

## SUBDIVISION REPORT

S/D NO. 80-68 Name Chester D. Stephenson Addition  
 Date Application Rec'd. 8-22-80 Preliminary Approval \_\_\_\_\_  
 Scheduled S/D Meeting 9-4-80

DESCRIPTION

General Location Between Young and Sabin in an area south of 3rd Street

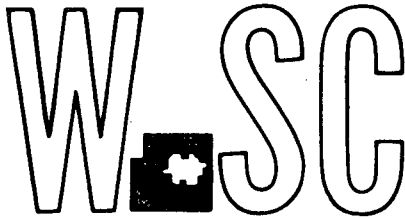
Owner Chester D. Stephenson  
 Surveyor/Engineer Kenneth O. Taylor  
 Address 1542 S. St. Francis, 67211 Phone 264-0341

- |   |               |  |
|---|---------------|--|
| 1. Gross Acreage of Plat  | <u>0.42</u>   | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  |               | a. <u>42</u> R/W <u>60</u> ft.   |
| Residential   | <u>2</u>      | b. _____ R/W _____ ft.   |
| Commercial  | _____         | c. _____ R/W _____ ft.   |
| Industrial  | _____         | d. _____ R/W _____ ft.   |
| Other   | _____         | e. _____ R/W _____ ft.   |
| Total Number of Lots  | <u>2</u>      | TOTAL <u>60</u> ft.  |
| 3. Minimum Lot Frontage   | <u>60</u> ft. | 8. Sidewalk adjacent to all  |
| 4. Minimum Lot Area   | <u>7450</u>   | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 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. Right-of-way for Sabin Street was previously dedicated in 1964 (30 feet of right-of-way: Misc. Book 531, Page 273) and in 1965 (additional right-of-way for the cul-de-sac: Misc. Book 562, Page 414). Radius for the cul-de-sac dedication was 42.43 feet rather than 42.29 feet as shown on this plat. It is recommended that the radius shown on this plat be changed and that the surveyor's text and plat's text indicate that this right-of-way already exists.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET

WICHITA, KANSAS 67202  
September 5, 1980  
(316) 268-4561

Kenneth O. Taylor  
1542 S. St. Francis  
Wichita, Ks. 67211

Re: S/D 80-68 - Final plat of Chester D. Stephenson Addition

Dear Mr. Taylor:

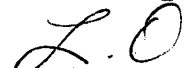
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 4, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant is required to provide proof of ownership of the property being platted. If his ownership includes the area designated for Sabin Street, then the geometrics of street right-of-way and the plattor's text may remain as shown. If his ownership does not include the right-of-way for Sabin, then the plat shall be revised to indicate the street right-of-way as it already exists.
- B. 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 September 11, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Chester D. Stephenson, 341 N. Sabin, 67212  
Dean Sellers, Assistant City Engineer

