

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

December 29, 1988

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 88-105 - JOHN B. MARTIN INDUSTRIAL PARK

OWNER/APPLICANT: John B. Martin, 2308 N.W. 57th St., Oklahoma City; William F. Hurst, 4305 Cedarlakes Ct., Goddard, KS 67052

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: West side of Southwest Blvd., in an area south of May.

SITE SIZE: 7.75 Acres

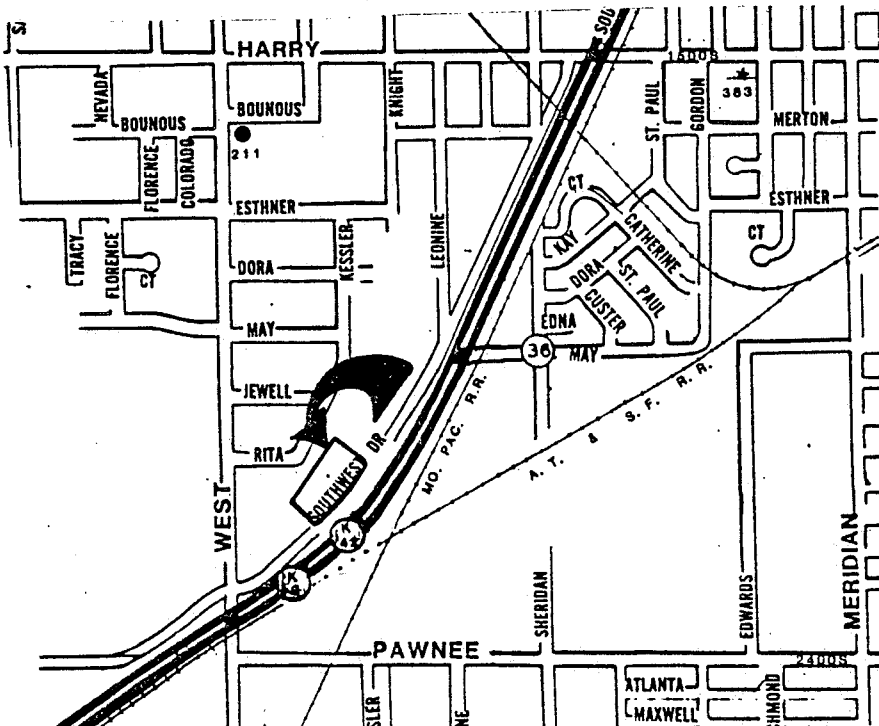
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

MINIMUM LOT AREA: 87,140 sq. ft.

CURRENT ZONING: "E" (light industrial)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- D. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- E. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering should also be prepared to indicate if any guarantees are needed for the extension of sanitary sewer to any of the lots.

SEDGWICK COUNTY  
CLERK OF COURTS



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1663  
(316) 268-4561

December 30, 1988

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D - 88-105 - JOHN B. MARTIN INDUSTRIAL

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 29, 1988, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- B. The final plat shall indicate angles or bearings for the perimeter of this plat.
- C. The applicant should be aware that at the time of development area inlets will need to be constructed to avoid sheet drainage run-off to the streets.
- D. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- E. The final plat shall show a 10-foot utility easement along the northeast line of Lot 3 as requested by Southwestern Bell.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D 88-105 - John B. Martin Industrial Park Addition  
December 30, 1988  
Page 2

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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus  
Junior Planner

RTB:svm  
Enclosure

cc: John B. Martin, 2308 NW 57th St.  
Oklahoma City, OK 73112  
William F. Hurst, 4305 Cedarlakes Ct.  
Goodard, KS 67052  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

January 12, 1989

STAFF REPORT  
(Final Plat; Preliminary Plat 12/29/89)

CASE NUMBER: S/D 88-105 - JOHN B. MARTIN INDUSTRIAL PARK

OWNER/APPLICANT: John B. Martin, 2308 N.W. 57th St., Oklahoma City; William F. Hurst, 4305 Cedarlakes Ct., Goddard, KS 67052

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: West side of Southwest Blvd., in an area south of May.

SITE SIZE: 7.75 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

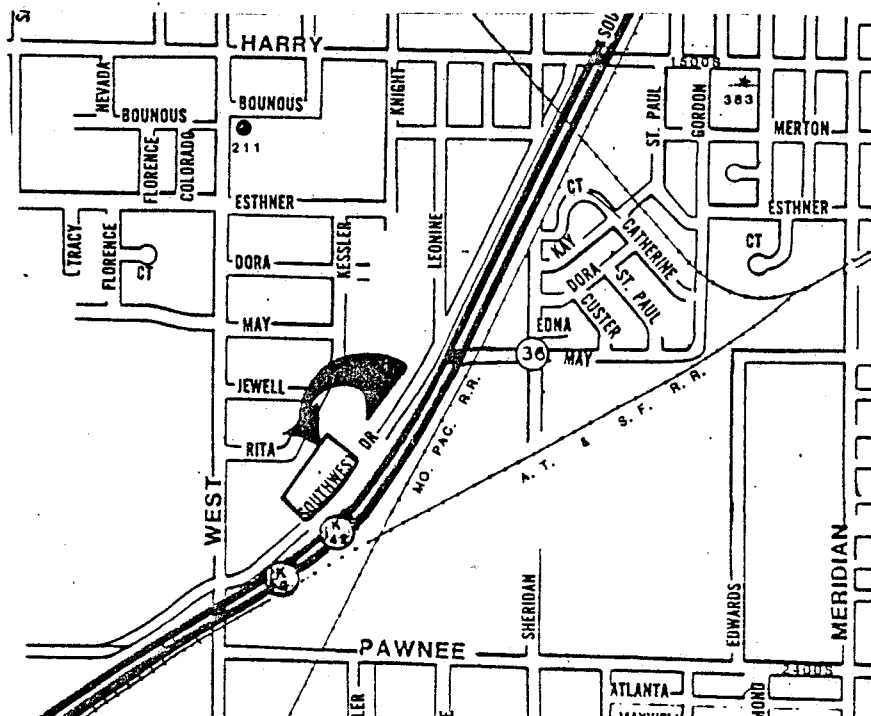
MINIMUM LOT AREA: 87,140 sq. ft.

CURRENT ZONING: "E" (light industrial)

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VICINITY MAP:



STAFF COMMENTS:

- A. 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.
- B. 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.
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- D. 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 (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- E. Recording of the plat within 30 days after approval by the City Council.
- F. The applicant should be aware that at the time of development area inlets will need to be constructed to avoid sheet drainage run-off to the street.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

SEAWARD COUNTY  
CLERK OF COURSE



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1683  
(316) 268-4561

January 13, 1989

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D - 88-105 - JOHN B. MARTIN INDUSTRIAL

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 12, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. 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.
- B. 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.
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- D. 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 (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- E. Recording of the plat within 30 days after approval by the City Council.

F. The applicant should be aware that at the time of development area inlets will need to be constructed to avoid sheet drainage run-off to the street.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 19, 1989. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Junior Planner

DL:svm

Enclosure

cc: John B. Martin, 2308 NW 57th St.  
Oklahoma City, OK 73112  
William F. Hurst, 4305 Cedarlakes Ct.  
Goodard, KS 67052  
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

January 20, 1989

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D - 88-105 - JOHN B. MARTIN INDUSTRIAL

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 19, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 13, 1989.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus  
Junior Planner

TB:sm

cc: John B. Martin, 2308 NW 57th St.  
Oklahoma City, OK 73112  
William F. Hurst, 4305 Cedarlakes Ct.  
Goddard, KS 67052  
Mike Lindebak, City Engineer