

## SUBDIVISION REPORT

S/D NO. 81-39 Name B M A C Employee Activity Center  
 Date Application Rec'd. 4-17-81 Preliminary Approval \_\_\_\_\_  
 Scheduled S/D Meeting 4-30-81

DESCRIPTION

General Location Southeast corner of Oliver & 31st St. South

Owner Boeing Military Airplane Company

Surveyor/Engineer Delamater, Freund and Associates

Address Suite 412, 111 W. Douglas Phone 263-6121

- |   |  |                                      |   |
|---|--|--------------------------------------|---|
| 1. Gross Acreage of Plat                          | <u>26.8</u>                                      | 7. Lineal Feet of New Streets        |   |
| 2. Number of Lots:                                |  | a. <u>75</u> R/W <u>425</u> ft       |   |
| Residential                                       | _____  | b. <u>50</u> R/W <u>3040</u> ft      |   |
| Commercial  | _____  | c. _____ R/W _____ ft                |   |
| Industrial  | <u>1</u>   | d. _____ R/W _____ ft                |   |
| Other   | _____  | e. _____ R/W _____ ft                |   |
| Total Number of Lots                              | <u>1</u>   | TOTAL                                | <u>3465</u> ft  |
| 3. Minimum Lot Frontage                           | <u>1182</u> ft.                                  | 8. Sidewalk adjacent to all streets? | <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area                               | <u>993,692.9</u> sq. ft.                         |                                      |   |
| 5. Existing Zoning                                | <u>E</u>   |                                      |   |
| 6. Proposed Zoning                                | <u>E</u>   |                                      |   |
| 9. Public Water Supply                            | <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |                                      |   |
| 10. Public Sanitary Sewers                        | <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |                                      |   |
| 11. Health Department Approval (where applicable) | _____ (Yes-No)                                   |                                      |   |
| 12. City of Wichita                               | _____ : Three-Mile Area <u>X</u>                 |                                      |   |

STAFF COMMENTS:

- A. The representative from the Department of County Public Works should be prepared to comment on the status of the applicant's drainage plan and state if any drainage guarantees are required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lot and submit an application for outside-the-City sewer service, minus the annexation clause.
- C. The applicant shall submit an application for outside-the-City water service, minus the annexation clause.
- D. The applicant shall guarantee the closing of the existing driveway to 31st Street which exists within an area of "complete access control."
- E. The dedication of abutter's access rights referenced in the plat's text shall be amended to read that the rights of access are granted to "the appropriate governing body" and that allowed access points are to be determined by "the appropriate engineer."
- F. The AICUZ report indicates that this property is subject to a noise exposure of between 75 and 80 Ldn. The report recommends against use of the property for outdoor recreation and recommends that buildings used for indoor recreation be constructed to reduce the noise exposure by 30 decibels. The applicant shall submit the standard avigational easement and associated restrictive covenant for this property.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat is submitted in final form only. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.