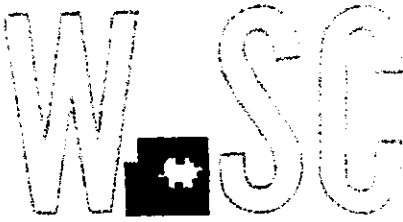


WICHITA - SEDGWICK COUNTY



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. *\$28<sup>00</sup> <sup>00</sup>/<sub>100</sub>*
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

LE 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

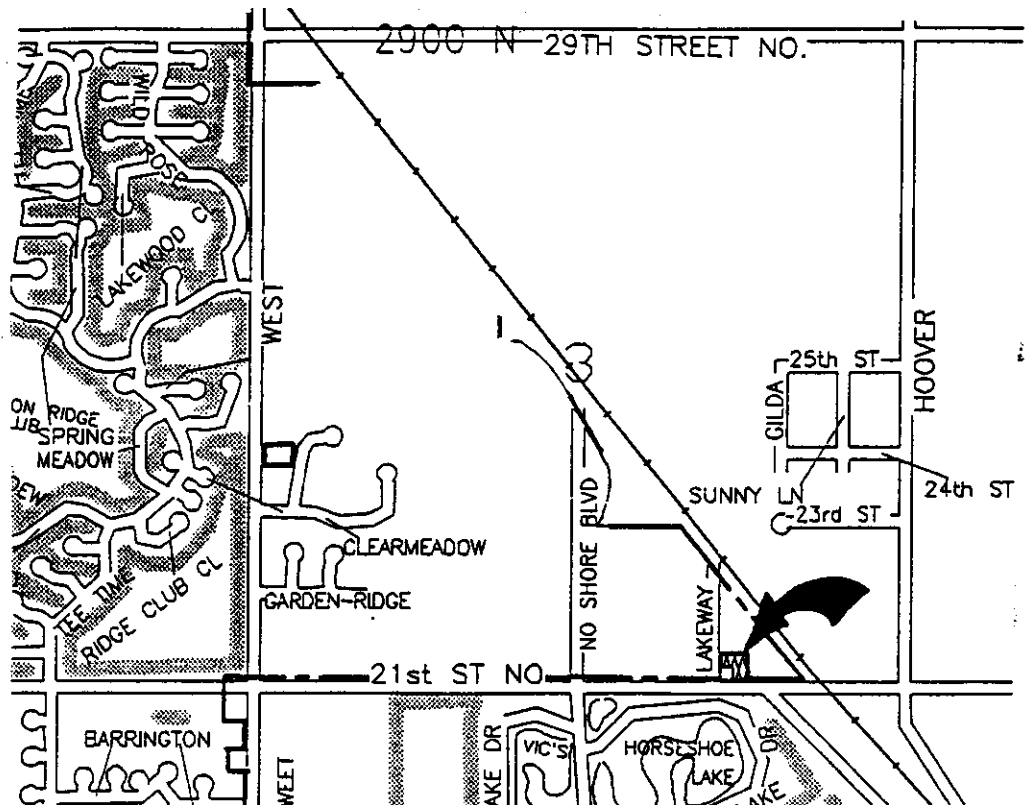
**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	
Industrial/Residential:	1
Total:	1

**MINIMUM LOT AREA:** 56,747.91 sq. ft.

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

**VICINITY MAP:**



*PHOTOCOPY*

# COX MACHINE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/17/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED 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.

James D. Minor 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 \_\_\_\_\_ 1994.

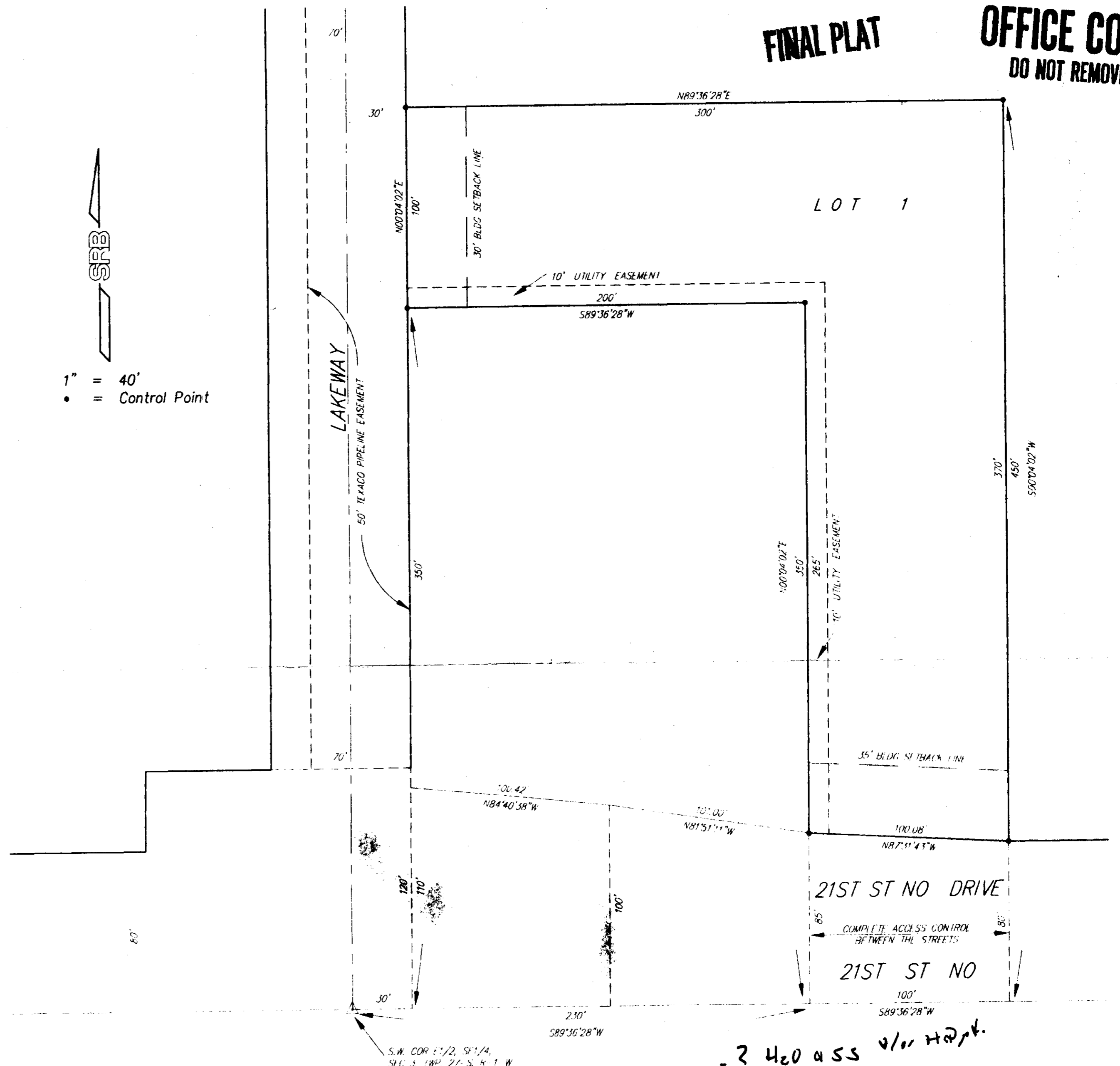
Elma Broadfoot Mayor  
Pat Burnett City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_ 1994.

Susan E. Crockett-Spoon County Clerk

FINAL PLAT

OFFICE COPY  
DO NOT REMOVE



? H2O ass w/ HRPK.  
- Drawing  
- 2 D to E  
- MAPS S.G.  
- Pipelines, with line BSR - ek  
- Plat B. J. J.  
? Avi Esom 1/4

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.

Pat Kettler Register of Deeds  
Ed Resa Deputy