

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2008-64 -- COX MACHINE 3<sup>RD</sup> ADDITION

**OWNER/APPLICANT:** Coxco, LLC, Attn: Steve Cox, 5338 W. 21<sup>st</sup> St. N., Wichita, KS 67207

**SURVEYOR/AGENT:** Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

**LOCATION:** East of Hoover, North side of 21st St. North (District V)

**SITE SIZE:** 13.62 acres

**NUMBER OF LOTS**

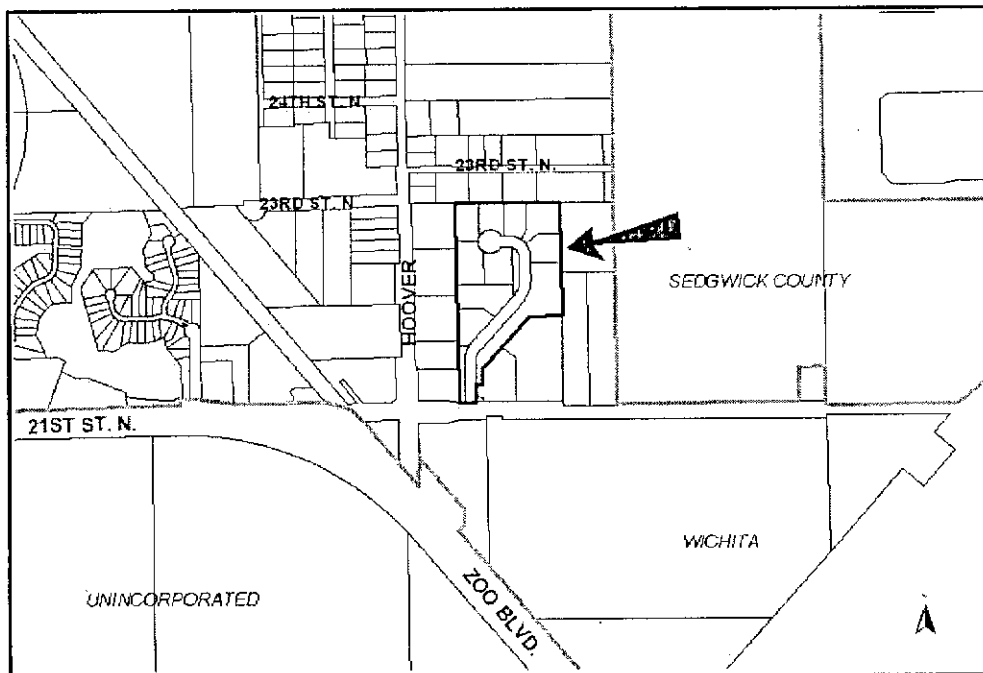
Residential:	
Office:	
Commercial:	
Industrial:	7
Total:	7

**MINIMUM LOT AREA:** 37,176 square feet

**CURRENT ZONING:** IP Industrial Park

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is a replat of a portion the Zoo Business Park Addition. The cul-de-sac length has been reduced and number of lots reduced from eleven to seven.

**STAFF COMMENTS:**

- A. The applicant needs to extend water to serve all the lots being platted. Sewer needs to be extended to serve lots 1-4, 6 and 7. Lot 5 has access to sewer on the northeast corner of the lot.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The plat proposes complete access control along the 21<sup>st</sup> St. North street frontage.
- E. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- I. The applicant shall submit a copy of the instrument, which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the appropriate governing body.
- J. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- K. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- L. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- M. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. The applicant is advised that various State and Federal requirements (specifically, but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- P. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb

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one (1) acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- S. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

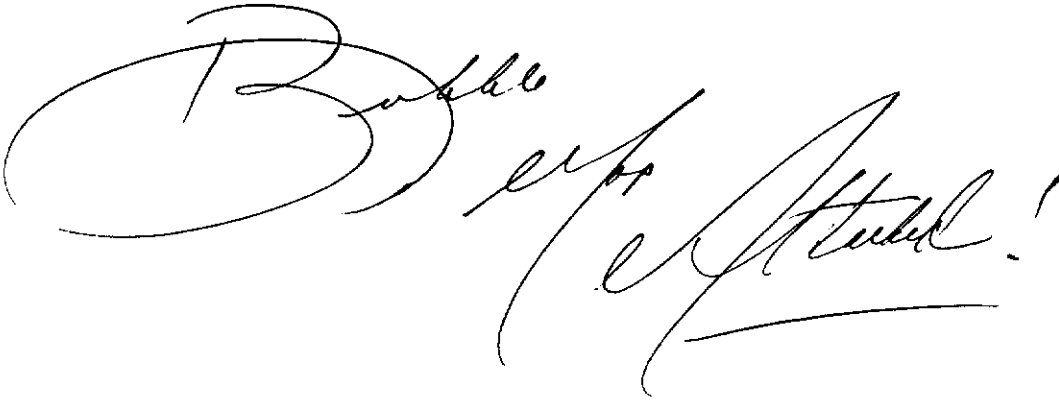
CLOSURE.txt

CLOSURE - COX MACHINE 3RD ADDITION

PT 01	North: 20000.0000	East : 10000.0000
Line	Course: N 89-16-51 W	Length: 112.2000
PT 02	North: 20001.4083	East : 9887.8088
Line	Course: N 00-00-02 E	Length: 1315.6800
PT 03	North: 21317.0883	East : 9887.8216
Line	Course: S 89-18-37 E	Length: 653.8600
PT 04	North: 21309.2174	East : 10541.6342
Line	Course: S 00-04-18 W	Length: 718.3700
PT 05	North: 20590.8479	East : 10540.7357
Line	Course: N 89-17-56 W	Length: 216.3400
PT 06	North: 20593.4951	East : 10324.4119
Line	Course: S 41-12-00 W	Length: 431.4600
PT 07	North: 20268.8582	East : 10040.2137
Line	Course: S 00-00-00 W	Length: 99.3600
PT 08	North: 20169.4982	East : 10040.2137
Line	Course: N 89-16-51 W	Length: 40.0000
PT 09	North: 20170.0003	East : 10000.2169
Line	Course: S 00-04-23 W	Length: 170.0000
PT 01	North: 20000.0004	East : 10000.0001

MISCLOSURE:

Line	Course: S 14-31-22 W	Length: 0.0004	East : 10000.0000
	North: 20000.0000		



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APR 22 2009  
CITY - ENGINEERING