

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 11

December 10, 1992

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 92-64 - BOEING INDUSTRIAL ADDITION

OWNER/APPLICANT: The City of Wichita, 455 North Main, Wichita, KS 67202

SURVEYOR/ENGINEER: P.E.C., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: West side of Turnpike Drive, one-half mile north of MacArthur Road

SITE SIZE: 4.13 Acres

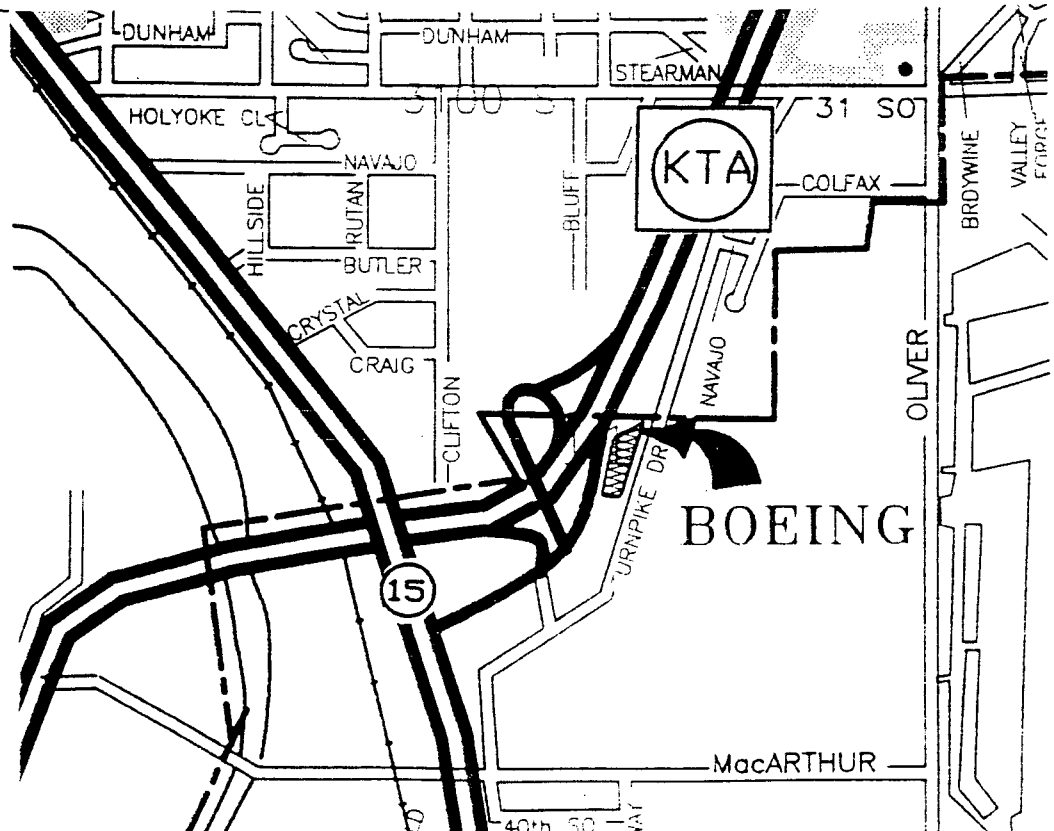
NUMBER OF LOTS

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

MINIMUM LOT AREA: 180,033 sq. ft.

CURRENT ZONING: "F" Industrial

VICINITY MAP:



NOTE:

STAFF COMMENTS:

- A. City Engineering needs to indicate any requirements involving the extension of sanitary sewer to this site. That is, is a guarantee to be required or is a private Boeing sanitary sewer system acceptable at this location?
- B. Engineering also needs to indicate any requirements for the extension of municipal water for this site. That is, does water need to be guaranteed along this site's frontage to Turnpike Drive?
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. If any portion of the easement or a building setback for the Williams Pipeline, adjacent to this site, is on this plat, the final plat tracing shall indicate such easement and/or setback along with appropriate recording information.
- F. The applicant shall submit a copy of the instrument which establishes the Williams Gas Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. On the final plat tracing, the tie point to the southeast of the plat shall be indicated as the "southeast corner of the southwest 1/4".
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. 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.
- K. 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.

- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.