

S/D No. 83-76 Name Leah Mae Addition
Date Application Rec'd. 9-2-83 Preliminary Approval _____
Scheduled S/D Meeting 9-15-83

DESCRIPTION

General Location West side of Sheridan in an area north of 2nd Street

Owner Herbert A. Stepanek
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 262-2691

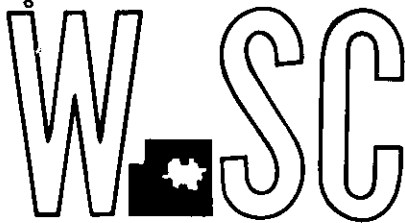
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|--|--------------------------------|
| 1. Gross Acreage of Plat <u>0.4 Acres +</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>2</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>-0-</u> New _____ ft. |
| 3. Minimum Lot Frontage <u>75</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8625 sq. ft.</u> | streets _____ yes _____ xno |
| 5. Existing Zoning <u>A</u> | |
| 6. Proposed Zoning <u>A</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. When Clark's Addition was platted in 1926, twenty-five feet of right-of-way was dedicated for Sheridan. In 1968, an additional ten feet of right-of-way was dedicated by the owner of the north 150 feet of Lot 7. With this replat, the west five feet of that ten-foot dedication is being vacated, leaving a half-street right-of-way of thirty feet. Although located on the half mile line, Sheridan is not a collector at this location. City Engineering and the utility companies shall be prepared to comment on the acceptability of vacating five feet of existing street right-of-way.
- B. The front building setback line, although labeled correctly at 25 feet measures only 20 feet from the lot line. The final plat tracing shall be corrected to the proper scale.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat has been submitted in final form only as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

September 16, 1983

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, ks. 67211

Re: S/D 83-76 - Final plat of Leah Mae Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 15, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The front building setback line, although labeled correctly at 25 feet measures only 20 feet from the lot line. The final plat tracing shall be corrected to the proper scale.
- 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 Thursday, September 22, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

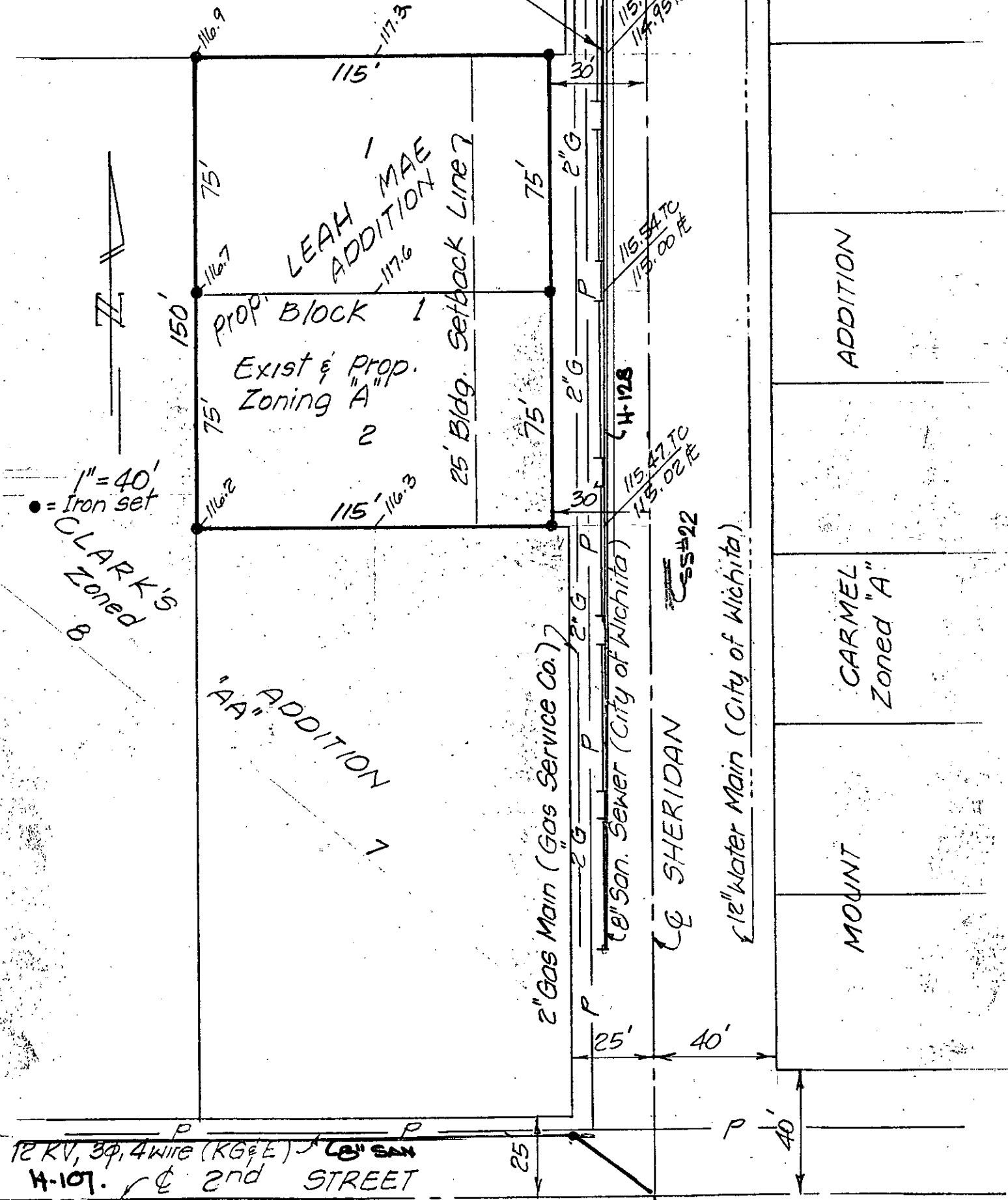
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Herbert A. Stepanek, 318 N. Custer, 67203
+ Mike Lindebak, City Engineer

B.M. = 115.51 "+" on back of curb
 opposite N.E. Cor Lot 7
 Clark's Addition



VICINITY MAP

Center Sec. 24
 T27S, R1W of 6th P.M.

Owner: Herbert A. Stepanek
 318 N. Custer, Wichita, Ks. 67203

Engineer: P.E.C. P.A. 1440 English
 Wichita, Ks. 67211