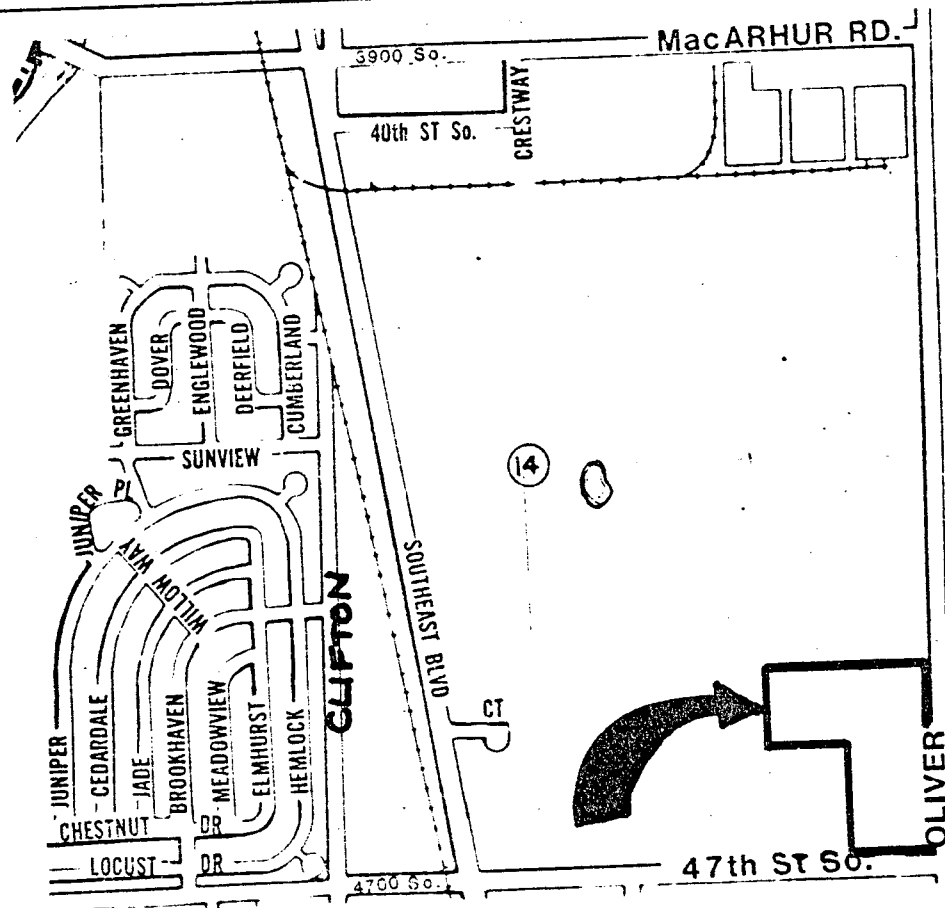


STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 87-72 - BOEING HI-TECH OFFICE PARK
OWNER/APPLICANT: Boeing Military Airplane Company
SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.
LOCATION: Northwest corner of 47th Street and Oliver.
SITE SIZE: 24.0 Acres
NUMBER OF LOTS:
Residential:
Office:
Commercial:
Industrial: 2
Total: 2
MINIMUM LOT AREA: 9.477± Acres
CURRENT ZONING: "E"
PROPOSED ZONING: "E"

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- G. 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.
- H. 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.
- I. The final plat shall indicate angles or bearings for the perimeter of this plat.
- J. 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.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- N. 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.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

STAFF REPORT
(Final Plat; Preliminary Approved 9/10/87)

CASE NUMBER: S/D 87-72 - BOEING HI-TECH OFFICE PARK

OWNER/APPLICANT: Boeing Military Airplane Company

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Northwest corner of 47th Street and Oliver.

SITE SIZE: 24.0 Acres

NUMBER OF LOTS:

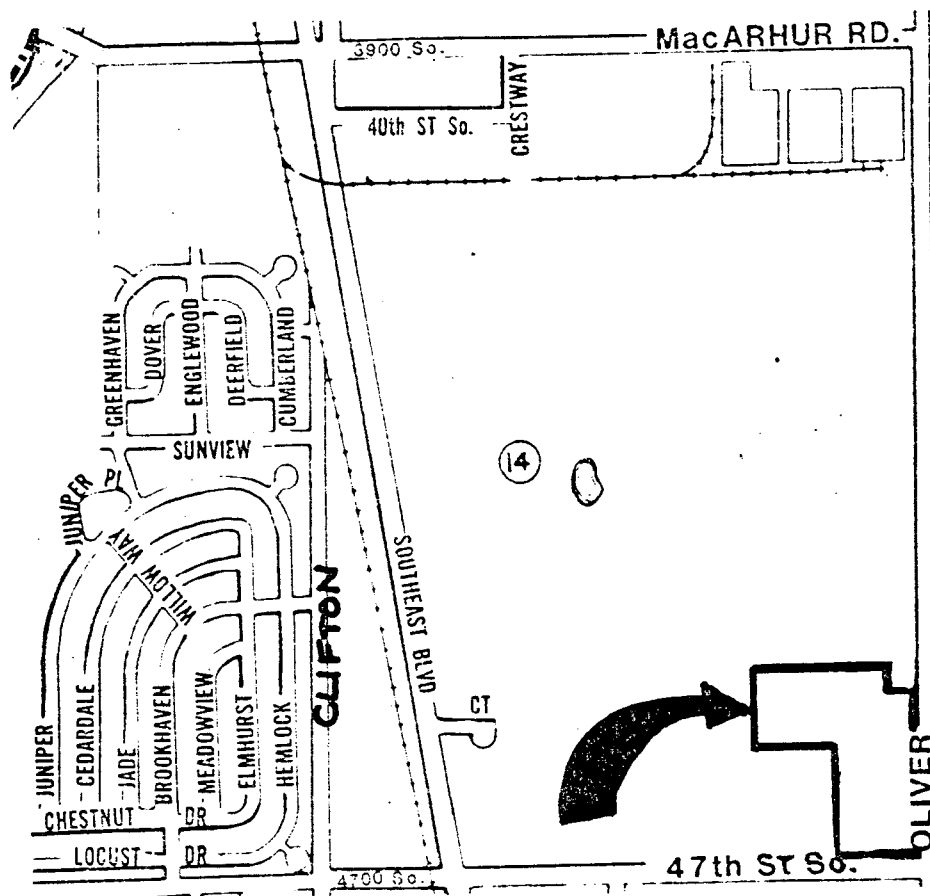
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 412,818 Sq. Ft.

CURRENT ZONING: "E"

PROPOSED ZONING: "E"

VICINITY MAP:



STAFF COMMENTS:

- 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 tracing 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 tracing shall indicate an appropriately wide drainage easement adjacent to the south line of Lot 1.
- E. 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".
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.