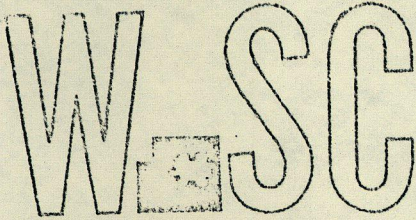


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 14, 1980

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

Re: S/D 79-118 - Final plat of Briarwood Estates

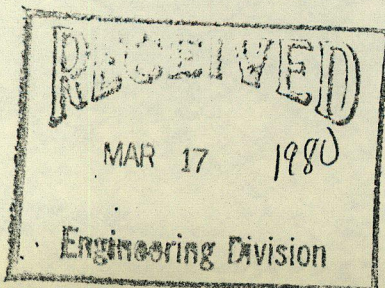
Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on March 13, 1980, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 22, 1980, except that item A was changed to read as follows:

- A. As a condition of drainage plan approval for Briarwood Estates, the applicant shall be required to submit a restrictive covenant which states that no building permits can be issued in Phases 2 and 3 of Echo Hills Addition until the detention ponds in Echo Hills II are built.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all taxes due and payable for 1979 and prior years have been paid.



Gary Wiley, PEC  
Page 2  
3-14-80

Please call if you have any questions.

Very truly yours,

*Louise Olivarez*  
Louise Olivarez  
Senior Planner

LO:bh

cc: Inland Investment, Inc. 200 Douglas Bldg., 67202  
Dean Sellers, Acting City Engineer  
Paul Johnston, Flood Control

THE CITY OF WICHITA

OFFICE OF Public Works Engineering

DATE May 20, 1980

TO R. W. Bruggeman, Director of Public Works

FROM Mike E. Lindebak, Program Development Engineer

SUBJECT Phase I Development  
Briarwood Estates

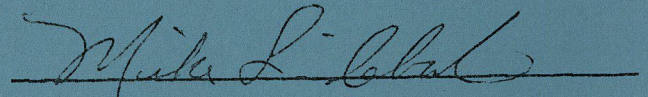
The developer of Briarwood Estates has submitted development guarantees for the construction of sanitary sewer laterals, street paving, storm sewers, and storm drain for the following projects:

- 468 76 245 80954 000 000 001 - Lateral 4, Main 12, Southwest Interceptor Sewer
- 468 76 245 80955 000 000 001 - Storm Water Sewer No. 191
- 468 76 245 80956 000 000 001 - Storm Water Drain No. 44
- 472 76 245 80945 000 000 001 - Ponderosa and Shefford; Cardington Court; Covington, Merridale, and Shefford; Alderny; Cardington; Covington Circle, Shefford Circle; all in Briarwood Estates.

The Engineering Division has proceeded with the preparation of plans and specifications for the lateral sewer. Due to the current work load and in anticipation that Engineering Division staff will be working on 1980 CIP projects, it is advisable that a consultant be hired to prepare plans for the paving and drainage projects.

The Engineering firm of Professional Engineering Consultants did handle the plat for the developer. P.E.C. was contacted and would be available for these projects. No completion dates have been discussed with the developer or P.E.C.

Please call a meeting of the Consultant Selection Committee at your earliest convenience. Engineering staff will be available to outline the work required.



Mike E. Lindebak  
Program Development Engineer

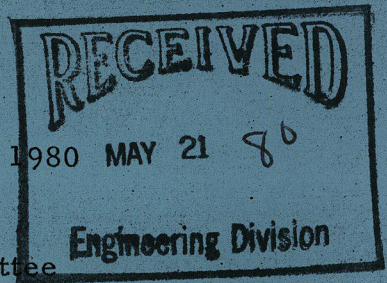
MEL:ck

cc: Dean Sellers ✓  
Acting City Engineer

THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE May 21, 1980 MAY 21 80



TO Members of the Staff Screening and Selection Committee

FROM R. W. Bruggeman, Director of Public Works

SUBJECT Selection of Consultant - Phase I  
Development of Briarwood Estates

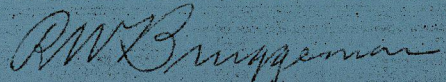
The Engineering Division of the Department of Public Works and the Department of Water and Water Pollution Control have requested that a meeting of the Staff Screening and Selection Committee be held to select a consultant for the "Phase I Development of Briarwood Estates."

The developer of Briarwood Estates has submitted development guarantees for the construction of sanitary sewer laterals, street paving, storm sewers and storm drain for the following projects:

- |                              |   |
|------------------------------|---|
| 468 76 245 80954 000 000 001 | Lateral 4, Main 12, Southwest Interceptor Sewer   |
| 468 76 245 80955 000 000 001 | Storm Water Sewer No. 191   |
| 468 76 245 80956 000 000 001 | Storm Water Drain No. 44  |
| 472 76 245 80945 000 000 001 | Ponderosa and Shefford; Cardington Court; Covington, Merridale and Shefford; Alderny; Cardington; Covington Circle; Shefford Circle; all in Briarwood Estates - Street paving |

The Engineering Division has proceeded with the preparation of plans and specifications for the lateral sewer. Due to the current workload and in anticipation that the Engineering Division staff will be working on 1980 CIP projects, it is advisable that a consultant be hired to prepare plans for the paving and drainage projects. There is also a need for the preparation of plans and specifications for water lines.

A meeting will be held on Thursday, May 29, 1980, at 1:00 P. M. in the Department of Public Works Conference, Eighth Floor of City Hall. Please plan to be in attendance or have a representative present at this meeting.

  
R. W. Bruggeman  
Director of Public Works

RWB:gr

cc: John Wynkoop, Director of Water and Water Pollution Control  
Dean Sellers, Acting City Engineer ✓  
Don Gisick, City Clerk

SCREENING COMMITTEE MEETING

(Selection of Consultant for Engineering Services -  
Phase I, Briarwood Estates)

Minutes of the meeting of May 29, 1980, 1:00 p.m.

PRESENT: Ray Bruggeman, Director of Public Works, Chairman  
Bernard Borst, First Assistant City Attorney  
Bob Lakin, Director of Planning  
Wayne Isaac, Federal Aid Coordinator, representing the  
Director of Administration  
Donald C. Gisick, City Clerk, Secretary

ALSO PRESENT: John Wynkoop, Director of Water  
Dean Sellers, Acting City Engineer

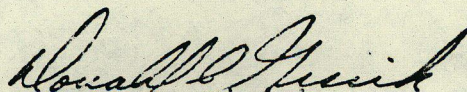
The Staff Screening and Selection Committee met to consider selection of firms to provide engineering services on a new development project, Phase I Development of Briarwood Estates, which would create a work overload on Engineering Staff. The engineering work is needed for street paving, storm sewer, storm drain and water lines.

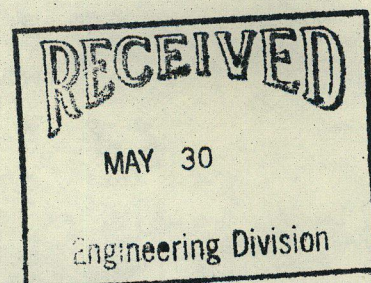
The Public Works Department reviewed the project needs relative to streets, storm sewer, storm drain for subject plat and noted that the firm of Professional Engineering Consultants (PEC) was doing the plat work and were available and could adequately provide the services needed, and recommended that PEC be selected to do the work.

The Water Department reviewed the project needs relative to water engineering and on the basis of the plat work and their capability and availability to provide the services, recommended that PEC be selected for the water engineering work.

Lakin moved that Professional Engineering Consultants be selected to perform the engineering services needed for streets, storm sewer, storm drain and water lines for Briarwood Estates, Phase I, based upon their prior work in subject area and their capability and availability to do the work and subject to the plat being approved and recorded or adequate surety given to guarantee payment of the engineering costs prior to start of engineering work. Motion carried unanimously.

The meeting adjourned at 1:10 p.m.

  
Donald C. Gisick  
City Clerk



May 30, 1980

Mr. Keith Anderson  
Anderson Investment Company  
1147 South Rock Road  
Wichita, KS 67207

Dear Mr. Anderson:

Re: Lot 1, Block 1, Briarwood Addition

This information is provided to you as per your request.

Based on the information available to this office from the Flood Control Division, the design (high) water surface elevation in the Gypsum Creek East of Woodlawn Avenue in the vicinity of the Briarwood Addition, during the 100-year flood condition is expected to be 130.5 feet, City Datum.

Based on the information provided by Roger A. Brooks, a Professional Architect, the storage units on the subject lot are constructed at floor elevation 137.5 feet or higher. This is four feet higher than the minimum required elevation above the intermediate level of flooding established by the National Flood Insurance Program ("Base Flood" Level).

Assuming that the contractor has constructed the units according to the site plan, the units would be safe from the special flood hazard area determined by the Flood Insurance Administration.

I trust this information meets your requirements.

Yours truly,

Yash D. Desai, P.E.  
Drainage Engineer

YDD/dla

**THE CITY OF WICHITA**

**OFFICE OF** Public Works Department - **DATE** July 2, 1980  
Engineering Division

**TO** Tom Powell, Senior Assistant City Attorney

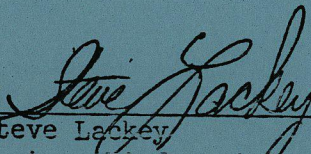
**FROM** Steve Lackey, Design Chief Engineer

**SUBJECT** Consulting Contract - Briarwood  
Addition, Phase I

Attached for your review are four (4) copies of a contract between Professional Engineering Consultants, P.A. and the City for engineering services in connection with street and storm water improvements within the Briarwood Addition, Phase I.

If this agreement is satisfactory, please return three (3) approved copies to this office.

Thank you.

  
\_\_\_\_\_  
Steve Lackey  
Design Chief Engineer

SL:AK:gf

Attachments

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF LAW

DATE July 10, 1980

TO Steve Lackey, Design Chief Engineer

FROM Thomas R. Powell, Senior Assistant City Attorney

SUBJECT Engineering Services Agree-  
ment with P.E.C. - Briarwood  
Addition, Phase I  
*Estates*

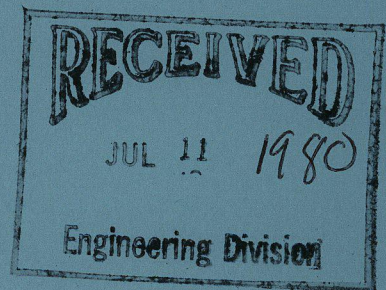
The attached agreement is approved as to legal form.

*Thomas R. Powell*

Thomas R. Powell  
Senior Assistant City Attorney

TRP:cdh

Attachments



THE CITY OF WICHITA

OFFICE OF City Engineer

DATE February 8, 1984

TO Arthur D. Chambers, Senior Planner  
FROM Mike Lindebak, City Engineer

SUBJECT DP-136 - Briarwood Residential C. U. P.,  
generally located on the east side of  
119th Street West in an area south of  
13th Street

In answer to your February 1, 1984 memo regarding the  
above subject, it will be necessary to address the floodway  
limits at the time of platting. It appears that a portion of  
Parcel 5 projects into the floodway.

We would request that more information on the design of the  
traffic circle be provided. Engineering staff would recommend  
appropriate cul-de-sacs be installed for Parcel 3.



Mike Lindebak  
City Engineer

ML:gr

*in discussion w/  
Briarwood  
Estates 4th addition*

*ZFM*

## METROPOLITAN AREA PLANNING DEPARTMENT

February 1, 1984

TO Mike Lindebak, City Engineer  
FROM Arthur D. Chambers, Senior Planner

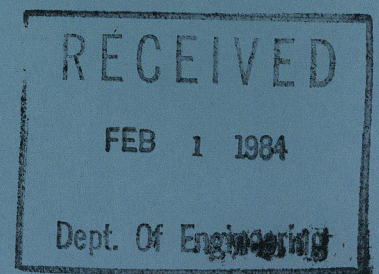
SUBJECT DP-136- BRIARWOOD RESIDENTIAL C.U.P. Generally located on the east side of 119th Street West in an area south of 13th Street.

Attached for your review is a copy of a proposed residential C.U.P. Proposed uses include single family, townhouses, etc. We would appreciate receiving any comments you might have regarding drainage, municipal services, the use of a traffic circle on Ponderosa Street. We are concerned about the use of a narrow dead-end private street in Parcel 3 and would appreciate comments on its appropriateness.

Please forward your comments to this office by Wednesday, February 8, 1984. If you have any questions please call.

*Arthur D. Chambers*  
Arthur D. Chambers  
Senior Planner

ADC:blw



BRIARWOOD C.U.P.  
GENERAL PROVISIONS

1. This project contains 81.1 gross acres. The area is to be used as follows:

Net Area	74.0 acres
Public Streets	<u>7.1</u> acres
Total Area	81.1 acres

2. The proposed development, as illustrated, contains the following types of housing. The illustrated housing type for each parcel is enclosed in a box (example townhouse) in the parcel description under paragraph 19.

- 65 Single Family Units
- 73 Cluster Single Family Units
- 145 Townhouse Units
- 283 Total Dwelling Units (Illustrated)

NOTE: Optional building types as described under specific parcel information below will increase this count but will not exceed the maximum overall net density requested under paragraph 3 below. The maximum number of dwelling units permitted is 534.

- 3. Net Density Calculation: If the parcels are developed with the number and type of units illustrated, the overall density of the site less public streets, would be 3.82 DU/Net acre, if the site was developed with the maximum number of dwelling units permitted, the overall density would be 7.22 DU/Net acre.
- 4. Setbacks are to be determined at the time of platting depending on land use or generally the minimum setbacks shall be as illustrated on page 4.
- 5. Arterial Setbacks - On those lots which either side or back onto an arterial street, the setback shall be 25' unless a wall is constructed along the property line adjacent to the arterial street. In that case, the setback can be reduced to 20'.
- 6. All utilities shall be installed underground.
- 7. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provisions of Section 28.04.139 of the City of Wichita provided that those parcels with garden apartments and townhouses may have signs as permitted in the R-6 zoning district.
- 8. A homeowners association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer areas, drainage channels, swales, etc. Two or more of the homeowners associations may join together to form a master homeowners association.  
  
Failure of the homeowners association(s) to properly maintain the non-public open space, parking areas, private streets or drives, buffer areas, drainage channels, swales, etc., and after a joint determination by the Director of Planning and the Superintendent of Central Inspection, shall constitute a violation of the building permit authorizing the construction of the proposed development, and shall give the city the right to properly maintain the areas previously listed and to assess the cost of maintenance to the property owners.
- 9. Parcel 3 represents general open space and drainage and shall be operated and maintained by a master association of all homeowners from all parcels, participating in the

maintenance costs of part or all of parcel 3. The general open space represents 24.2 acres or approximately 30% of the total site.

10. Minimum lot sizes for single family detached units shall be 6,000 sq. ft. except for zero lot line and cluster single family which shall be 4,500 sq. ft. Minimum lot sizes for duplexes (single family attached) shall be 8,000 sq. ft.
11. Final determination of street right-of-way and pavement width will be resolved at the time of platting.
12. Should an alternate land use, permitted under parcel descriptions below, be developed instead of the parcel plan as illustrated, a conceptual site plan shall be submitted for approval to the Director of Planning. The approval of this conceptual plan shall be subject to the conditions of platting.
13. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits. Turn arounds shall be provided on all dead end fire lanes which are longer than 100 ft.
14. Parking Ratio: In accordance with Zoning Ordinance Section 28.04.140, the off-street parking ratios shall be as follows:

Garden Apartments	1.5/DU
Townhouses on 32' to 58' ROW (includes 2 spaces inside garage)	4.0/DU
Townhouses on private streets or private drives	2.0/DU
Zero Lot Line (includes 2 spaces inside garage)	4.0/DU
Single Family Detached/Duplex 32' to 58' ROW or (includes 2 spaces inside garage)	4.0/DU
Single Family Detached/Duplex 64' ROW or greater	2.0/DU
Cluster Single Family on 32' to 58' ROW and private streets (includes 2 spaces inside garage)	4.0/DU

NOTE: Half of the required parking may occur in front of setback line.

15. Within each parcel there are several land use options as indicated below under specific parcel information. Additionally, there is an option to mix the types of land use within each parcel. To determine the maximum number of dwelling units per land use, utilize the procedure described as follows:
  - A. Convert gross acreage of parcel to sq. ft.
  - B. Determine percent of each land use within the mix.
  - C. Convert those percentage figures into sq. ft. of the total parcel.
  - D. Divide by site allotment/DU from chart below to determine maximum number of units for each land use.

<u>LAND USE</u>	<u>SITE ALLOTMENT</u>	<u>DUs/ACRE</u>
Single Family	14,520 S.F.	3
Zero Lot Line	8,712 S.F.	5
Attached Single Family	7,260 S.F.	6
Cluster Single Family	9,680 S.F.	4.5
Townhouse	4,356/3,630 S.F.	10/12
Garden Apartment	2,178 S.F.	20

EXAMPLE OF LAND USE MIX:

- A. Land Area 12.6 acres  
 $\times 43,560$  S:F./acre  
548,856 S.F. in parcel #1

ASSUMING THE FOLLOWING CRITERIA:

- B. 20% Zero Lot Line  
20% Attached Single Family  
60% Townhouse

- C.  $548,856 \times \% (20, 20 \& 60) = 109,771$  S.F. Zero Lot Line  
109,771 S.F. Attached Single Family  
329,313 S.F. Townhouse

- D.  $\frac{109,771}{8,712}$  S.F./DU = 13 Zero Lot Line Units

$$\frac{109,771}{7,260} \text{ S.F./DU} = 14 \text{ Attached Single Family Units}$$

$$\frac{329,313}{3,630} \text{ S.F./DU} = 90 \text{ Townhouse Units}$$

---

117 Total units permitted using this mix.

LAND USE	FRONT YARD					REAR YARD	SIDE YARD			
	Dimension from ROW Line									
	50' ROW 21' BB	32' ROW <sup>2</sup> 29' BB	54' ROW 29' BB	58' ROW 29' BB	64-70' ROW 35-41' BB	Private Street From CL <sup>5</sup>	Cul-de-sac @ BuTb	Corner <sup>4</sup> Lot		
Single Family	20'	20'	20'	20'	25'	35'	20'	15'	10'	6'
Cluster Single Family <sup>1</sup>	20'	20'	20'	20'	25'	32'	20'	10'	10'	5'
Zero Lot Line	20'	20'	20'	20'	25'	32'	20'	10'	10'	0' & 12' <sup>3</sup>
Attached Single Family	20'	20'	20'	20'	25'	32'	20'	15'	10'	6'
Townhouse	20'	20'	20'	20'	25'	32'	20'	15'	10'	6'
Garden Apt.	--	--	--	--	--	42'	--	--	10'	10'

<sup>1</sup>Cluster single family front yard setbacks are measured from the face of the garage opening to curb. For those units designed with the garage side loading but being located on an interior lot, the front yard setback can be reduced to 15'.

<sup>2</sup>On streets having a 32' ROW with 29' BB pavement, there shall also be platted a 15' street, drainage and utility easement on either side of ROW line, where parking shall be permitted but landscaping limited to turf and street trees approved by city forester.

<sup>3</sup>Side yard setbacks may be reduced to 10' for garages only. There shall be 12' separating the habitable portion of the dwelling units.

<sup>4</sup>On all corner lots, regardless of street paving width, the front yard setback refers to garage frontage. Where the garage side loads, the front yard setback shall be applied to the side that the garage doors face.

<sup>5</sup>On corner lots on private streets, the side yard setback can be reduced from 32' to 27'.

SPECIFIC PARCEL INFORMATION: Proposed uses illustrated on plan are enclosed in a box on use description below.

PROPOSED USES AND MAXIMUM DWELLING UNITS/PARCEL

Parcel Number	SF.	ZLL	CSF	ASF	TH	GA	Land Area Gross	Acres Net	SF.	ZLL	CSF	ASF	TH	GA	Max. Height	Max. Bldg. Coverage
1	37			76			16.1	12.6	3.0			6			35'	30%
2	28	44	40	54			11.8	8.9	3.1	5	4.5	6			35'	30%
3		81	73	98	162		16.9	16.2		5	4.5	6	10		35'	30%
4	OPEN SPACE						24.2	24.2							25'*	N/A
5	36		54		145	242	12.1	12.1	3.0		4.5		12	20	35'	30%
TOTALS							81.1	74.0								

Total Number of Dwelling Units Illustrated - 283

Illustrated Density - 3.82 DU/Net acre

Maximum Number of Dwelling Units Permitted - 534

Maximum Density - 7.22 DU/Net acre

\*Picnic Shelters