

SEDGWICK COUNTY

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METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

November 22, 1988

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

Re: L/S-0755 - Request for lot split approval of Lot 1,
Block A, Gates Learjet Addition located at the east side
of Tyler Road in an area just north of Harry

Dear Gentlemen:

We have completed our review of the above-referenced request for lot split approval and find that approval can be granted subject to the following conditions:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the tract created by this lot split. The applicant should contact City Engineering to determine the amount and type of guarantee that is required for sanitary sewer improvements. Please note, if the guarantee is by way of petition the lot split cannot be approved until the petition is accepted by the City Council.
- B. As required by City Engineering, the applicant shall grant, by separate instrument, a 20-foot utility easement, from Tyler Road, into the tract being created by this lot split. This "sub" easement is made necessary by the extension of sanitary sewer and shall be dimensioned as required by City Engineering. The final drawing shall indicate this sanitary sewer easement as "granted by separate instrument". The instrument shall be submitted to the Planning Department for processing of the dedication.
- C. As required by the drainage plan for this property, the applicant shall obtain a letter from the A.T. & S.F. Railroad stating that they are willing to accept drainage from this subdivision.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.

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E. The applicant shall submit four revised drawings indicating the above required changes.

Once the above-stated approval conditions have been met, we will approve this lot split request. Should you have any questions about what is required, please call me at 268-4421.

Sincerely,



R. Timothy Bickhaus
Junior Planner

cc: Sharpline Converting, c/o Chuck Drace, P.O. Box 9608,
Wichita, KS 67277
Mike Lindebak, City Engineer

