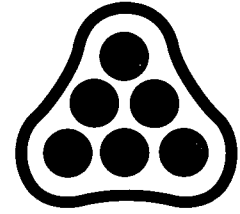


August 12, 1993

Mr. Michael E. Lindebak, P.E.  
City Engineer  
City of Wichita  
455 N. Main  
Wichita, KS 67202



**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION

Reference: Briarwood Estates 3rd Addition, Lots 6 through 9, Block 1  
PEC File No. 36-93435-1104

Dear Mr. Lindebak:

We hereby request that you review and approve the modification of the platted minimum pad elevations for the referenced lots from elevation 1334.0 to elevation 1331.2. The basis for this request is as follows:

1. The platted minimum pad elevation was established prior to the adoption of the Flood Insurance Study for the City of Wichita. The base flood elevation adjacent to these properties as shown on the Flood Insurance Study is 1330.2.
2. Due to an error in the graphical production of the map by the Federal Emergency Management Agency (FEMA), the property has been inaccurately depicted as lying within the floodplain of Cowskin Creek. As shown on the attached sketch, the property lies outside of the regulatory floodplain and, therefore, the FEMA regulations do not apply to the property.
3. The low opening of the structure on Lot 7 is elevation 1330.42. The low opening of the structure on Lot 8 is elevation 1330.87. Both properties are protected by an earthen berm constructed to elevation 1332.5.

Your favorable review and approval of this request would be greatly appreciated. If you concur in the modification of the platted minimum pad elevations, please execute the attached Affidavit of Correction for the plat documents. Upon their return to PEC, we will file them for record at the Register of Deeds office. If there are any questions, please contact the undersigned.

Very truly yours,

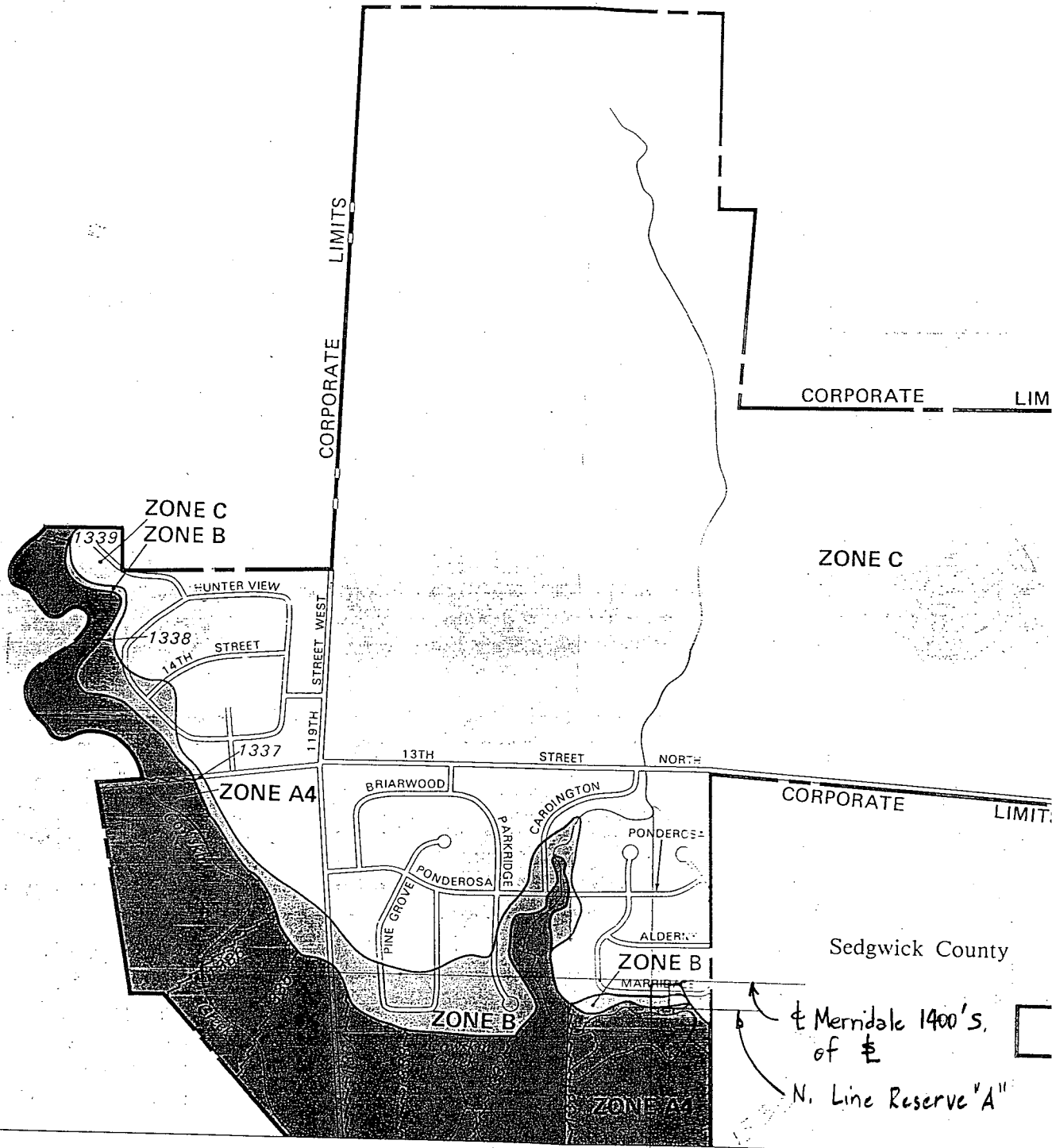
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

*Michael W. Berry*

Michael W. Berry, P.E.  
Manager, Land Development Division

MWB:st

cc: Larry Chambers - Slawson Investment  
Mrs. Peggy Miller, 11311 Merridale, 67212  
Mr. Vernon Nicholson, 11305 Merridale, 67212



CORPORATE LIMITS

ZONE C

ZONE C  
ZONE B

HUNTER VIEW

1338  
14TH STREET

1337

119TH STREET WEST

13TH STREET NORTH

ZONE A4

BRIARWOOD

PARKRIDGE

CARLINGTON

PONDEROSA

PINE GROVE

PONDEROSA

ALDER

ZONE B

MARRIETTA

CORPORATE LIMITS

Sedgwick County

← Merridale 1400's of E

← N. Line Reserve "A"

ZONE A4

← W. Line Lot 7  
385' W. of 1/4 E

EXHIBIT A

# UNTY, KANSAS

Know all men by these presents that we, the undersigned property owners of the land as above set forth in the Engineer's Certificate, have caused the land to be surveyed and platted into lots, a block, a street, and a reserve, the same to be known as "BRIARWOOD ESTATES 3RD ADDITION," to Wichita, Sedgwick County, Kansas. Easements, as indicated for the construction and maintenance of public utilities and for drainage purposes, are hereby granted. Reserve A, as indicated, shall be reserved for utility easements, open space, and drainage in accordance with the restrictive covenants established by the Declaration of Landowners Association Agreement, and shall be owned and maintained by the Briarwood Estates Homeowners Association. The street is hereby dedicated to and for the use of the public. Lots 1 through 5, inclusive shall have a minimum pad elevation of 1335.0 MSL, Lots 6 through 9 inclusive shall have a minimum pad elevation of 1334.0 MSL. All portions of Briarwood Estates and Briarwood Estates 2nd Addition within the above described tract are hereby vacated and replatted by virtue of KSA 12-512(b) amended.

Inland Investment Co., Inc.

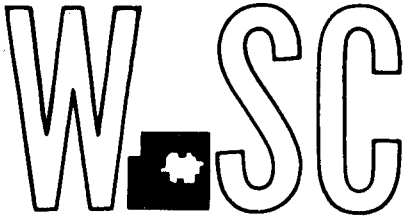
Larry A. Chambers President  
Larry A. Chambers

This plat approved  
are accepted  
Wichita, Kansas  
Dated this

# 690522

This is to certify  
record in the  
on this 14TH

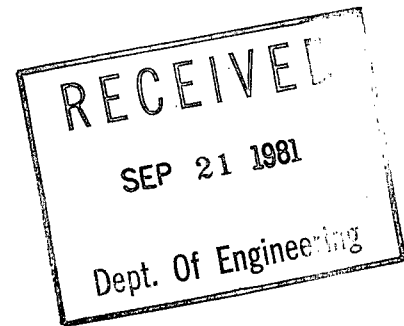
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

September 18, 1981



Professional Engineering Consultants, P.A.,  
Gary Wiley  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 81-93 - Final plat of Briarwood Estates 2nd Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission September 17, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:


- A. The applicant shall provide information to City Engineering regarding the amount of land between the south line of these lots and the north boundaries of the ponds which have been constructed within Reserve "B" of Briarwood Estates Addition. A minimum of 15 feet is needed for access.
- B. The applicant shall file the legal document necessary for including these proposed new lots in the Homeowners' Association organized for maintaining the reserves created by the first Briarwood Estates Addition.
- C. Since Merridale is a 58-foot street, a restrictive covenant shall be submitted which requires that 4 off-street parking spaces per dwelling unit be provided.
- D. The applicant shall make satisfactory arrangements with K.G.&E. for relocation of the existing underground cable on Lot 1, Block 1.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

P.E.C., P.A.  
9-18-81  
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 24, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc: Inland Inv. Co., Inc., Attention: Larry A. Chambers, 104 S.  
Broadway, Suite 200, 67202  
+ Mike Lindebak, City Engineering

S/D No. 81-93 Name Briarwood Estates 2nd Addition  
Date Application Rec'd. 9-4-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 9-17-81

DESCRIPTION

General Location South of Merridale in an area east of Covington and south of Ponderosa in an area west of Covington

Owner Inland Investment Co., Inc. (Larry A. Chambers)

Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)

Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

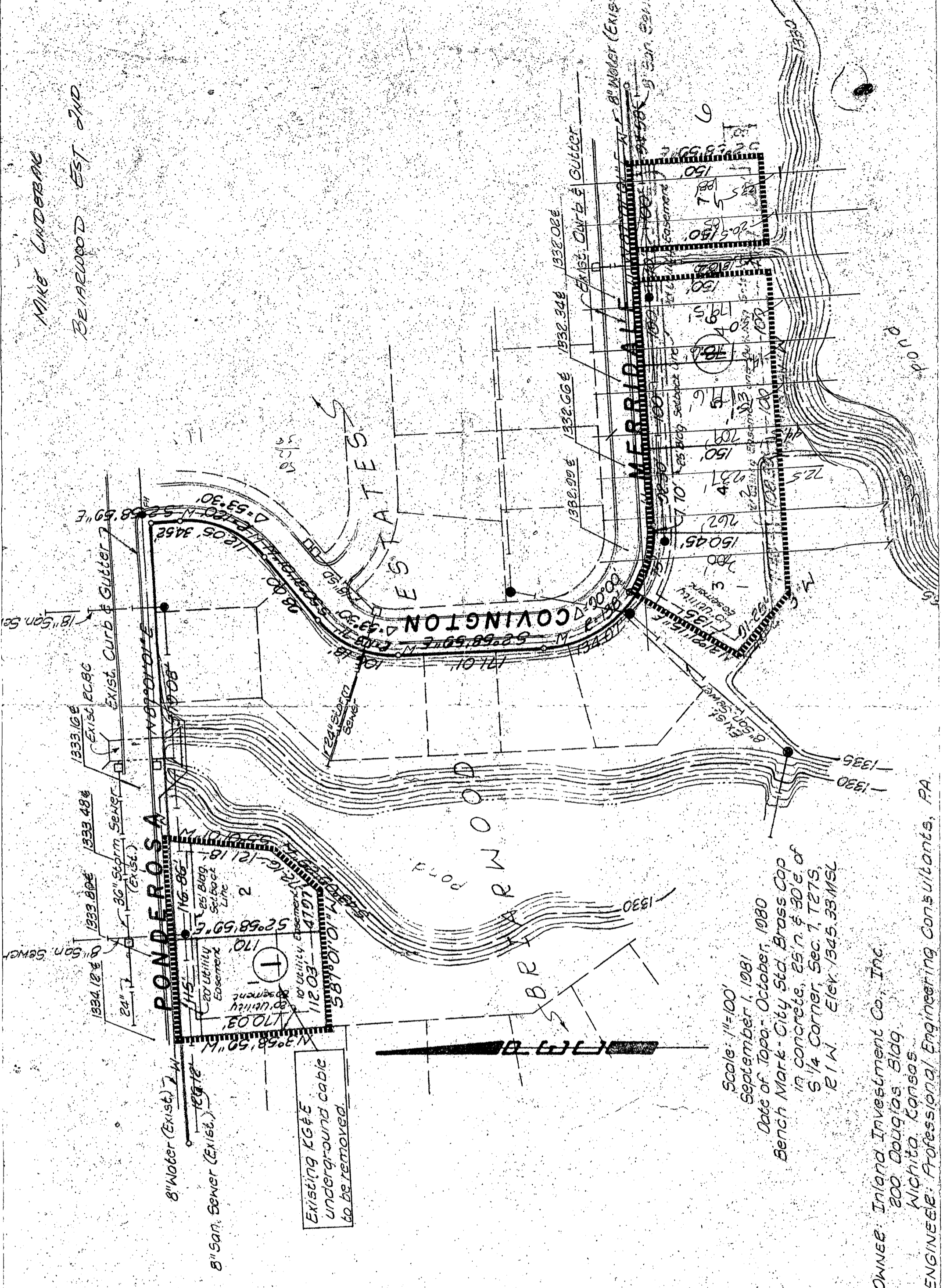
- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>2.6</u>   | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :   | a. _____ R/W _____ ft.                                     |
| Residential <u>7</u>  | b. _____ R/W _____ ft.                                     |
| Commercial _____  | c. _____ R/W _____ ft.                                     |
| Industrial _____  | d. _____ R/W _____ ft.                                     |
| Other _____   | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>7</u>   | TOTAL <u>-0-</u> New _____ ft.                             |
| 3. Minimum Lot Frontage <u>75</u> ft.   | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>15,000</u> sq. ft.   |  |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>AA</u>  |  |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>     |  |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>  |  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> |  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____         |  |

STAFF COMMENTS:

- A. The final plat tracing shall indicate separate block designations for the two different groups of lots.
- B. The purpose of this replat is to add more depth to several existing lots platted as part of Briarwood Estates Addition. The additional lot depth has been gained by replatting a portion of Reserve B, of the first Briarwood Estates plat, as part of the proposed new lots. Since Reserve B was platted for drainage and utility purposes, as well as open space, the representative from City Engineering should be prepared to comment on what effect this replat will have on the proposed drainage plan and utility system for the first Briarwood Estates Addition.
- C. The applicant shall file the legal document necessary for including these proposed new lots in the Homeowners' Association organized for maintaining the reserves created by the first Briarwood Estates Addition.
- D. Since several utility easements platted in the first addition are being vacated by this replat, the engineer's text shall reference the Kansas statute which authorizes such vacations. The engineer's text also needs to be more specific about what part of Reserve B is being replatted.
- E. Since Merridale is a 58-foot street, a restrictive covenant shall be submitted which requires that 4 off-street parking spaces per dwelling unit be provided.
- F. It is noted that the applicant proposes platting a 10-foot rear yard setback on the lots south of Merridale.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. 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.

MIKE UNDERBAN  
BEAWEWOOD EST JND



Scale: 1"=100'  
September 1, 1981  
Date of Topo: October, 1980  
Bench Mark: City Std. Brass Cop  
1/4 concrete, 25 n. & 30 e. of  
S 1/4 Corner, Sec. 1, T27S,  
R 1 W Elev. 1345.33 MSL

OWNER: Inland Investment Co., Inc.  
200 Douglas Bldg.  
Wichita, Kansas  
ENGINEER: Professional Engineering Consultants, PA