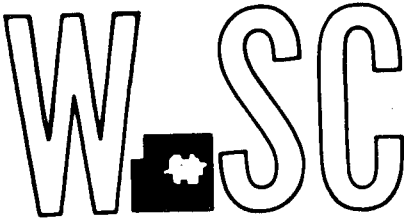


WICHITA—SEDGWICK COUNTY

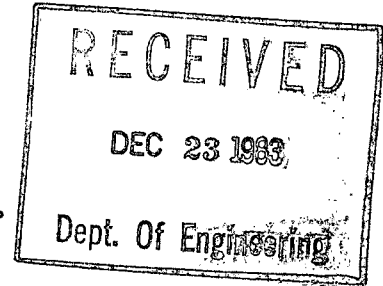


METROPOLITAN AREA PLANNING  
DEPARTMENT

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

December 23, 1983

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



Re: S/D 83-87 - Final plat of Briarwood Estates 3rd Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 22, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This plat creates 3 new lots (lots 2, 3, and 4) and replats 6 existing lots, changing the lot boundaries slightly. The applicant's agent shall contact the Planning Department to discuss the possible need for an amendment to the homeowners' association due to the fact that most of Lot 3 was not previously in a Briarwood plat.
- B. The plat's text shall state who is to own and maintain the reserve.
- C. Since both Merridale and Covington Circle are narrow streets, a covenant shall be submitted which states that 4 off-street parking spaces per dwelling unit will be provided.
- D. The applicant shall guarantee the paving of Covington Circle, including incidental drainage.
- E. The applicant shall guarantee extension of sewer and water to serve all lots not already served. Some existing water service lines may need to be relocated.

P.E.C., P.A., Gary Wiley  
Page 2  
December 23, 1983

- F. The applicant shall make satisfactory arrangements with K.G. and E. for relocating some existing lines within Lots 8 and 9.
- G. Southwestern Bell advises that underground cables exist through Covington Circle right-of-way and that Southwestern Bell should be contacted prior to street construction so that the cable locations can be staked.
- H. The utility easement on the north side of Lot 3, Block 2 shall be increased to 25 feet in width to sufficiently cover the existing sanitary sewer line.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

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 January 12, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

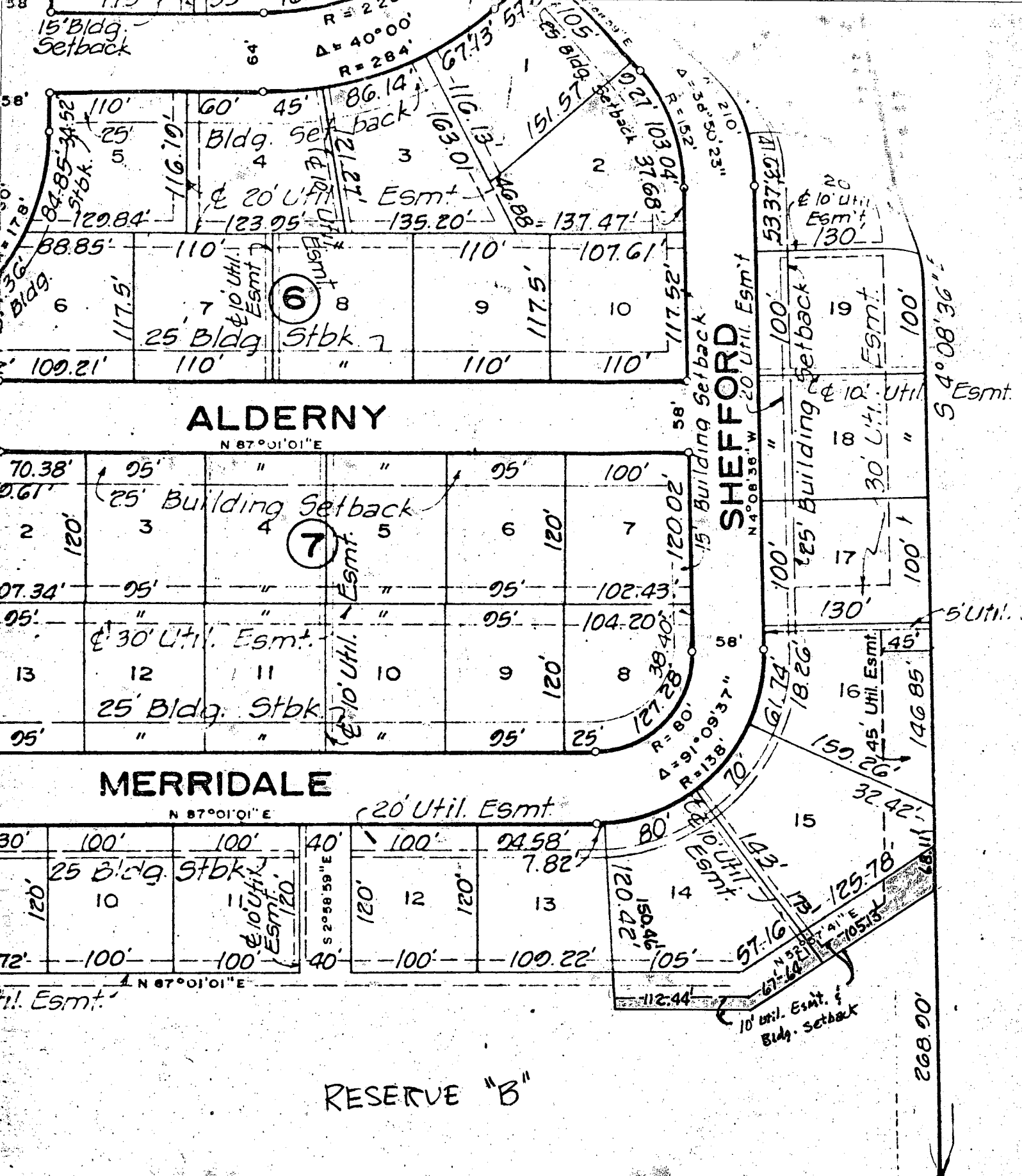
Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc: Inland Investment Co., Inc. (Larry Chambers) 10300 W.  
Central, 67212  
\* Mike Lindebak, City Engineer



**ALDERNY**

N 87°01'01" E

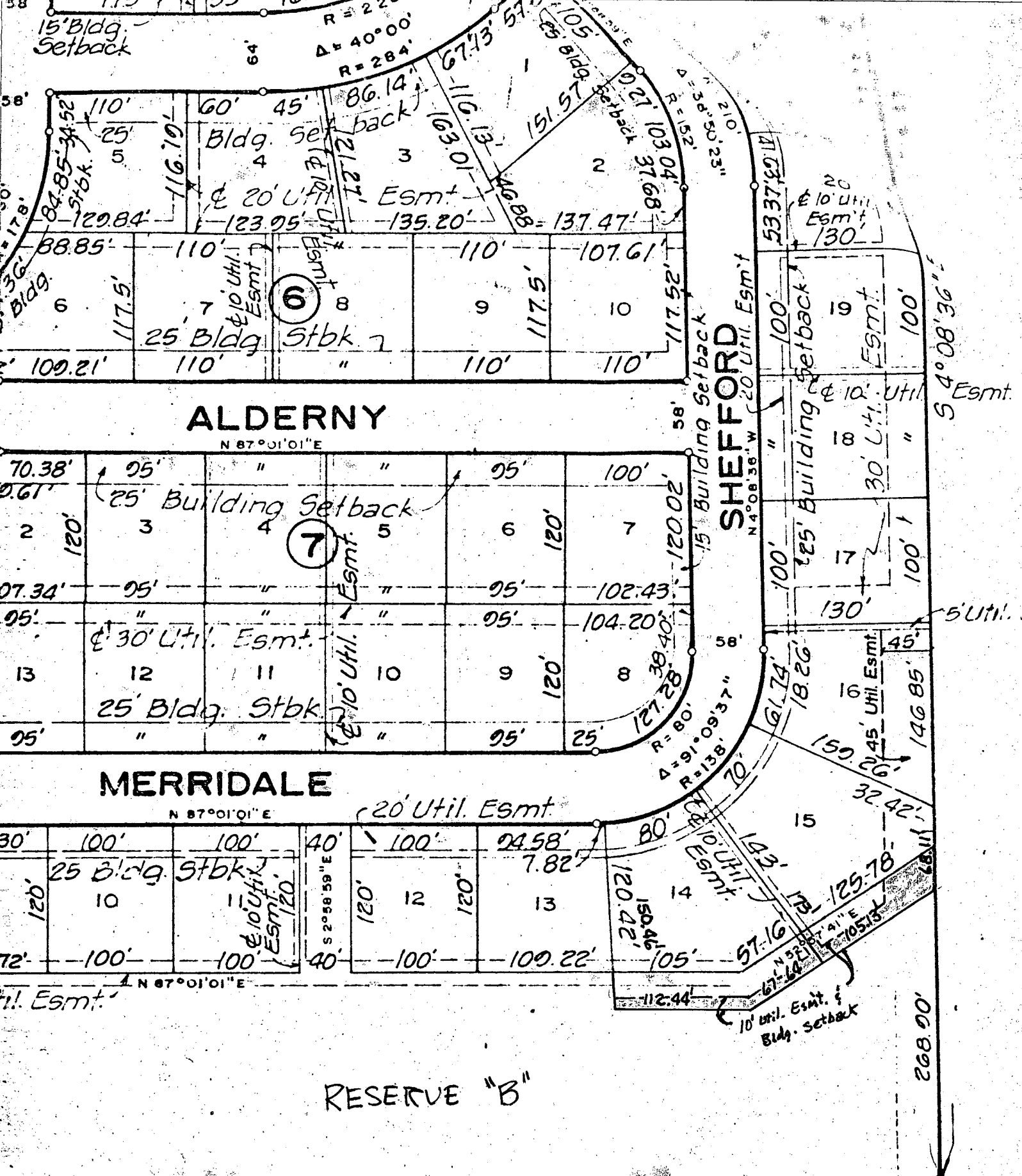
**SHEFFORD**

N 4°08'36" W

**MERRIDALE**

N 87°01'01" E

RESERVE "B"



**ALDERNY**

N 87°01'01" E

**SHEFFORD**

N 4°08'36" W

**MERRIDALE**

N 87°01'01" E

RESERVE "B"

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-87 Name Briarwood Estates 3rd Addition  
Date Application Rec'd. 10-3-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 12-22-83

DESCRIPTION

General Location South of Merridale and east of Covington if extended south

Owner Inland Investment Co., Inc. (Larry Chambers)  
Surveyor/Engineer Professional Engineering Consultants, P.A., (Gary Wiley)  
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 262-2691

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>6.14 ac +</u>   | 7. Lineal Feet of New Street   |
| 2. Number of Lots :<br>Residential <u>9</u><br>Commercial _____<br>Industrial _____<br>Other _____<br>Total Number of Lots <u>9</u> | a. <u>50'</u> R/W <u>275</u> ft.<br>b. _____ R/W _____ ft.<br>c. _____ R/W _____ ft.<br>d. _____ R/W _____ ft.<br>e. _____ R/W _____ ft.<br>TOTAL <u>275</u> ft. |
| 3. Minimum Lot Frontage <u>64.65ft.</u>   | 8. Sidewalk adjacent to all streets <u>yes X no</u>  |
| 4. Minimum Lot Area <u>13,200 sq. ft.</u>   |  |
| 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>NA</u> Yes _____ No _____   |  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____   |  |

STAFF COMMENTS:

- A. This plat creates 3 new lots (lots 2, 3, and 4) and replats 6 existing lots, changing the lot boundaries slightly. The applicant's agent shall contact the Planning Department to discuss the possible need for an amendment to the homeowners' association due to the fact that most of Lot 3 was not previously in a Briarwood plat.
- B. The plattor's text shall state who is to own and maintain the reserve.
- C. Since both Merridale and Covington Circle are narrow streets, a covenant shall be submitted which states that 4 off-street parking spaces per dwelling unit will be provided.
- D. The applicant shall guarantee the paving of Covington Circle.
- E. The applicant shall guarantee extension of sewer and water to serve all lots not already served.
- F. The applicant shall make satisfactory arrangements with K.G. and E. for relocating some existing lines within Lots 8 and 9.
- G. The City Engineer's representative shall be prepared to comment on the drainage plan for this property and state if any drainage guarantees are required.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

S/D No. 82-10 Name Briarwood Estates 3rd Addition  
Date Application Rec'd. 1-22-82 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 2-4-82

DESCRIPTION

General Location At the southeast corner of Shefford and Merridale (south of 13th and east of 119th St. West)

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

Surveyor/Engineer Professional Engineering Consultants

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

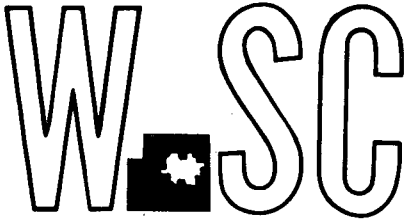
- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>1.0 Ac±</u>   | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :   | a. _____ R/W _____ ft.                                     |
| Residential <u>2</u>  | b. _____ R/W _____ ft.                                     |
| Commercial _____  | c. _____ R/W _____ ft.                                     |
| Industrial _____  | d. _____ R/W _____ ft.                                     |
| Other _____   | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>2</u>   | TOTAL <u>0</u> -New _____ ft.                              |
| 3. Minimum Lot Frontage <u>70</u>   | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>20,834 sq. ft.</u>   |  |
| 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>NA</u> Yes _____ No |  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____           |  |

STAFF COMMENTS:

Note: The purpose of this replat is to add depth to the original lots.

- A. When Briarwood Estates 2nd Addition was platted, an amendment to the original Briarwood Estates Homeowners' Association was filed which made the lots in the 2nd Addition and any future replats a part of that association.
- B. The City Engineer's representative shall be prepared to comment on the effect of this replat (and the consequent reduction of Reserve B, Briarwood Estates Addition) will have on the drainage plan and utility system for the first Briarwood Estates Addition. Also, since original rear lot utility easements are being vacated, the various utility company representatives shall be prepared to state whether any utilities need to be relocated.
- C. Since Merridale and Shefford are 58-foot streets, a restrictive covenant shall be submitted for recording which requires each lot to provide 4 off-street parking spaces.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

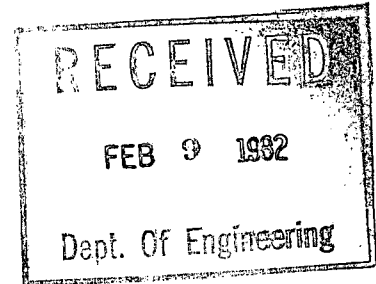
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

February 9, 1982  
CITY HALL - TENTH FLOOR  
535 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

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



Re: S/D 82-10 - Final plat of Briarwood Estates 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission February 4, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. When Briarwood Estates 2nd Addition was platted, an amendment to the original Briarwood Estates Homeowners' Association was filed which made the lots in the 2nd Addition and any future replats a part of that association.
- B. Since Merridale and Shefford are 58-foot streets, a restrictive covenant shall be submitted for recording which requires each dwelling unit to provide 4 off-street parking spaces.
- C. The applicant shall make satisfactory arrangements with K.G.&E. regarding possible utility line relocation costs.
- D. The final plat tracing shall indicate a 10-foot maintenance access easement on the southern 10 feet.
- 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.

This matter will be forwarded to the Planning Commission for its consideration on February 11, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

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

FLN:bh

P.E.C., P.A.

2-5-82

Page 2

cc: Inland Investment Co., Inc. (Larry A. Chambers) 10300 W. Central,  
67212

X Mike Lindebak, City Engineering