by Curt Hawley  
Date 5-4-73  
Fee Submitted none

Sketch plat copies have been sent  
by engineer

T9-301B  
(2-71)



OWNER'S OR DEVELOPER'S CHECK  
PLAT PREPARATION  
MAPC SUBDIVISION REGULATIONS  
WICHITA, KANSAS

Name of Subdivision per Developer Whistling Walk Estates

Property Owner's Name AE+V, Inc.

Address 301 W. Central Wichita, Kan Phone 2654228

Subdivider's Name Same

Address \_\_\_\_\_ Phone \_\_\_\_\_

INFORMATION FOR PLAT  
(Make available as soon as possible)

Individual Ownership

Husband and wife's correct name  
Who will notarize (If possible)

Husband \_\_\_\_\_

Wife \_\_\_\_\_

Notary \_\_\_\_\_

Corporate Ownership

Exact name and title of 2 officers who will sign plat  
Who will notarize (If possible)

Corporate Name AE+V, Inc.

Officer's Name and Title Artie E. Vaughn Pres.

Officer's Name and Title Artie E. Vaughn Sec.

Notary Mary Lou Blodgett

Mortgage Holders

Exact name and title of 2 officers who will sign plat  
Who will notarize (If possible)

Corporate Name Air Capital Savings Co

Officer's Name and Title Bill Suter, Pres

Officer's Name and Title ?

Notary ?

(Use back side of sheet to list additional names)

CAMPBELL & CASTLE, P.A.  
 ENGINEERS  
 PHONE 263-5044 • 509 NORTH EMPORIA  
 P. O. BOX 1835  
 WICHITA, KANSAS 67201

May 3, 1973

Wichita-Sedgwick County Metropolitan  
 Area Planning Department  
 104 South Main  
 Wichita, Kansas 67202

Re: Whistling Walk Addition  
 Sedgwick County, Kansas  
 File No. 7321

Gentlemen:

At the request of Mr. A. E. Vaughn of A. E. & V. Inc., we are enclosing 5 copies of the Sketch Plat for the above referenced addition. You will receive under separate cover the S/D Application pertinent to this addition.

Very truly yours,

CAMPBELL & CASTLE, P.A.

*Geo. F. Campbell*  
 Geo. F. Campbell, P.E.

C/i  
 Enclosures

cc: A. E. & V., Inc.



FORM 220-231

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		232.00

DESCRIPTION

AMOUNT

*Sketch plat for  
 whistling walk*

Name *A. E. & V. Inc.*

Address *301 W Central*

Type *PA 107103* Due Date *7-10-73*

Comments:

Date *7-10-73* By *10710 Smith*