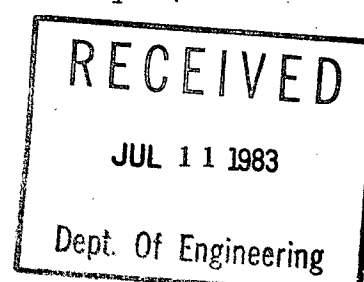


WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE  
July 8, 1983



TO Mike Lindebak, City Engineer  
FROM Forrest L. Nagley, Junior Planner  
SUBJECT Request for lot split approval of Lot 1,  
Block 1, Northwest Village - Located at  
the northeast corner of 13th and Tyler  
Road.

Attached is a recently submitted lot split for the above-referenced lot. Conditions of approval include the guaranteeing of sanitary sewer extension for Tract No. 2, and approval of a lot grading plan. Regarding the guarantee for sewer extension, a \$7,500.00 letter of credit has been submitted. Is the dollar amount of this letter of credit sufficient?

I have also attached a draft of an "Easement for drainage of Surface Water." Gary Wiley, agent for the applicant, believes this document, along with the drainage plan approval for the plat of Northwest Village Addition, should satisfy our requirement for a lot grading plan for this commercially zoned lot split. Please advise if this is the case.

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Gary Wiley, P.E.C., P.A., 1440 E. English, 67211

STATE OF KANSAS  
COUNTY OF SEDGWICK

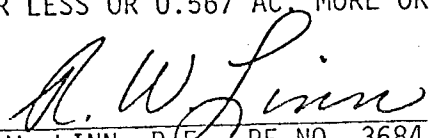
I. R. W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY  
CERTIFY THAT ON THIS 27<sup>th</sup> DAY OF June 1983, I HAVE CAUSED LOT 1, BLOCK 1,  
NORTHWEST VILLAGE, WICHITA, SEDGWICK COUNTY, KANSAS TO BE DIVIDED INTO TWO  
(2) TRACTS, SAID TWO (2) TRACTS TO BE DESCRIBED AS FOLLOWS:

TRACT NO. 1

BEGINNING AT THE S.W. CORNER OF LOT 1, BLOCK 1, NORTHWEST VILLAGE, WICHITA,  
SEDGWICK COUNTY, KANSAS, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1,  
BEARING N 0°00'00" E A DISTANCE OF 175 FEET, THENCE BEARING N 8°31'51" W  
A DISTANCE OF 40.79 FEET TO THE N.W. CORNER OF SAID LOT 1, THENCE BEARING  
S 88°02'01" E ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 139.94 FEET,  
THENCE BEARING S 1°57'59" W A DISTANCE OF 215.00 FEET TO A POINT IN THE SOUTH  
LINE OF SAID LOT 1, THENCE ALONG SAID SOUTH LINE BEARING N 88°02'01" W A  
DISTANCE OF 126.50 FEET TO THE POINT OF BEGINNING. CONTAINING 28,112 SQ. FT.  
MORE OR LESS OR 0.645 AC. MORE OR LESS.

TRACT NO. 2

BEGINNING AT A POINT IN THE SOUTH LINE & 126.50 FEET EAST OF THE S.W. CORNER  
OF LOT 1, BLOCK 1, NORTHWEST VILLAGE, WICHITA, SEDGWICK COUNTY, KANSAS THENCE  
PARALLEL TO THE EAST LINE OF SAID LOT 1, BEARING N 1°57'59" E A DISTANCE OF  
215 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 1, THENCE BEARING S 88°02'01" E  
ALONG SAID NORTH LINE A DISTANCE OF 113.50 FEET TO THE N.E. CORNER OF SAID LOT 1,  
THENCE BEARING S 1°57'59" W A DISTANCE OF 224.75 FEET TO THE S.E. CORNER OF SAID  
LOT 1, THENCE BEARING N 79°30'11" W. ALONG THE SOUTH LINE OF SAID LOT 1, A  
DISTANCE OF 65.73 FEET, THENCE CONTINUING ALONG SAID SOUTH LINE BEARING N 88°02'01" W  
A DISTANCE OF 48.50 FEET TO THE POINT OF BEGINNING, CONTAINING 24,719 SQ. FT. MORE  
OR LESS OR 0.567 AC. MORE OR LESS.

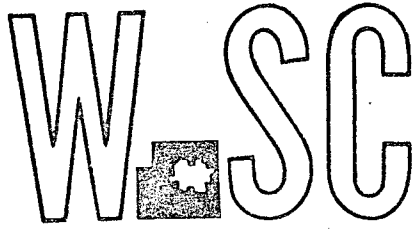
  
R.W. LINN, P.E. PE NO. 3684







WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

July 8, 1983

American Savings Association  
of Kansas  
Attention: Gary Read  
201 North Main  
Wichita, Kansas 67202

Re: L/S-0579 - Request for lot split approval of Lot 1,  
Block 1, Northeast Village Addition. Located at the  
northeast corner of Tyler and 13th Street North.

Dear Mr. Read:

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:

- A. Approval of a lot grading plan by City Engineering.
- B. Guaranteeing the extension of sanitary sewer to serve  
Tract No. 2.
- C. Granting by separate instrument the two access easements  
proposed to serve Tract No. 2. Drafts of these easement  
agreements need to be submitted for our review and  
approval prior to their recording. Recording information  
for each access easement needs to be indicated on re-  
vised lot split drawings. The easement agreements need  
to set forth the purpose of the easement as well as  
responsibilities for drive construction and maintenance.
- D. Submitting four copies of revised lot split drawings  
indicating "complete access control" to adjacent street  
except at the location of the access easements. We  
suggest that the access control breaks for the access  
easements be 30 feet in width. The minimum acceptable  
width of an access easement, intended to serve commercial  
property, is 24 feet. Your proposed 25-foot wide ease-  
ment meets this standard, however, you may wish to  
consider expanding them to 30 feet.

Regarding items A and B above, we are in receipt of a proposed  
drainage easement and a \$7,500.00 letter of credit guaranteeing

American Savings Association of Kansas  
Attention: Gary Read  
July 8, 1983  
Page 2

sanitary sewer. These have been forwarded to City Engineering for review. If additional information needs to be submitted in order to satisfy items A and B of this letter, I will contact Gary Wiley of Professional Engineering Consultants.

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

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: ~~X~~Mike Lindebak, City Engineer, City Engineering  
Gary Wiley, Professional Engineering Consultants, P.A.  
1440 E. English, 67211