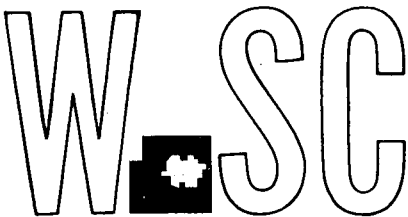


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

August 22, 1975

Oblinger-Smith Corp.
c/o Gary Wiley
625 First National Bank Building
Wichita, Kansas 67202

Re: S/D 75-59 - Preliminary plat
of BRIARWOOD ADDITION.

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 21, 1975, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Approval of the plat is subject to approval of the associated zone case Z-1725 from "AA" to "C", and the associated commercial C.U.P., DP-74.
- B. A 15 foot wide drainage access and maintenance easement shall be indicated along the north line of Lot 1.
- C. A 10 foot wide utility easement shall be indicated adjacent to the south line of Lot 2.
- D. A 30 foot common point of access shall be indicated between Lots 1 and 2. "Complete access control" shall be labeled adjacent to the remainder of Woodlawn.
- E. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Woodlawn.
- F. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- G. The applicant shall guarantee extension of sanitary sewer to serve the plat.

S/D 75-59
August 22, 1975
Page 2

- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Gene Campbell, 3560 South Broadway, 67216
Heartland, Inc., 260 North Rock Road, 67206
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

Baughman Company
330 Laura
Wichita, Kansas 67211

September 8, 1975

Re: S/D 75-59 - Final plat of
BRIARWOOD ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 4, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Approval of the plat is subject to approval of the associated zone case Z-1725 from "AA" to "C", and the associated Community Unit Plan, DP-74.
- B. The labeling of the easement along the northerly line of the plat shall be changed to read: "Maintenance-Access Easement."
- C. The applicant's surveyor shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the dimension indicated for the northerly line of the plat.
- D. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Woodlawn.
- E. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection when the sidewalk is a requirement of plat approval.
- F. The applicant shall submit an avigational easement covering all of subject property for the benefit of McConnell Air Force Base and the Cessna Aircraft Company, and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.

S/D 75-59
September 8, 1975
Page 2

- G. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- H. It shall be noted that the southeasterly line of the plat is dimensioned as 1006.6 feet on the face of the plat and referenced as 1006.65 feet in the legal description. The appropriate correction shall be made.
- I. 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. 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 Thursday, September 11, 1975, at 1:30 p.m. If you should have any questions concerning this matter, please call.

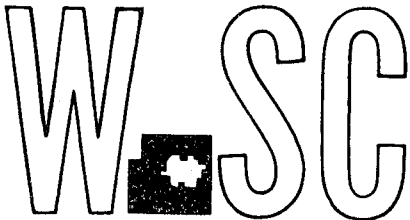
Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Gene Campbell, 3560 S. Broadway, 67216
Heartland, Inc., 260 N. Rock Road, 67206
✓ Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



September 12, 1975

METROPOLITAN AREA PLANNING
DEPARTMENT

PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 75-59 - Final Plat of
BRIARWOOD ADDITION

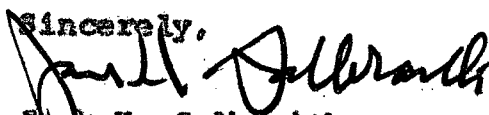
Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 11, 1975, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of September 8, 1975.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plator.
4. Certification that all taxes due and payable for 1974 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Gene Campbell, 3560 South Broadway 67216
Heartland, Inc., 260 North Rock Road 67206
X Dean Sellers, Assistant City Engineer

February 19, 1980

Jack Galbraith, Chief Planner, MAPD

Paul Johnston, Flood Control Engineer

- Briarwood Addition- Site Grading and
Drainage Plan

Reference is made to the Site Grading Plan and drainage plan for subject Addition submitted to this office on February 1st, 1980 for review. Please be advised I have reviewed the plan and it is approved subject to the following corrections and footnotes to be added to the drainage plan:

- 1) A continuous berm or curb is required along the west side of the plat adjacent to the existing apartment buildings. Its limits shall be shown.
 - 2) Turf shall be re-established in any disturbed areas or fill areas by the contractor.
 - 3) Sufficient fill material is to be added to the site as to provide manageable grades on the northern 10' of the property pertaining to the maintenance access easement as agreed upon. Same to be smoothed out and less than 6:1 slope.
 - 4) If CMP is to be used over clay pipe, same should be bituminous-coated to protect against corrosion.
 - 5) For maintenance purposes rather than providing the bands indicated, a transition should be incorporated, ie. two 11 1/4" bands vs 22.5°.
 - 6) Any necessary riprap at the storm sewer outfall shall be guaranteed.
- If there are any further questions, please advise.

Paul Johnston
Flood Control Engineer
Flood Control and Landfill Division

PJ/gln

cc: Briarwood Addition Plat File
Gypsum Creek Stream File
Bob Jennings
Yash Dasai
Keith Anderson/% Anderson Inv. Co. -1125 So. Rock Rd. 67207