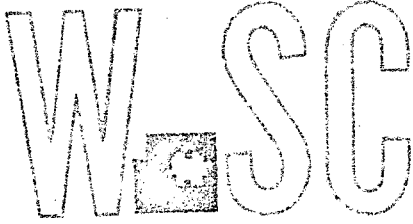


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1682
(316) 258-4561

August 6, 1987

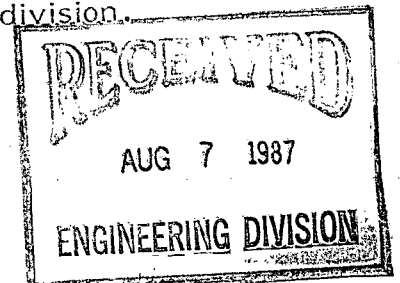
Professional Engineering Consultants, P.A.
Attention: Gary Wiley
1440 E. English
Wichita, KS 67211

Re: S/D 87-72 - Sketch plat of Boeing Hi-Tech Office Park, located at the northwest corner of 47th Street South and Oliver.

Dear Gary:

We have completed our review of the above-referenced sketch plat and offer the following comments:

- A. It appears that a part of proposed Lot 2, Block 1 is not presently within the perimeter of the Boeing Industrial District. All of the property within the sketch plat is zoned "E" (light industrial) by the County Zoning Resolution.
- B. Both new lots will need to be served with municipal water. Prior to filing a preliminary, you should contact the City Engineer's Office regarding the location of existing lines from which extensions can be made.
- C. Both new lots will need to be served with sanitary sewer. Prior to filing a preliminary plat, you should determine if mains and laterals exist and have capacity for a direct connection into the City of Wichita system. Much of the industrial property south of 47th Street has had to obtain sanitary sewer through the Oaklawn Improvement District. We believe the Improvement District's line in 47th Street has a very limited amount of unused capacity. In any regard, the preliminary plat should contain a "Note" which states how sanitary sewer service will be provided to this 24-acre industrially zoned subdivision.



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WICHITA -- SEDGWICK COUNTY

Professional Engineering Consultants, P.A.
August 6, 1987
Page 2

- D. Since this property will be utilizing City of Wichita water, the applicant will need to execute the standard outside-the-City water service application. If sanitary sewer service is to be obtained directly through the Wichita system, an outside-the-City sewer service application shall also be provided.
- E. An avigational easement and associated restrictive noise covenant will need to be submitted with this plat when it goes before the City Council.
- F. The amount of access controls, indicated on the sketch plat to adjacent 47th Street, Oliver and the intersection of these two arterial streets, seems to be reasonable. Prior to filing a preliminary plat, it would be wise to contact the County Bureau of Public Services to be sure the access controls shown are acceptable to them. Also, review with them whether or not additional right-of-way is needed for 47th at the major street intersection for a future improved right turn lane.
- G. Prior to or at the time of submitting a preliminary plat, a drainage concept plan will need to be submitted to the County Engineer's Office for review and approval.

With the above-stated comments in mind, you are authorized to begin preparing the preliminary plat. The earliest closing deadline that you can conceivably hit is August 14, 1987. Plats submitted by that date will be considered by the Subdivision and Utility Advisory Committees on August 27, 1987. Should you have any questions about these comments, please call me at 268-4421.

Sincerely,

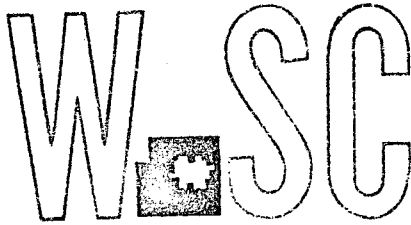


Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Jim Weber, Bureau of Public Services
X Mike Lindebak, City Engineering
Boeing Military Airplane Company, Attn: Mr. Tom Updegrove,
P.O. Box 7730, Wichita, KS 67277-7730

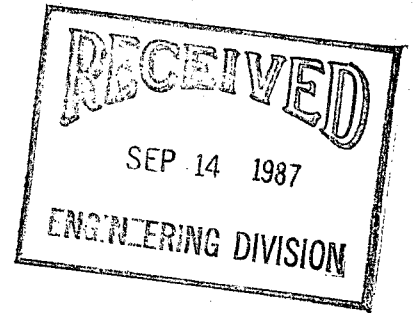
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 11, 1987



Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Preliminary Plat S/D 87-72 - BOEING HI-TECH OFFICE PARK

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 10, 1987, 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. Water and sanitary sewer service to this industrially zoned plat will be provided through Boeing's existing systems to the north.
- B. The applicant shall obtain, by separate instrument, the drainage covenant or agreement, from the property to the north, that is needed to permit this property to continue to drain onto that property.
- C. The final plat shall indicate the following utility easements:
 - 1) A 20-foot utility easement centered on the lot line common to Lots 1 and 2.
 - 2) A 20-foot utility easement adjacent to the west line of Lot 2.
- D. The final plat shall indicate an appropriately wide drainage easement adjacent to the south line of Lot 1.
- E. 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 structure constructed on subject property.
- F. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

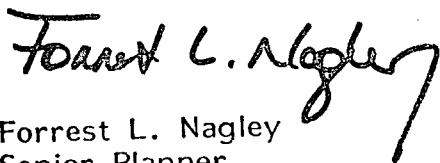
WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-72 - BOEING HI-TECH OFFICE PARK
Page 2

- G. The final plat shall indicate angles or bearings for the perimeter of this plat.
- H. The apparent "landlocked" piece of unplatted property to the south of Lot 1, Block 1 is owned by the same firm that owns the west half of Lambert-Baird Addition. Since the property is not landlocked, it is not an issue to be raised with this plat.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 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.

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

Sincerely,



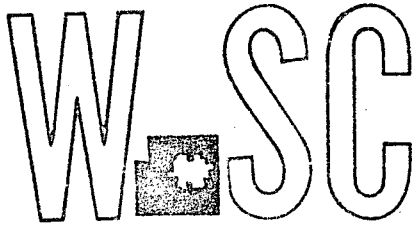
Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Boeing Military Airplane Company, P.O. Box 7730, M/S K20-45,
Wichita, KS 67277-7730
✓ Mike Lindebak, City Engineer
Jim Weber, Bureau of Public Services

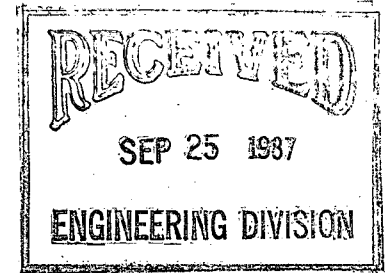
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 25, 1987



Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-72 - BOEING HI-TECH OFFICE PARK

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 24, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Water and sanitary sewer service to this industrially zoned plat will be provided through Boeing's existing systems to the north.
- B. The applicant shall obtain, by separate instrument, the drainage covenant or agreement, from the property to the west, that is needed to permit this property to continue to drain onto that property.
- C. The final plat tracing shall indicate an appropriately wide drainage easement adjacent to the south line of Lot 1.
- D. The plat's text shall be amended to state that the location of the permitted openings to Oliver and 47th Street South "shall be determined by the appropriate Engineer".
- E. 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 structure constructed on subject property.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

WICHITA - SEDGWICK COUNTY

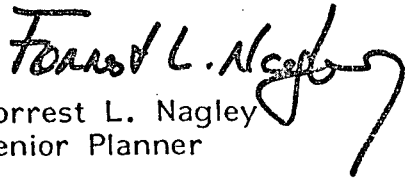
Final Plat S/D 87-72 - BOEING HI-TECH OFFICE PARK
Page 2

H. Recording of the plat within 30 days after approval by the City Council.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 1, 1987. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Boeing Military Airplane Company, Attn: Tom Updegrave, P.O. Box 7730,
M/S K20-45, Wichita, KS 67277-7730
✓ Mike Lindebak, City Engineer
Jim Weber, County Bureau of Public Services