

PLAT NO. S/D 79-93 MAP NO. 5351 & 5451
NAME SLOAN-LINNEN ADDITION

LOCATION: North side of 34th St. North, between Amidon and Arkansas

ENGINEER Baughman Company, P.A.

OWNER S: Homer Sloan and Ray Linnen

APPLICATION FILED 7-16-79

SKETCH PLAT FILED _____

PRELIMINARY FILED 7-16-79 *Rev. filed 12-28-79*

Rev. prelim. S/D ACTION 7-26-79 *defer indef. for re-design*
S/D action 1-10-80 *approve*

FINAL FILED _____

S/D ACTION 2-7-80 *approve*

MAPC ACTION 2-14-80 *approve*

BCC ACTION _____

RECORDED _____

REMARKS See #D 83-36 #interfront West Addition RIVER WALK

S/D 79-93 - SLOAN-LINNEN ADDITION
North side of 34th St. North, be-
tween Amidon & Arkansas. Baughman
Company. P.A.

POSTED
7-23-79
[Signature]

ACTION

	DATE
S/D COMMITTEE (Pellini) <i>Refer mtdg. for</i> <u>7-26-79</u>	
<i>Revised plan.</i> M.A.P.C. <u>1-10-80 - approve</u>	
M.A.P.C. <u>approve</u> <u>2-14-80</u>	
B.C.C./B. CO. C. _____	
S/D (final) <u>approve</u> <u>2-7-80</u>	

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

We, _____ the undersigned _____, owner of
(give name of proposed plat, if appropriate) Sloan - Linnen Ad-
dition

do hereby certify that petitions for the following improvements
have been submitted to the Board of Commissioners of the City of
Wichita, Kansas:

1. Street
2. Sanitary Sewer Lateral
3. Permanent Lift Station and Force Main
4. Water

As a result of the above-mentioned petitions for
improvements, lots or portions thereof within Sloan - Linnen
_____ Addition may be subject to special
assessments assessed thereto for the cost of constructing the
above-described improvements.

Signed this 8th day of February, 1983.

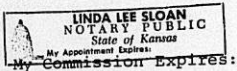
Homer W. Sloan
Homer W. Sloan
Raymond F. Linnen
Raymond F. Linnen

Yvonne Sloan
Yvonne Sloan
Virginia C. Linnen
Virginia C. Linnen

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 8th day of February,
1983, before me, a notary public in and for said County and State,
came Homer W. Sloan and Yvonne Sloan, his wife and Raymond F. Linnen
and Virginia C. Linnen, his wife, to me personally known to be the
same persons who executed the foregoing instrument of writing and duly
acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.



Linda Lee Sloan
Notary Public

T9-207

Map No. 5351 & 5451
Sec. 31 32
Twp. 26S
Range 1E

Subdivision Report and Progress
S/D No.: 79-93

Name: SLOAN-LINNEN ADDITION

General Location: North side of 34th St. North, *west of the Little Arkansas River* between ~~Amidon~~ and Arkansas

Owner: Homer Sloan
Address: Route #1

Subdivider: Shell Knob, Mo. Zip Code: 65747 Phone: 417-858-3263
Ray Linnen
Address: 3001 River Park

Engineer/Surveyor: Baughman Company, P.A. Zip Code: 67203 Phone: 838-1701
Address: 330 Laura Zip Code: 67211 Phone: 262-7271

PLAT DATA

1. Gross Acreage of Plat 7.8
2. Number of Lots:
 - Residential 10
 - Commercial
 - Industrial
 - Other
 - Total 10
3. Min. Lot Area sq. ft.
4. Lineal Feet of New Streets:
 - (a) R/W ft.
 - (b) R/W ft.
 - (c) R/W ft.
 - (d) R/W ft.
 - (e) Total ft.
5. Existing Zoning "AA"
6. Proposed Zoning "AA"
7. Assoc. Zoning Case

PLAT PROGRESS

APPLICATION RECEIVED 7-16-79
SKETCH PLAT RECEIVED
PREL. PLAT RECEIVED 7-16-79
S/D Comm. Action 7-26-79
FINAL PLAT RECEIVED
S/D Comm. Action
M.A.P.C. ACTION
B.C.C. ACTION

COMMENTS:

Tracing Received _____
Released for Recording _____
Plat Recorded _____

February 14, 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 Metropolitan Area Planning Commission on February 14, 1980, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 11, 1980.

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. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all taxes due and payable for 1979 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner
LO:hh

cc: Homer Sloan, Route 1, Shell Knob, Mo., 65747
Ray Linnen, 3001 RiverPark-, 67203

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. *petition*
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots. *petitions*
- D. The applicant shall guarantee the paving of 34th Street North Court, including the storm sewer necessary to drain the street. *petition*
- 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. Magley
Junior Planner

FLM:hh

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

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

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 <u>7.8 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> <u>10</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u>60</u> R/W <u>400</u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>10</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7,000 square</u> ft. | streets? <u> </u> yes <u> </u> no |
| 5. Existing Zoning <u>"AA"</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) <u> </u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

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

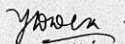
TO JACK GALBRAITH, CHIEF PLANNER
FROM YASH D. DESAI, DRAINAGE CHIEF ENGINEER

SUBJECT DRAINAGE PLAN: SLOAN-LINNE
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 (~~1311.0~~ Above Sea Level).
1314.0 ACCORDING TO YASH 1-18-80
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

RECEIVED

JAN 17 1980

METROPOLITAN PLANNING

ROUTE

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 platters 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:hh

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

DEED RECORD

794

WARRANTY DEED—General—Form W.D. 50

GRANT FOR THE PURPOSES OF

THIS INSTRUMENT Made this 18 day of March A.D. 1950
between WALTER A. KRAMER, a single man

of _____ County, in the State of _____ of the first part and
_____ of the second part.

WITNESSETH, That the said part _____ of the first part, in consideration of the sum of _____ DOLLARS the receipt whereof is hereby acknowledged, do hereby grant bargain sell and convey unto the said part _____ of the second part _____ heirs and assigns all the following described REAL ESTATE, situated in the County of _____ and State of _____ to wit:

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining forever.

And said _____ hereby covenant, promise and agree to and with said part _____ heirs, executors, or administrators, do hereby covenant, promise and agree to and with said part _____ of the second part, that at the delivery of these presents, said _____ hereby sold to _____ own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and discharged of and from all former and other grants, titles, charges, estates, judgments, debts, mortgages, liens, claims, taxes of what nature and kind soever.

WARRANTY AND FOREVER DEFEND THE SAME TO THE SAID PART _____

MICROFILMED FROM THE BEST AVAILABLE COPY

REVISED 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 7-26-79
Scheduled S/D Meeting 1-10-80

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

(Over)

- 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).

THE FILING FEE FOR
THIS PLAT HAS BEEN
PAID TWICE,
FLN.

FORM 021 PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT

NAME	
ADDRESS	
FUND	
COMMENTS	DUE DATE
DATE	BY

SOCD-COHS-5 (Rev 11/77)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

DATE: July 26, 1979

PROPERTY NAME: Sloan-Linnen Addition

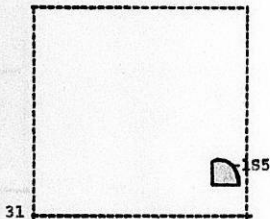
LOCATION: North side 34th St. North between Amidon and Arkansas

MAILED TO: Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

PREPARED BY: Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas
942-8422 67209

REQUESTED BY: Wichita-Sedgwick County
Metropolitan Area Planning
Commission

Situation and/or Problems:



Scale: 4" equals 1 mile

NE1/4 31-26-1E

<u>Symbols</u>	<u>CLASS</u>	<u>Soil</u>	<u>SOILS LEGEND</u>	<u>Brief Description</u>	<u>HYDRO- GROUP</u>
165	I-1	Canadian fine Sandy loam		Deep, nearly level and gently sloping, well drained soils on bottomlands and terraces. These soils have slow runoff and moderate to high available water capacity. Permeability is moderate to moderately rapid. <u>Prime Agricultural Land.</u>	B

RECEIVED

AUG 7 1979

METROPOLITAN PLANNING

ROUTE _____

SCCD-CONS-5 (con't)
RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

SOIL INTERPRETATIONS

<u>Symbol</u>	<u>CLASS</u>	<u>Soil</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
1S5	I-1	Canadian fine sandy loam	Dwellings Local Roads & Streets Small Commercial Buildings Parks & Playgrounds	Slight Slight Slight Slight	None None None None

RECOMMENDATIONS:

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. 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.
4. Temporarily stabilize each segment of graded or otherwise disturbed land 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 the Sedgwick County Conservation District standards and specifications.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: (316) 942-8422.

If you have any questions or if we can be of additional assistance, don't hesitate to call on us.



BAUGHMAN COMPANY, P.A.

SURVEYORS

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

CONFIRMATION
MEMO

PROJECT Sloan-Linnen Add

DATE 12-28-79

JOB NO. _____

COPIES TO:
Louise
Eric
Mike Lindebak

TO Yash Desai

FROM John Lundblad

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

July 27, 1979

Baughman Company
330 Laura
Wichita, Kansas 67211

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 (B) 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

SUBDIVISION REPORT

Preliminary plat

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-91 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'</u> R/W <u>280</u> ft. |
| Residential <u>10</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u>400</u> R/W <u>400</u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>10</u> | TOTAL <u>280 400</u> ft. |
| 3. Minimum Lot Frontage <u>*60</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7,000 square ft.</u> | streets? <u> </u> yes <u> </u> no |
| 5. Existing Zoning <u>"AA"</u> | <u> </u> *At building setback |
| 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) <u> </u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> (Yes-No) | |

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.

5351 + 5451
31 Map No.: 5351 and 5451
265 Section No.: 31 and 32
1/E Twp. No.: 26S
Range: 1E

S/D No. 79-93

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Sloan-Linnen Addition
General Location: North side 34th St. No. west of the Little Arkansas River between ~~Amidon~~ and Arkansas

Name of Property Owner: Homer Sloan
Address: Route #1, Shell Knob, Mo. Phone: 417-858-3263
Name of Subdivider: Ray Linnen
Address: 3001 River Park Phone: 838-1701
Name of Agent/Surveyor: Baughman Company, P.A.
Address: 330 Laura, Wichita, Kansas 67211 Phone: 262-7271
Date of Application: July 16, 1979

SUBDIVISION INFORMATION:

- 1. Gross Acreage of Plat 7.8 Acres
- 2. Number of Lots:
 - Residential 10
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage *60 ft.
- 4. Minimum Lot Area 7,000 sq. ft.
- 5. Existing Zoning "AA"
- 6. Proposed Zoning "AA"
- 7. Lineal Feet of New Streets:
 - a. 58' R/W 280 ft.
 - b. 600' R/W 400 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 280 400 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

*at building setback

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: Homer W. Sloan

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by FCN
Date July 16, 1979
Fee Submitted \$77.00

FORM 29-C

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Strr.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY