

# COX MACHINE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/19/97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/20/97

**OFFICE COPY**  
DO NOT REMOVE

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 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Cox Machine Addition, Wichita, Sedgwick County, Kansas, and that part 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, described as beginning 30 feet east of the S.W. Corner of the E1/2 of said SE1/4; thence north, 350 feet; thence east, 200 feet; thence south, 350 feet; thence west, 200 feet to beginning, except beginning 30 feet east of the S.W. Corner of the E1/2 of said SE1/4; thence north, 110 feet; thence easterly to a point 100 feet north and 130 feet east of the S.W. Corner of the E1/2 of said SE1/4; thence easterly to a point 85 feet north and 230 feet east of the S.W. Corner of the E1/2 of said SE1/4; thence south, 85 feet; thence west, 200 feet to 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 Lots to be known as "COX MACHINE 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All obutters rights of access between 21st St. No. Drive and 21st St. No. are hereby granted to the City of Wichita, Kansas.

Steven E. Cox Janis E. Cox

State of Kansas)  
Sedgwick County) SS

The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_ 1997, by Steven E. Cox and Janis E. Cox, husband and wife.

My App't. Exp. \_\_\_\_\_ Notary Public

This plat of "COX MACHINE 2ND 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 \_\_\_\_\_, 1996.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

John C. Frye Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

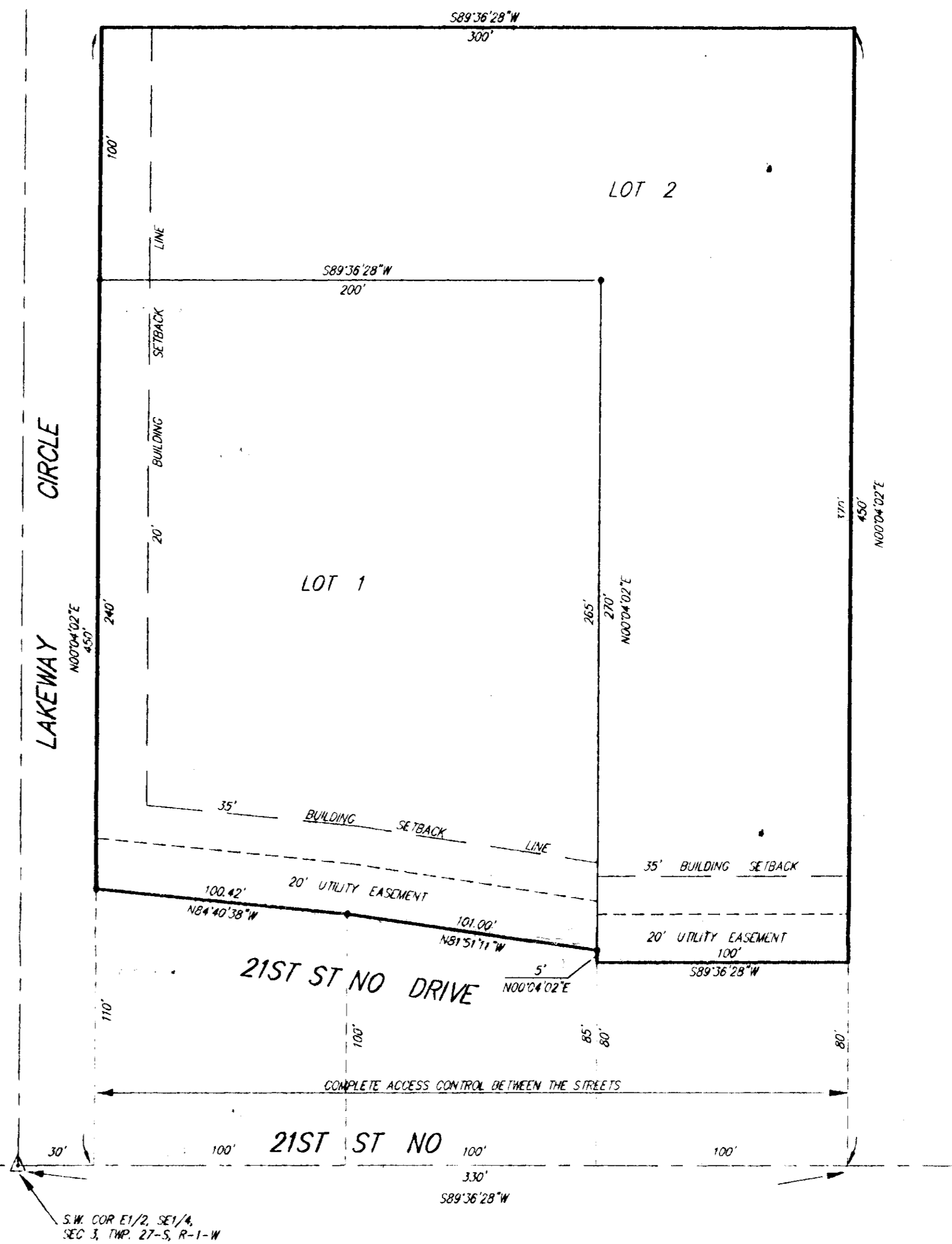
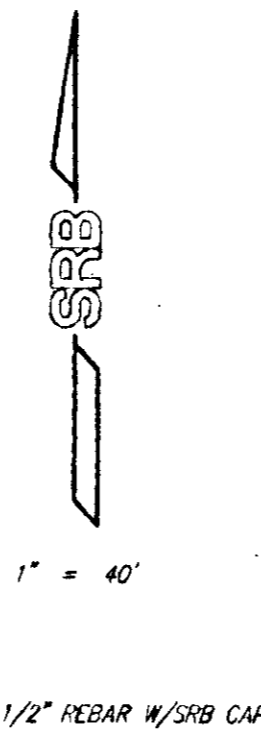
James Alford County Clerk

State of Kansas)  
Sedgwick County) SS

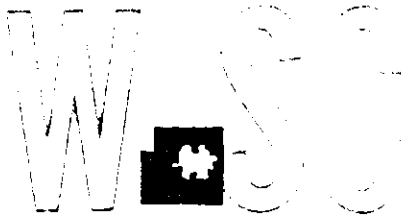
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_ 1997, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

Larry Consolver Register of Deeds

Michael D. Hurtt Deputy



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1538  
(316) 268-4421  
FAX (316) 268-4390

June 26, 1997

FILE COPY

Mark Savoy  
Savoy, Ruggles & Bohm  
924 N. Main  
Wichita, KS 67203

Re: S/D 96-96 COX MACHINE 2ND ADDITION (Revised Sketch/Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 26, 1997, 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 June 20, 1997.

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 and/or County Commission for consideration:

1. 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.
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 developments.

Please call if you have any questions.

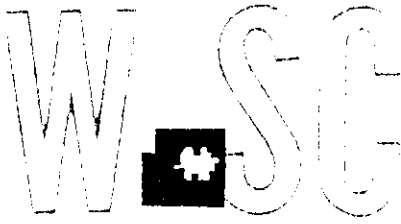
Sincerely,

Dale Miller  
Chief Planner, Current Plans Division

DM\ifb

cc: Steven E. Cox, 5920 W. 21st Street North, Wichita, KS 67203  
Mike Lindebak, City Engineer

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

FILE COPY

June 20, 1997

Savoy, Ruggles & Bohm  
924 N. Main  
Wichita, KS 67203

Re: S/D 96-96 - Revised Sketch/Final Plat of COX MACHINE 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 19, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. ✓ The applicant shall guarantee the extension of sanitary sewer from Lakeway Circle and build a manhole to serve the lots being platted.
- B. ✓ The applicant does not need to guarantee the extension of City water to serve the lots being platted, due to previous guarantees.
- C. ✓ **City Engineering** needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers. No guarantees are needed. Applicant will extend a private storm sewer at time of development.
- D. ✓ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. ✓ The applicant is advised that under "LI" zoning, single-family residential uses would not normally be allowed. The existing home is therefore non-conforming and expansion of that structure, especially within the building setback will not only be limited but may be prohibited.
- F. ✓ The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval

June 20, 1997

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of the Chief of the Fire Department.)

- G. \ The applicant has agreed to pay any relocation costs associated with moving of K.G.&E. facilities as a result of this plat.
- H. \ 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.
- I. \ To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.s. Postal Service Growth Management Coordinator (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. \ The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks).
- K. \ The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. \ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. \ Recording of the plat within thirty (30) days after approval by the City Council.
- N. \ County Engineering needs to comment if any improvements are needed for 21st Street or 21st Street Drive. Improvements are not needed.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

S/D 9696 -- Revised Sketch/Initial Plat of COX MACHINE 2ND ADDITION

June 20, 1997

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This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 26, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Dale Miller

Chief Planner, Current Plans Division

DM\lfb

Enclosure: Marked Copy of plat

cc: Steven E. Cox, 5920 W. 21st Street North, Wichita, KS 67203  
Mike Lindebak, City Engineer, Public Works Department (1-71)

**METROPOLITAN AREA PLANNING COMMISSION**

June 26, 1997

**STAFF REPORT**

(Revised Sketch/Final Plat, Final Form Only Plat Approved 1/9/97)

**CASE NUMBER:** S/D 96-96 COX MACHINE 2ND ADDITION

**OWNER/APPLICANT:** Steven E. Cox, 5920 W. 21st Street North, Wichita, KS 67203

**SURVEYOR/ENGINEER:** Mark Savoy, Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

**LOCATION:** North of 21st Street North and east of Lakeway Circle

**SITE SIZE:** 2.45 Acres

**NUMBER OF LOTS**

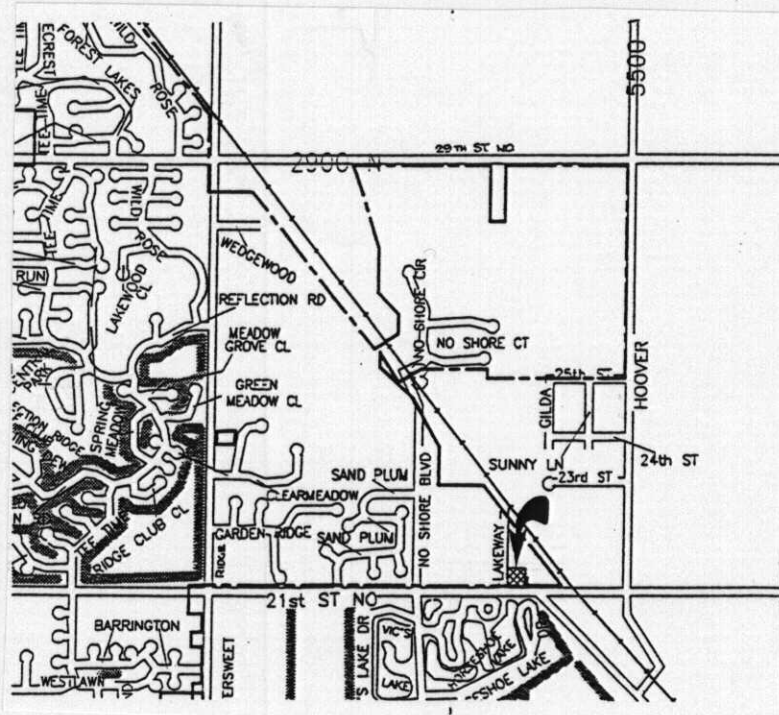
Residential:	
Office:	
Commercial:	
Industrial:	<u>2</u>
Total:	2

**MINIMUM LOT AREA:** 50,248 sq. ft.

**CURRENT ZONING:** "SF-20" Single-Family

**PROPOSED ZONING:** "LI" Limited Industrial with P.O. #4 (SCZ-0721)

**VICINITY MAP:**



NOTE: This plat includes the previously approved single-lot Cox Machine Addition with the previously MAPC approved (1/9/97) single-lot Cox Machine 2nd Addition. Platting of property to the north and west of this site has or should make public sewer and water available to this site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer from Lakeway Circle and build a manhole to serve the lots being platted.
- B. The applicant does not need to guarantee the extension of City water to serve the lots being platted, due to previous guarantees.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers. No guarantees are needed. Applicant will extend a private storm sewer at time of development.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant is advised that under "LI" zoning, single-family residential uses would not normally be allowed. The existing home is therefore non-conforming and expansion of that structure, especially within the building setback will not only be limited but may be prohibited.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- G. The applicant has agreed to pay any relocation costs associated with moving of K.G.&E. facilities as a result of this plat.
- H. 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.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.s. Postal Service Growth Management Coordinator (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks).
- K. The representatives from the utility companies should be prepared to comment on the need for

S/D 96-96 - Final Plat of COX W/ MACHINE 2ND ADDITION

June 26, 1997 - Page 3

utility easements to be platted on this property.

- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within thirty (30) days after approval by the City Council.
- N. County Engineering needs to comment if any improvements are needed for 21st Street or 21st Street Drive. Improvements are not needed.