

SUBDIVISION REPORT

S/D NO. 79-93 Name Sloan-Linnen Addition
 Date Application Rec'd. 7-16-79 Preliminary Approval 1-10-80
 Scheduled S/D Meeting 2-7-80

DESCRIPTION

General Location North side of 34th St. North, west of the Little
Arkansas River
 Owner Homer Sloan
 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura, 67211 Phone 262-7271

1. Gross Acreage of Plat 7.8 acres
 2. Number of Lots:
 Residential 10
 Commercial _____
 Industrial _____
 Other _____
 Total Number of Lots 10
 3. Minimum Lot Frontage 60 ft.
 4. Minimum Lot Area 7,000 square ft.
 5. Existing Zoning "AA"
 6. Proposed Zoning "AA"

7. Lineal Feet of New Streets:
 a. _____ R/W _____ ft.
 b. _____ R/W _____ ft.
 c. 60 R/W 400 ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL _____ ft.
 8. Sidewalk adjacent to all streets? yes no

9. Public Water Supply Yes (Yes-No), Name City of Wichita
 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
 11. Health Department Approval (where applicable) _____ (Yes-No)
 12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan and state if any drainage guarantees are required by the platting of this property.
- B. The applicant shall guarantee the extension of City water to serve all lots.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- D. The applicant shall guarantee the paving of 34th Street North Court, including the storm sewer necessary to drain the street.
- E. The final plat tracing shall reference the minimum pads for all lots both in the plat's text and on the face of the plat.
- F. The 50 ft x 50 ft portion of street right-of-way in the southwest corner of the plat shall be labeled as "34th Street North."
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE JANUARY 16, 1980

TO JACK GALBRAITH, CHIEF PLANNER
FROM YASH D. DESAI, DRAINAGE CHIEF ENGINEER

SUBJECT DRAINAGE PLAN: SLOAN-LINNEN
ADDITION

Baughman Company has submitted the drainage plan of the subject plat to my office for approval. The plan is approved subject to the following conditions:

1. The minimum pad for all buildings constructed shall be 126.6 City Datum (1314.0 Above Sea Level).
2. A 20 foot drainage easement will be granted between Lots 4 and 5 for the construction of the storm sewer that will benefit the lots in the addition.
3. The Developer shall file petitions and guarantee the construction of the storm sewer before the final plat is recorded.
4. Any structure such as Levee or ditch in the "Drainage Dedication" shall not be disturbed. The flow into the river shall not be stopped by a solid fence or tall vegetation or any other kind of obstruction to flow, by the property owners in the vicinity of the "Drainage Dedication".

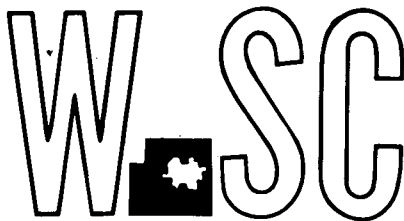
I trust this is sufficient information to approve the subject plat. Please feel free to call me at (316)268-4235 if you need additional information.

Yash D. Desai, P.E.
Drainage Chief Engineer

YDD/dla

cc: Bill Korber, Baughman Company
Max Greene, Flood Control & Landfill Director

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

January 15, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 79-93 - Preliminary plat of Sloan-Linnen Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 10, 1980, 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. According to the county quarter section maps, there is a north-south roadway on the west 50 to 60 feet of this property. However, no dedication to the public of this roadway can be found. If the plattors do not have title to this strip of ground, but are vacating the roadway uses by this replat, consent of the property owner to the west must be obtained.
- B. The applicant shall guarantee the extension of City water to serve all lots.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots and provide appropriate easements. The extension of sanitary sewer to this site will require the construction of a lift station and, therefore, the sanitary sewer guarantee shall also include the cost of this improvement.
- D. The applicant shall guarantee the paving of 34th Street North Court, including the storm sewer necessary to drain the street.
- E. The final plat shall relocate the 20-foot utility easement along the rear lot lines of several of the lots being platted to the front yard.

Baughman Company

Page 2

January 15, 1980

- F. The 10-foot utility easement shall be retained adjacent to the rear lot lines of Lots 7 through 10.
- 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.

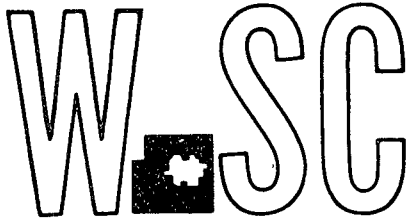
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

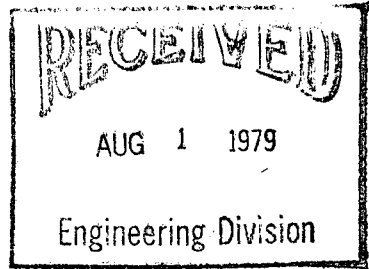
cc: Homer Sloan, Route 1, Shell Knob, Mo. 65747
Ray Linnen, 3001 River Park, 67203
Dean Sellers, Acting City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING

DEPARTMENT
Baughman Company
330 Laura
CITY HALL - TENTH FLOOR
453 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



July 27, 1979

Re: S/D 79-73 - Preliminary plat-Sloan-Linnen Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 27, 1979, the above-captioned plat was considered. The action of the Committee was to defer this plat for redesign. Thirty-fourth Street will need to be terminated west of the river. Lot frontages for all lots, including those on a cul-de-sac, should be in accordance with the requirements set out in 7-204 (d) of the Subdivision Regulations.

This plat will be rescheduled for Subdivision Committee review at such time as 29 copies of a revised preliminary have been submitted to our office. If you have any questions or wish to meet with us to discuss a redesign, please call.

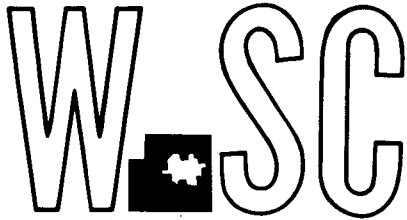
Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Homer Sloan, Route 1, Shell Knob, Missouri
Ray Linnen, 3001 River Park, 67203
Dean Sellers, Assistant City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

RECEIVED

FEB 12 1980

Engineering Division

February 11, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 79-93 - Final plat of Sloan-Linnen Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 7, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant's lot grading plan has been approved.
- B. The applicant shall guarantee the extension of City water to serve all lots.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- D. The applicant shall guarantee the paving of 34th Street North Court, including the storm sewer necessary to drain the street.
- E. The final plat tracing shall reference the minimum pads for all lots both in the plat's text and on the face of the plat.
- F. The 50 ft. x 50 ft. portion of street right-of-way in the southwest corner of the plat shall be labeled as "34th Street North."
- G. Additional street right-of-way shall be dedicated at the southwest corner of Lot 10 for the required sewer lift station.
- H. The applicant shall contact the Flood Control office relative to appropriate wording in the plat's text for the drainage dedication & minimum pad elevations.

Baughman Company
2-11-80
Page 2

- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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 February 14, 1980, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Homer Sloan, Route 1, Shell Knob, Mo. 65747
Ray Linnen, 3001 River Park, 67203
✓ Dean Sellers, Acting City Engineer
Paul Johnston, Flood Control

Preliminary plat

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

SUBDIVISION REPORT

S/D NO. 79-93 Name Sloan-Linnen Addition
Date Application Rec'd. 7-16-79 Preliminary Approval _____
Scheduled S/D Meeting 7-26-79

DESCRIPTION

General Location North side 34th St. North between Amidon and Arkansas

Owner Homer Sloan
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- | | | | |
|---|--|--------------------------------|-----------------------------|
| 1. Gross Acreage of Plat | <u>7.8 Acres</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>58' R/W</u> | <u>280</u> ft. |
| Residential | <u>10</u> | b. _____ | ft. |
| Commercial | _____ | c. _____ | ft. |
| Industrial | _____ | d. _____ | ft. |
| Other | _____ | e. _____ | ft. |
| Total Number of Lots | <u>10</u> | TOTAL | <u>280</u> ft. |
| 3. Minimum Lot Frontage | <u>*60</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>7,000</u> square ft. | streets? <u>yes</u> no | |
| 5. Existing Zoning | <u>"AA"</u> | | <u>*At building setback</u> |
| 6. Proposed Zoning | <u>"AA"</u> | | |
| 9. Public Water Supply | <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers | <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | | |
| 11. Health Department Approval (where applicable) | _____ (Yes-No) | | |
| 12. City of Wichita | <u>X</u> : Three-Mile Area _____ | | |

STAFF COMMENTS:

- A. Inasmuch as 34th Street will not be extended across the river, it should be terminated with a cul-de-sac at some point on the south line of the plat. Lots could be platted around this 34th Street cul-de-sac and perhaps eliminate the need for 34th Street Court.
- B. According to county quarter section maps, there is a north-south dedicated roadway on the west 60 feet of this property. This plat proposes to vacate that roadway. Consent of the property owner (or owners) on the west side of this roadway will be needed.
- C. According to an aerial photograph, there are several structures on this property. The applicant's surveyor shall be prepared to state where these structures are located so it can be determined if any of them encroach into street right-of-way or easements.
- D. Several lots around the proposed cul-de-sac have inadequate frontage, even if measured at the 25 foot building setback line. Also, several of the lots are double or even triple frontage lots. For this reason, as well as the reasons in items A and B above, it is recommended that this plat be deferred for redesign.



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION
MEMO

PROJECT Sloan-Linnen Add

DATE 12-28-79

JOB NO. _____

COPIES TO:
Louise
~~Curtis Rowby~~
Mike Lindebak ✓

TO Yash Desai

FROM John Lundblade

REFERENCE Drainage Plan

Attached is the lot grading plan
for the above referenced project.

Plat submitted to planning 12-28-79

To be heard by Subdivision Committee 1-10-80

REVISED PRELIMINARY PLAT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

SUBDIVISION REPORT

S/D NO. 79-93 Name Sloan-Linnen Addition
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Owner Homer Sloan
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Address 330 Laura, 67211 Phone 262-7271

1. Gross Acreage of Plat 7.8 acres 7. Lineal Feet of New Streets:
2. Number of Lots: a. R/W ft.
Residential 10 b. R/W ft.
Commercial c. 60 R/W 400 ft.
Industrial d. R/W ft.
Other e. R/W ft.
Total Number of Lots 10 TOTAL 400 ft.
3. Minimum Lot Frontage *60 ft. 8. Sidewalk adjacent to all
4. Minimum Lot Area 7,000 square ft. streets? yes no
5. Existing Zoning "AA"
6. Proposed Zoning "AA"

9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) (Yes-No)
12. City of Wichita X: Three-Mile Area

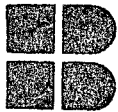
STAFF COMMENTS:

- A. The final plat shall show the amount of existing right-of-way for the north half of 34th Street and also the amount of additional right-of-way being dedicated on this plat. The book and page number of the recorded document which dedicated the existing right-of-way shall be shown on the final plat.
- B. According to county quarter section maps, there is a north-south roadway on the west 50 to 60 feet of this property. However, no dedication to the public of this roadway can be found. If the plattors do not have title to this strip of ground, but are vacating the roadway uses by this replat, consent of the property owner to the west must be obtained.
- C. The applicant shall guarantee the extension of City water to serve all lots.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- E. The applicant shall guarantee the paving of 34th Street North Court, including the storm sewer necessary to drain the street.
- F. The applicant shall submit a drainage plan to the City Engineer's office for review and approval prior to submission of a final plat.
- G. The representatives from the City Engineer's office and the utility companies shall be prepared to discuss the feasibility of locating utilities within front-yard easements instead of rear-yard easements.

T9-303

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JAN 3, 1980
Engineering Division

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



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION
MEMO

PROJECT Sloan-Linnen Add.

DATE 12-28-79

JOB NO. _____

COPIES TO:
Louise
~~Curtis~~ Nomby
Mike Lindebak

TO Yash Desai

FROM John Lundblade

REFERENCE Drainage Plan

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