

S/D No. 83-55 Name Castor Addition
Date Application Rec'd. 6-15-83 Preliminary Approval _____
Scheduled S/D Meeting 7-7-83

DESCRIPTION

General Location S.E. corner of 375th St. West and 15th St. South

Owner Frank L. and Sharon L. Castor
Surveyor/Engineer D. L. Winfrey
Address Route 1, Goddard, Ks. Zip Code 67052 Phone 794-2356

1. Gross Acreage of Plat <u>2.511</u>	7. Lineal Feet of New Street
2. Number of Lots :	a. <u>55'</u> R/W <u>95</u> ft.
Residential _____	b. <u>15'</u> R/W <u>175</u> ft.
Commercial _____	c. _____ R/W _____ ft.
Industrial _____	d. _____ R/W _____ ft.
Other _____	e. _____ R/W _____ ft.
Total Number of Lots <u>1</u>	TOTAL <u>270</u> ft.
3. Minimum Lot Frontage <u>82.82 ft.</u>	8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no
4. Minimum Lot Area <u>2.311 acres</u>	
5. Existing Zoning <u>"R" (Grand River Twp. Zoning)</u>	
6. Proposed Zoning <u>Industrial</u>	
9. Is public water available <u>Yes</u> <u>X</u> No, Name _____	
10. Is sanitary sewer available <u>Yes</u> <u>X</u> No, Name _____	
11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u>	
12. City of Wichita <u>3-Mile Area</u> <u>Outside of 3-Mile Area</u> <u>X</u>	

STAFF COMMENTS:

NOTE: This property is currently under the regulations of the Grand River Township Zoning Board. Current zoning is residential. - The use of the property requires industrial zoning. Due to the inactive status of the Grand River Township Zoning Board, the applicant has been unable to get the zoning changed.

- A. Setback requirements of the existing residential zoning are 40 feet from each street. However, since platted setbacks can take precedence over zoning setbacks, it is recommended that a 35-foot setback from 15th Street and a 20-foot setback from 375th Street be platted. These setbacks are more in keeping with the setbacks required when County industrial property is platted.
 - B. The County Engineer's representative shall be prepared to comment on the applicant's lot grading plan.
 - C. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
 - D. Since the north 60 feet and the west 20 feet of this section already exist as road rights-of-way, they should be excluded from the engineer's legal description of what is being platted. After the metes and bounds description returns to the point of beginning, the phrase "except the north 60 feet and west 20 feet thereof for roads" should be added.
 - E. It is recommended that 40 feet of complete access control south and east of the northwest lot corner be shown on this plat. One opening to each street within the balance of the frontages is acceptable.
 - F. Irons are required to be set at all property corners, exclusive of street dedications. The final plat tracing shall indicate irons set at the new lot corners.
 - G. A lot number as well as a block number shall be indicated on the face of the plat as well as in the plat's text. The name block for the plat shall refer to Final Plat, Castor Addition, Sedgwick County, Kansas.
- (Over)

H. The utility company representatives shall be prepared to comment on the need for perimeter easements.

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

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