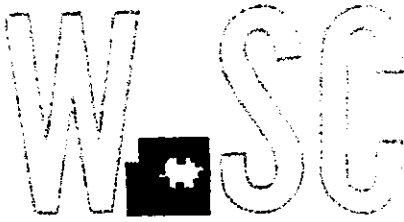


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
465 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

March 28, 1994

Savoy, Ruggles, & Bohm, P.A.
c/o Mark Savoy
924 North Main
Wichita, KS 67203

Re: S/D 94-17 - COX MACHINE ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, March 24, 1994, 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 March 18, 1994.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. *8/19* Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. *✓* Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting. *\$2800*
3. *✗* Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

one lot plat

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Earnest E. Cox, 5920 West 21st Street North, Wichita, KS 67212
Posey Daniels, 5926 West 21st Street North, Wichita, KS 67212
Grandview, Inc., c/o Ritchie Associates - Building 1000, 8100 East 22nd Street North,
Wichita, KS 67226
Mike Lindebak, City Engineer

11 COPY



STAFF COMMENTS:

- A. This site is not now apparently served by a municipal sewer or water system. A major sewer project, however, is planned in this area and this site should be able to connect to the planned sewer. Municipal water, though, existing or planned is still apparently too far removed from the site. The applicant shall, though, provide guarantees for both sewer and water.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Prior to this case being scheduled for City Council review, the applicant shall request a zone change to "E" Light Industrial zoning for the portion of this plat presently zoned "AA". Such a zone change needs to be obtained not only to eliminate the inconsistency of "AA" zoning for this area in general and this site in particular, but even if used just for parking or storage for the existing use, the zoning needs to be consistent.
- D. If any part of the Texaco Pipeline easement encumbers this site, even a pipeline building setback, the final plat tracing shall show this easement/setback, label it, and indicate the recording information.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The applicant is reminded that the platting binder is to be submitted with the final plat and this plat will be subject to review of the binder.
- G. On the final plat tracing, the MAPC's signature block shall be amended to indicate James D. Miner.
- 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. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

March 24, 1994

STAFF REPORT
(Final Plat Approved 3/17/94)

CASE NUMBER: S/D 94-17 COX MACHINE ADDITION

OWNER/APPLICANT: Earnest E. Cox, 5920 West 21st Street North, Wichita, KS 67212

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 841 S. Hillside, Wichita, KS 67211

LOCATION: North of 21st Street North and west of Hoover

SITE SIZE: 1.30 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

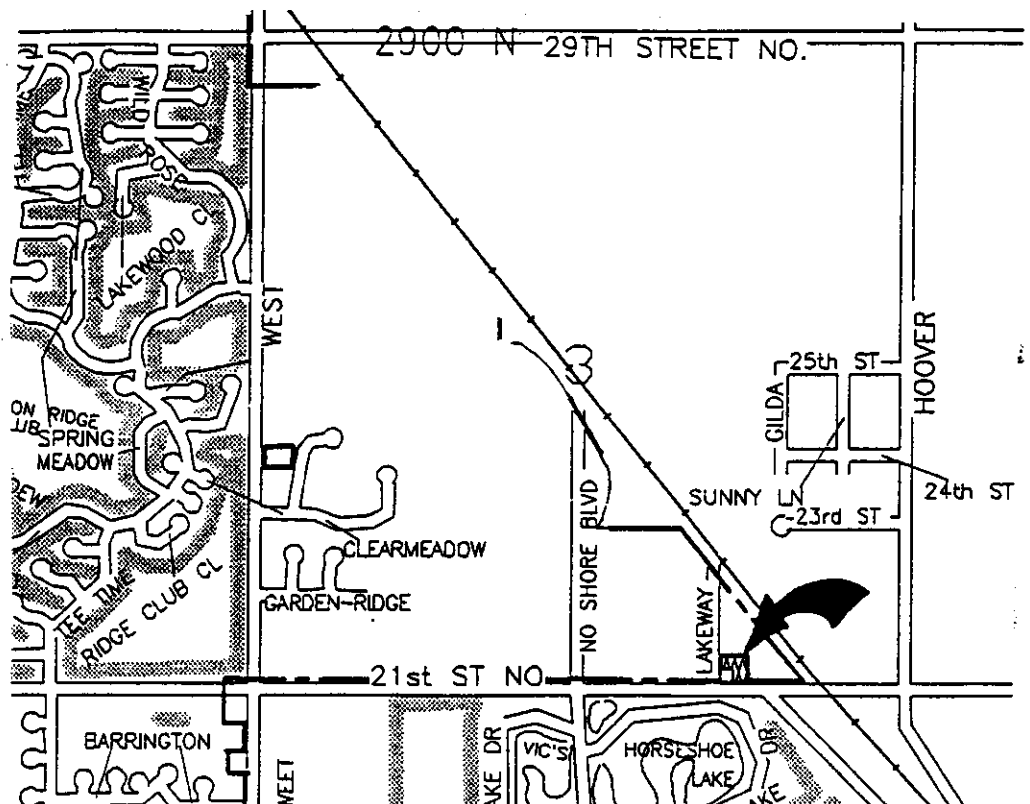
Industrial/Residential: $\frac{1}{1}$

Total: $\frac{1}{1}$

MINIMUM LOT AREA: 56,747.91 sq. ft.

CURRENT ZONING: "E" and "AA" (Zone change required "AA" to "E")

VICINITY MAP:



COX MACHINE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/17/94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3-18-94

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "COX MACHINE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Commencing at the S.W. Corner of the E1/2 of the SE1/4 of Sec. 3, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence east, along the south line of said SE1/4, 230 feet; thence north, parallel with the west line of the E1/2 of said SE1/4, 350 feet; thence west, parallel with the south line of said SE1/4, 200 feet; thence north, parallel with the west line of the E1/2 of said SE1/4, 100 feet; thence east, parallel with the south line of said SE1/4, 300 feet; thence south, parallel with the west line of the E1/2 of said SE1/4, 450 feet to the south line of said SE1/4; thence west, along the south line of said SE1/4, 100 feet to the place of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date _____
Mark A. Savoy Surveyor

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot and Streets to be known as "COX MACHINE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access between 21st St. No. Drive and 21st St. No. are hereby granted to the City of Wichita, Kansas.

Ernest E. Cox Ruth Ann Cox

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____ 1994, by Ernest E. Cox and Ruth Ann Cox, his wife.

My App't. Exp. _____ Notary Public

This plat of "COX MACHINE ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____ 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
James D. Minor
Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1994.

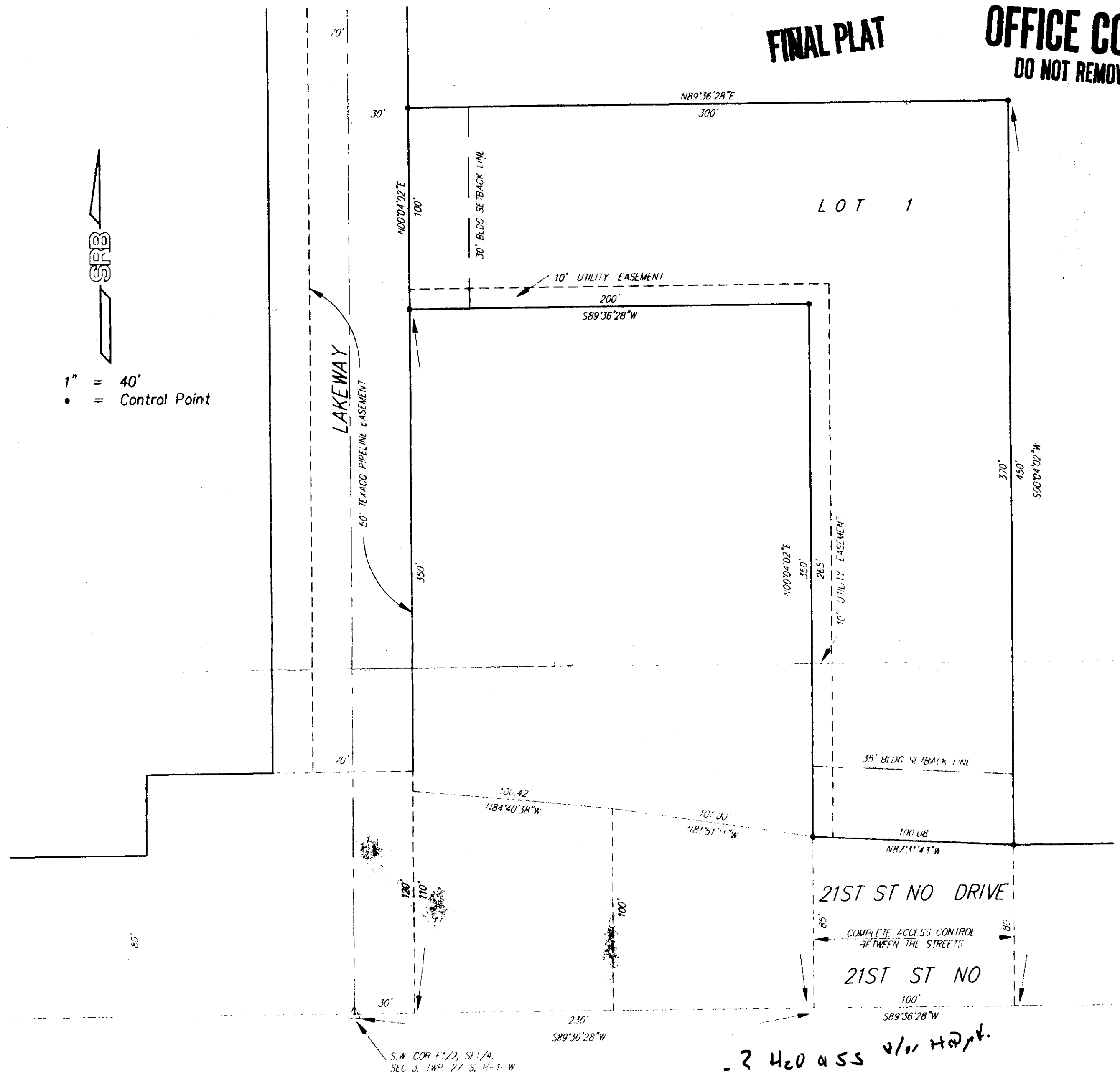
Mayor
Elma Broadfoot
City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____ 1994.

County Clerk
Susan E. Crockett-Spoon

FINAL PLAT

OFFICE COPY
DO NOT REMOVE



? H2O & SS v. H2O
- Drawing
- 24th E
- MAPS, S.S.
- Pipelines, with 1.00 BSR - ok
- Plat B. J. L.
? Ave Esm 14

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1994, at _____ o'clock _____ M.; and is duly recorded.

Register of Deeds
Pat Kettler
Deputy
Ed Resa

SRB
841 SOUTH HILLSIDE
WICHITA, KANSAS 67211
316 652-7754
FAX 652-7932
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING