

S/D No. 83-51 Name Corrigan Addition
Date Application Rec'd. 6-8-83 Preliminary Approval
Scheduled S/D Meeting 6-23-83

DESCRIPTION

General Location South side of 45th St. S. and the north side
of 46th St. South, in an area east of Elizabeth
Owner Brian E. and Mary Ann Corrigan
Surveyor/Engineer Air Capitol Land Surveyors
Address 2160 W. 21st St., Wichita, Ks. Zip Code 67204 Phone 838-9071

1. Gross Acreage of Plat	0.54	7. Lineal Feet of New Street	
2. Number of Lots :		a. 30 R/W	84.8 ft.
Residential	2	b. _____ R/W	_____ ft.
Commercial	_____	c. _____ R/W	_____ ft.
Industrial	_____	d. _____ R/W	_____ ft.
Other	_____	e. _____ R/W	_____ ft.
Total Number of Lots	2	TOTAL	84.8 ft.
3. Minimum Lot Frontage	84.8 ft.	8. Sidewalk adjacent to all	
4. Minimum Lot Area	11677 sq. ft.	streets	yes <input checked="" type="checkbox"/> no
5. Existing Zoning	AA		
6. Proposed Zoning	AA		

9. Is public water available Yes _____ No, Name City of Wichita
10. Is sanitary sewer available Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
12. City of Wichita 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. The applicant shall guarantee extension of municipal water to serve Lot 2.
- B. Only half street right-of-way exists to provide access to Lot 2. The missing south half of the right-of-way needs to be obtained from the unplatted tract to the south. It is recommended that the applicant attempt to obtain the dedication of the south half of the right-of-way by separate instrument.
- C. Forth-sixth Street east of Fern is unpaved and, this street east of Elizabeth, has not been constructed within existing half-street right-of-way. The applicant is advised that the construction of a gravel street to serve Lot 2 will be his responsibility. A guarantee for this street construction, including a temporary turnaround, shall be submitted.
- D. The representative of City Engineering should be prepared to comment on the feasibility of constructing the temporary turnaround for 46th Street within dedicated street right-of-way for Martinson which was platted by Oridngreff Addition.
- E. The applicant or his agent shall be prepared to discuss the ownership of the unplatted property between the two lots proposed by this plat.
- F. The final plat shall indicate the following building setbacks:
 - 1. Lot 1 - 25 feet from 45th Street south and 15 feet from east line;
 - 2. Lot 2 - 25 feet from 46th Street and 15 feet from Martinson.
- G. The shed that crosses lot 1's south line shall be moved prior to this plat being forwarded to the Board of City Commissioners.

(Over)

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- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - I. The City Engineer's representative shall be prepared to comment on the proposed grading plan for these two lots.
 - J. 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.
 - K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 83-51 Name Corrigan Addition
Date Application Rec'd. 6-8-83 Preliminary Approval 6-23-83
Scheduled S/D Meeting 8-4-83

DESCRIPTION

General Location South side of 45th St. South and the north side
of 46th St. South, in an area east of Elizabeth
Owner Brian E. and Mary Ann Corrigan
Surveyor/Engineer Air Capitol Land Surveyors
Address 2160 W. 21st St., Wichita, Ks. Zip Code 67204 Phone 838-9071

1. Gross Acreage of Plat <u>0.54</u>	7. Lineal Feet of New Street
2. Number of Lots :	a. <u>30</u> R/W <u>84.8</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>84.8</u> ft.
3. Minimum Lot Frontage <u>84.8</u> ft.	8. Sidewalk adjacent to all
4. Minimum Lot Area <u>11677</u> sq. ft.	streets <u>yes</u> <u>X</u> no
5. Existing Zoning <u>AA</u>	
6. Proposed Zoning <u>AA</u>	

9. Is public water available X Yes _____ No, Name City of Wichita
10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. The applicant shall guarantee extension of municipal water to serve Lot 2.
- B. Forty-sixth Street east of Fern is unpaved and, this street east of Elizabeth, has not been constructed. The applicant is advised that the construction of a gravel street to serve Lot 2 will be his responsibility. A guarantee for this street construction, including a temporary turnaround, shall be submitted.
- C. At the time of preliminary plat review, it was noted that a shed existed across Lot 1's south line. A requirement was made that the shed be removed prior to this plat being forwarded to the Board of City Commissioners. The applicant or his agent shall be prepared to comment on the status of the shed.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.