

DP-136 - BBLARWOOD Residential
C. U. P. - On the east side of
119th St. West in an area south
of 18th Street North.

4748
C.D.

POSTED 2-16-84 KC

ACTION

COMMITTEE _____ DATE _____

M.A.P.C. Agreed sub to 3/2/84
Conditions

B.C.C./B.C.O.C. Agreed 4-17-84
to Amend

4748
CID

DP-198 - BRIMWOOD Residential
C.H. 101 - On the east side of
101st St. east 1/2 mi. south
of 10th Street North.

Map No. 4748 C&D
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

DP - 136
Filed 1-30-84

Associated
Case: _____

APPLICATION REQUEST: Approval of proposed _____
BRIARWOOD RESIDENTIAL C.U.P.
(Residential)(Commercial) Community Unit Plan.

1. Applicant Inland Investment Co., Inc.
Address 10300 West Central, Wichita, Ks. 67212 Phone 722-2691
2. Agent Bill Yung Design
Address 8225 E. 35th St. North, Wichita, Ks. 67226 Phone 683-5567
3. General Location: On the east side of 119th Street West in an area south of 13th Street North.
4. Proposed Use: _____

AREA DATA:

1. Acres: 81.1 (_____ ft. by _____ ft.)
2. Existing Zoning "AA" Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>3-8-84</u>	<u>Approved sub to conditions</u>
_____	_____
_____	_____

2. Governing Body

Date	Action
<u>4-17-84</u>	<u>Approved as recommended</u>
_____	_____
_____	_____

NOTES:

CASE FILE

Symons
No. 2153C
HASTINGS, MN
LOS ANGELES, CHICAGO, LOGAN, OH
MADISON, TULOCITY GROVE, VA
USA

Map No. 4748 C&D
 Sec. _____
 Twp. _____
 Range _____

DATA SHEET
 COMMUNITY UNIT PLAN

DP - 136
 Filed 1-30-84

Associated
 Case: _____

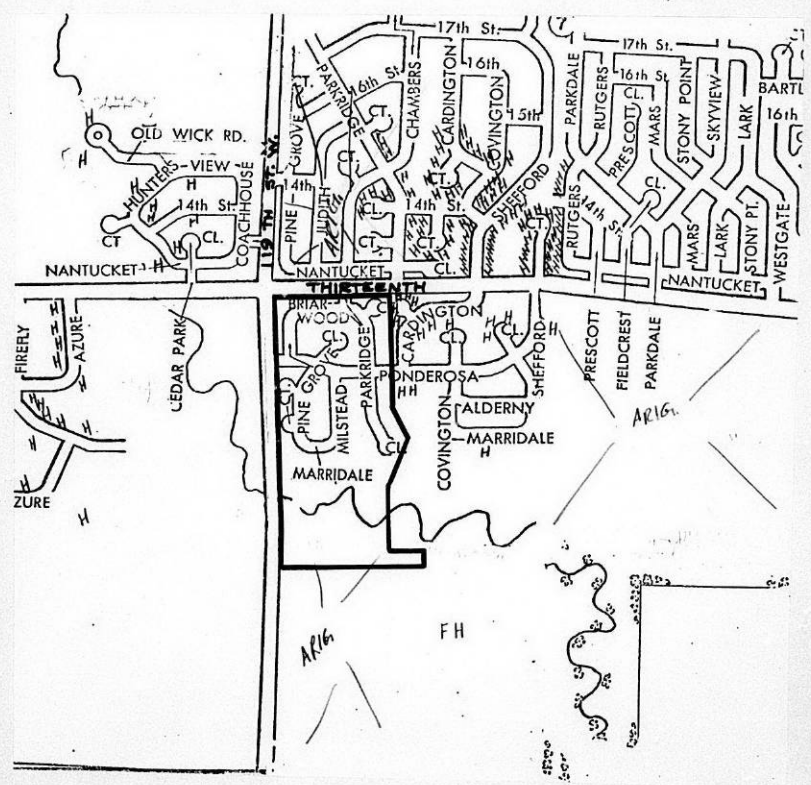
APPLICATION REQUEST: Approval of proposed
BRIARWOOD RESIDENTIAL C.U.P.
 (Residential)(Commercial) Community Unit Plan.

- Applicant Inland Investment Co., Inc.
 Address 10300 West Central, Wichita, Ks. 67212 Phone 722-2691
- Agent Bill Yung Design
 Address 8225 E. 35th St. North, Wichita, Ks. 67226 Phone 683-5567
- General Location: On the east side of 119th Street West in an area south of 13th Street North.
- Proposed Use: _____

AREA DATA:
 1. Acres: 81.1 (860' ft. by 2900' ft.)
 2. Existing Zoning: "AA" "R-1" "AA" "R & R-1"
 3. Land Use: East SINGLE FAMILY South AR16
 West AR16/SINGLE FAMILY North AR16/SINGLE FAMILY
 4. Sketch Plan Land Use is for:
 5. Present Land Use is for:
 6. Area (is) (is not) platted.

DP-136

PHOTO DATA:
 Taken by _____ Date _____ Time _____



May 25, 1984

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner, Current Plans

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

The Board of City Commissioners on April 17, 1984, considered the above captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. The plan shall be changed to show a 20-foot rear yard setback for the lots on the east side of Parcels 1 and 2, for the lots on the north side of Parcel 3 and along the south side of Parcel 5.
- b. General Provision number 5 shall be changed to reflect:
 - (1) The deletion of the 54 ROW/29BB column.
 - (2) The addition of a column stating that garages shall set back 20 feet from all street rights-of-way.
 - (3) The deletion of note number 4.
 - (4) The addition of the following to note number 5: "provided that the garage face shall set back a minimum of 20 feet from the back of the curb."
- c. A general provision shall be added stating that prior to the issuance of any building permits in Parcels 1, 2, 4 or 5, the C.U.P. shall be amended to incorporate the private park and floodway to the east in the C.U.P.
- d. A general provision shall be added stating that the construction of the proposed lake in Parcel 4 shall be in conformance with the approved drainage concept plan.
- e. Platting within two years from the date of approval by the Board of City Commissioners, or the application be considered denied and closed.
- f. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- g. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.

Page 2

- h. The transfer of title of all or any portion of the land included with the Community Unit Plan (CUP) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Please note that prior to the issuance of any building permits, and in accordance with condition "E" above, the property must be platted.

Also note that condition "C" requires the C.U.P. be amended to include the floodway to the east prior to the issuance of building permits in Parcels 1,2,4 or 5.

Attached for your information and files are two approved copies of the C.U.P. If you have any questions concerning this matter, please contact our office.

Jack H. Galbraith
Chief Planner

JHG:ADC:blw
Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF CITY COMMISSIONERS

REQUEST FOR APPROVAL OF THE BRIARWOOD RESIDENTIAL
COMMUNITY UNIT PLAN

DP-136 - APPROVAL OF THE BRIARWOOD RESIDENTIAL COMMUNITY UNIT
PLAN. GENERALLY LOCATED ON THE EAST SIDE OF 119TH STREET WEST
IN AN AREA SOUTH OF 13TH STREET NORTH.

The MAPC recommends approval of the amendment to the C.U.P.
(see minutes for full motion and conditions)
Gardner moved, Hansen seconded and it carried unanimously.
Banzer was absent.

- ACTION:
1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the Community Unit Plan subject to the recommended conditions; or
 2. Take such action as the City Commission deems appropriate.

CPO ACTION: CPO Council Area "A" recommended 5-1 that the request be approved.

DATA AND MINUTES

MAPC Hearing Date: 3-22-84 BCC Hearing Date: 4-17-84

AREA DATA:

Acres: 81.1 Size: 860' x 2900' (irregular)
Maximum number of dwelling units 437

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA"
North	Agriculture	"AA"
East	Vacant & single-family	"AA"
South	Agriculture	"R-1"
West	Agriculture & single-family	"R-1" & "AA"

History: None

Applicant: Inland Investment, Inc., 10300 West Central, Wichita 67212

Protestors: None

EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 22, 1984

LEGAL:

12. Case No. DP-136 - Inland Investment Co., Inc. requests approval of the Briarwood Residential Community Unit Plan beginning at a point 80.96 feet east and 75.00 feet south of the NW corner of the NW 1/4 of Section 18, Township 27 South, Range 1 West of the 6th P.M.; thence bearing N87°01'01"E Parallel to and 75 feet from the north line of said NW 1/4 a distance of 175.00 feet; thence bearing N72°58'50"E a distance of 103.08 feet; thence bearing N87°01'01"E parallel to and 50 feet from the north line of said NW 1/4 a distance of 860.00 feet; thence bearing S3°58'59"E a distance of 1202.53 feet; thence bearing S35°58'59"E a distance of 250.32 feet; thence bearing S11°50'30"W a distance of 486.43 feet; thence bearing S3°58'59"E a distance of 1085.36 feet; thence bearing N84°35'10"E a distance of 526.91 feet; thence bearing S5°24'50" a distance of 190.00 feet; thence bearing S84°35'10"W a distance of 1540.00 feet to a point lying 50 feet east of the west line of the SW 1/4 of said Section 18; thence bearing N1°52'55"W parallel to the west line of said SW 1/4 a distance of 367.70 feet to a point on the south line of the NW 1/4 of said Section 18; thence bearing N7°21'29"W parallel to and 50 feet from the west line of said NW 1/4 a distance of 2539.16 feet; thence bearing N6°40'41"E a distance of 103.08 feet; thence bearing N7°21'29"W parallel to and 75 feet from the west line of said NW 1/4 a distance of 175.00 feet to the point of beginning. Generally located on the east side of 119th Street West in an area south of 13th Street North.

CHAMBERS pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. As permitted by Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of the Briarwood Estates Residential C.U.P. The C.U.P. is located on the east side of 119th Street West in an area south of 13th Street North. In order for the Planning Commission to recommend approval of a residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
 - a. That the values of buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this chapter to promote public health, safety, morals and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses such as automobile parking areas, garages and community activities, including churches; and provided, that an "LC" district can be established through the regular channels.
 - d. That the average lot area per family contained in the site, exclusive of the area occupied by streets, shall be not less than the lot area per family required for the district in which the development is located.
2. The proposed development would create a five parcel residential C.U.P. containing approximately 81.1 acres. Permitted uses for Parcels 1 and 2 include single-family, zero lot line and attached single-family. The same uses are permitted in Parcels 3 and 5 as well as townhouses. If the area in the C.U.P. was developed with

the maximum number of dwelling units, the density would be 5.91 du/net acre (a maximum of 437 dwelling units). Parcel 4 is to be restricted to open space, associated recreational facilities and drainage. Building setbacks, parking ratio, and other information relating to future development is shown on the plan.

3. Staff is supportive of the proposed C.U.P. There are a few items relating to setbacks that should be changed, in staff's opinion. Garages should set back 20 feet from both property lines on corner lots and 20 feet from the curb line on private streets. A 20 foot rear yard setback should be established for those lots on the east side of Parcels 1 and 2 where they back into a conventionally platted single-family area. Staff also feels that the lots along the north side of Parcel 3 should have a 20 foot rear yard setback from the east/west public site.
4. In reviewing this area, staff noticed that there was some type of construction activity taking place in the unplatted area to the east of Parcel 4. After discussing that activity with the applicant, it was determined that various recreational facilities were being constructed for the Briarwood Estates Addition area. It was pointed out that private parks are not an outright permitted use in the "AA" district but can be handled either by a special permit or by including them in a C.U.P. Staff also pointed out that it has been the City's policy to plat all of ownership in order to provide for floodways, easements, etc.

The applicant has indicated that they would be willing to include the area to the east in the C.U.P. and eventually plat it. However, they wish to be able to final plat Parcel 3 as soon as possible. The applicant has indicated that in lieu of requesting a special permit that they would amend the C.U.P. at a later date to include the area to the east and note that that area and Parcel 4 are to be utilized and maintained by the owners in the C.U.P. and the owners in the Briarwood Estates Additions.

5. Should the Planning Commission determine that the proposed Briarwood Estates Residential C.U.P. is appropriate, the following are recommended conditions of approval:
 - a. The plan shall be changed to show a 20 foot rear yard setback for the lots on the east side of Parcels 1 and 2, for the lots on the north side of Parcel 3 and along the south side of Parcel 5.
 - b. General Provision number 5 shall be changed to reflect:
 - (1) The deletion of the 54 ROW/29BB column.
 - (2) The addition of a column stating that garage faces shall set back 20 feet from all street rights-of-way.
 - (3) The deletion of note number 4.
 - (4) The addition of the following to note number 5:
"provided that the garage face shall set back a minimum of 20 feet from the back of the curb.
 - c. General provision number 12 shall be changed to reflect 4 parking spaces for all townhouses.
 - d. A General provision shall be added stating that prior to the issuance of any building permits in Parcels 1,2,4 or 5 the C.U.P. shall be amended to incorporate the private park and floodway to the east in the C.U.P.

- e. A general provision shall be added stating that the construction of the proposed lake in Parcel 4 shall be in conformance with the approved drainage concept plan.
- f. Platting within two years from the date of approval by the Board of City Commissioners, or the application be considered denied and closed.
- g. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- h. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- i. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

DISCUSSION:

CHAMBERS said that staff was generally supportive of the application, but did have some concerns with a few minor items. He said that staff recommended that some twenty foot setbacks be established along the east and south sides. CHAMBERS said that when staff looked at an aerial of this area they noticed that some construction activity was occurring in the floodway to the east. After checking with the applicant it was determined that a private park was being developed. He said that private parks are not an outright permitted use in the "AA" district. He said that it was his understanding that the C.U.P would be amended to include the private park area. CHAMBERS said that CPO Council Area "A" recommended, by a 5-1 vote, approval of the C.U.P.

BILL YUNG, engineer representing the applicant, said that they were agreeable to most of the conditions in the staff report. In regard to the comment about the number of parking spaces for townhouses, they would prefer to provide two spaces per unit when the townhouses are on private streets. The townhouse development that is proposed is a "stacked townhouse" type which they feel should not need more than two parking spaces per unit. YUNG reviewed a site plan of the cluster single family project proposed for Parcel 2. He said that it should be a successful project.

YUNG stated that the C.U.P would be changed to reflect the deletion of the traffic circles since the Subdivision Committee did not approve them.

There was discussion between the Commissioners regarding the minor changes, sidewalks, and setbacks.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the low density residential character of the general area; the single family uses to the east; the single family zoning on nearby property; the suitability of the subject site for development with the residential uses shown on the C.U.P; and the recommendation of approval by staff; I move

that we recommend to the governing body that this application be approved subject to the following conditions:

- a. The plan shall be changed to show a 20 foot rear yard setback for the lots on the east side of Parcels 1 and 2, for the lots on the north side of Parcel 3 and along the south side of Parcel 5.
- b. General Provision number 5 shall be changed to reflect:
 - (1) The deletion of the 54 ROW/29BB column.
 - (2) The addition of a column stating that garages shall set back 20 feet from all street rights-of-way.
 - (3) The deletion of note number 4.
 - (4) The addition of the following to note number 5:
"provided that the garage face shall set back a minimum of 20 feet from the back of the curb.
- c. A general provision shall be added stating that prior to the issuance of any building permits in Parcels 1,2,4 or 5 the C.U.P. shall be amended to incorporate the private park and floodway to the east in the C.U.P.
- d. A general provision shall be added stating that the construction of the proposed lake in Parcel 4 shall be in conformance with the approved drainage concept plan.
- e. Platting within two years from the date of approval by the Board of City Commissioners, or the application be considered denied and closed.
- f. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- g. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- h. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Gardner moved, Hansen seconded and it carried unanimously. Banzer was absent.

March 23, 1984

Bill G. Yung Design
8225 East 35th North
Wichita, Ks. 67226

Re: DP-136 - Briarwood Estates
Residential C.U.P.

Dear Mr. Yung:

At its regular meeting on March 22, 1984, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. The plan shall be changed to show a 20 foot rear yard setback for the lots on the West side of Parcels 1 and 2, for the lots on the north side of Parcel 3 and along the south side of Parcel 5.
- b. General Provision number 5 shall be changed to reflect:
 - (1) The deletion of the 54 ROW/29BB column.
 - (2) The addition of a column stating that garages shall set back 20 feet from all street rights-of-way.
 - (3) The deletion of note number 4.
 - (4) The addition of the following to note number 5:
"provided that the garage face shall set back a minimum of 20 feet from the back of the curb."
- c. A general provision shall be added stating that prior to the issuance of any building permits in Parcels 1,2,4 or 5 the C.U.P. shall be amended to incorporate the private parking and floodway to the east in the C.U.P.
- d. A general provision shall be added stating that the construction of the proposed lake in Parcel 4 shall be in conformance with the approved drainage concept plan.

- e. Platting within two years from the date of approval by the Board of City Commissioners, or the application be considered denied and closed.
- f. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
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- h. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

In addition to the above conditions, the traffic circles should be removed from the C.U.P. Also, please change the name of the C.U.P. to Briarwood Estates. Please submit 10 corrected copies of the C.U.P. to our office by April 4, 1984 so that subject case can be scheduled for consideration by the Board of City Commission at their regular meeting on April 17, 1984, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

If you have any questions concerning this matter, please contact our office. This is a reminder that the zoning notification signs should now be removed from the property.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sd

cc: Inland Investment Co., Inc., 10300 West Central, Wichita 67212

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION DATE March 22, 1984

TO Jack Galbraith, Chief Planner-Current Plans

FROM Cindy Enriken, Administrative Aide III

SUBJECT DP-136 Generally located on
the East side of 119th Street
West in an area South of 13th
Street North

On Wednesday, March 21, CPO Council "A" considered the above captioned case and voted 5-1 to approve the request for amendment of the Brairwood Estates Residential Commercial Community Unit Plan subject to the conditions listed in the Secretary's comments.

Bill Yung, Larry Chambers, and Terry Moody, were present representing the applicant. No area residents or adjoining property owners were present to speak concerning the case.

Please provide the Council's recommendation to the MAPC and Board of City Commissioners when the case is considered by each respective Commission.

Cindy Enriken
Cindy Enriken
Administrative Aide III

CE:sm

3. Staff is supportive of the proposed C.U.P. There are a few items relating to setbacks that should be changed, in staff's opinion. Garages should set back 20 feet from both property lines on corner lots and 20 feet from the curb line on private streets. A 20 foot rear yard setback should be established for those lots on the east side of Parcels 1 and 2 where they back into a conventionally platted single-family area. Staff also feels that the lots along the north side of Parcel 3 should have a 20 foot rear yard setback from the east/west public site.
4. In reviewing this area, staff noticed that there was some type of construction activity taking place in the unplatted area to the east of Parcel 4. After discussing that activity with the applicant, it was determined that various recreational facilities were being constructed for the Briarwood Estates Addition area. It was pointed out that private parks are not an outright permitted use in the "AA" district but can be handled either by a special permit or by including them in a C.U.P. Staff also pointed out that it has been the City's policy to plat all of ownership in order to provide for floodways, easements, etc.

The applicant has indicated that they would be willing to include the area to the east in the C.U.P. and eventually plat it. However, they wish to be able to final plat Parcel 3 as soon as possible. The applicant has indicated that in lieu of requesting a special permit that they would amend the C.U.P. at a later date to include the area to the east and note that that area and Parcel 4 are to be utilized and maintained by the owners in the C.U.P. and the owners in the Briarwood Estates Additions.

5. Should the Planning Commission determine that the proposed Briarwood Estates Residential C.U.P. is appropriate, the following are recommended conditions of approval:
 - a. The plan shall be changed to show a 20 foot rear yard setback for the lots on the west side of Parcels 1 and 2, for the lots on the north side of Parcel 3 and along the south side of Parcel 5.
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 - f. Platting within two years from the date of approval by the Board of City Commissioners, or the application be considered denied and closed.
 - g. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the

plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

- h. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
 - i. The transfer of title of all or any portion of the land included within the Community Unit Plan (CUP) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.
-

DP-136 60 "Notice to Adjoining Property Owners" mailed on 3-8-84
for MAPC meeting to be held on 3-22-84.

1 (With Map) to CPO c/o Clemencia or Cindy

1 (With Map) to Karen Crook in Graphics

1 Don Schneider (Design Engineer)

63 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

March 8, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, March 22, 1984, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas will consider an application for amendment of the BRIARWOOD ESTATES RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-136

Beginning at a point 80.96 feet east and 75.00 feet south of the NW $\frac{1}{4}$ corner of the NW $\frac{1}{4}$ of Section 18, Township 27 South, Range 1 West of the 6th P.M.; thence bearing N87° 01' 01" E Parallel to and 75 feet from the north line of said NW $\frac{1}{4}$ a distance of 175.00 feet' thence bearing N 72° 58' 50" E a distance of 103.08 feet; thence bearing N 87° 01' 01" E parallel to and 50 feet from the north line of said NW $\frac{1}{4}$ a distance of 860.00 feet; thence bearing S 3° 58' 59" E a distance of 1202.53 feet; thence bearing S 35° 58' 59" E a distance of 250.32 feet, thence bearing S 11° 50' 30" W a distance of 486.43 feet; thence bearing S 3° 58' 59" E a distance of 1085.36 feet; thence bearing N 84° 35' 10" E a distance of 526.91 feet; thence bearing S 5° 24' 50" a distance of 190.00 feet; thence bearing S 84° 35' 10" W a distance of 1540.00 feet to a point lying 50 feet east of the west line of the SW $\frac{1}{4}$ of said Section 18; thence bearing N 1° 52' 55" W parallel to the west line of said SW $\frac{1}{4}$ a distance of 367.70 feet to a point on the south line of the NW $\frac{1}{4}$ of said SECTION 18; thence bearing N 7° 21' 29" W parallel to and 50 feet from the west line of said NW $\frac{1}{4}$ a distance of 2539.16 feet; thence bearing N 6° 40' 41" E a distance of 103.08 feet; thence bearing N 7° 21' 29" W parallel to and 75 feet from the west line of said NW $\frac{1}{4}$ a distance of 175.00 feet to the point of beginning. Generally located on the east side of 119th Street West in an area south of 13th Street North.

The Development Plan of this area has been submitted as permitted under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The Development Plan now on file proposes to create a residential C.U.P. that would permit a maximum of 437 dwelling units on 81.1 acres which is a density of 5.9 dwelling units per acre. Permitted uses include single family, zero lot-line; duplexes and townhouses. Building heights, setbacks parking ratio and other information relating to future development is shown on the plan.

The hearing of the proposed Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

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

RECEIVED

FEB 8 1984

METROPOLITAN PLAN
ROUTE

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 15, 1984

Bill G. Yung
8225 East 35th St. North
Wichita, Kansas 67226

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

Dear Bill:

We have reviewed the proposed C.U.P. and the following are our comments regarding the proposed development. Generally, we are supportive of the proposed uses in Parcels 1 through 4. The proposed single family and town-houses in Parcel 5 are appropriate. We feel that garden apartments in Parcel 5 would be inappropriate with the existing single family homes to the west and the single family zoning to the south. In our opinion, garden apartments should be located at major street intersections and not at half-mile lines. We feel that garden apartments should be deleted from the permitted use list for Parcel 5.

*OK
provision
added*

We are concerned about the traffic circle proposed on Ponderosa. Traffic circles have not functioned well in other locations in Wichita. They require additional paving and act as an impediment to efficient traffic flow. People tend to drive over traffic circles or make improper turning movements. You have indicated that a gazebo would be constructed on the traffic circle. If your clients desire to retain the traffic circle, a general provision should be added, stating that prior to the final design of the streets, a plan of the traffic circle showing the gazebo or other structures, shall be submitted to the City Engineer for review and approval. You may wish to contact the City Engineer to discuss the design of the traffic circle prior to the MAPC meeting.

The City Engineer has recommended that appropriate cul-de-sacs be provided in Parcel 3. As we have discussed previously, the streets in Parcel 3 are quite long and serve several lots. We would recommend that the two dead-end streets be connected. You should contact the Fire Department to see where emergency access points should be located.

When we viewed this area on an aerial, we noticed that there are improvements being made in the unplatted area south of the existing lake to the east. During our review and discussion with you and Larry Chambers, it was determined that a private park was being constructed. While we are supportive of the private park, it should be pointed out that private parks require a special permit in the "AA" district. They may also be permitted in a C.U.P. We feel that

WICHITA - SEDGWICK COUNTY

-2-

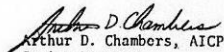
the floodway to the east of the C.U.P. should be included in the C.U.P. as a separate parcel. The C.U.P. would state that the parcel is a floodway and a private park is permitted for the benefit of the property owners in the Briarwood Additions to the north.

The City Engineer has indicated that the limits of the floodway will need to be addressed at the time of platting. We will be recommending that the floodway to the east of the C.U.P. be platted with the area in the C.U.P. We feel that the floodway along the Cowskin should be defined in the platting process. At this time, we are not aware of any reasons why the floodway should not be platted.

The balance of our comments are minor changes that need to be made to the plan.

1. General provision number 4 should be changed to read: "Setbacks shall be as shown on the plan or as provided in General Provision No. ____". The setback table should be given a general provision number.
2. We are not sure what the intent of General Provision No.5 is. You should determine a setback from the arterials (20' or 25') and include it in the setback table.
3. The area immediately to the east of the major entrance on 13th Street, the areas on either side of the entrance to Parcel 3 and the area in the northeast corner of Parcel 3 should be labeled as open space. The plan should show how the owners in Parcels 1 and 2 will have access to Parcel 4 since they are required to be in the homeowners association maintaining the floodway.
4. The last sentence in the first paragraph in General Provision No.8 should be deleted. General Provision No.9 should be included in General Provision No.8 (insert it between the first and second paragraphs).
5. General Provision No.12 should be moved and renumbered as General Provision No.14.
6. References to garden apartments should be deleted. The density calculations will need to be redone.
7. The location of the S.W. corner of the NW $\frac{1}{4}$ of Section 18, needs to be relocated.

These are all of our comments at this time. We have tentatively scheduled this C.U.P. for MAPC consideration on March 22, 1984. It is necessary that you submit 14 corrected copies of the C.U.P. by Friday, February 24, 1984. If you have any questions or wish to discuss our comments, please call.


Arthur D. Chambers, AICP
Senior Planner

ADC:blw

cc: Larry A. Chambers, 10300 West Central, Wichita, Kansas 67212

February 1, 1984

Robert B. Feldner, Superintendent of Central Inspection
Arthur D. Chambers, Senior Planner

DP-13 - 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
Senior Planner

ADC:blw

February 1, 1984

Mike Lindebak, City Engineer

Arthur D. Chambers, Senior Planner

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

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

Arthur D. Chambers
Senior Planner

ADC:blw

February 1, 1984

Bill McKinley, Traffic Engineer

Arthur D. Chambers, Senior Planner

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

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

Arthur D. Chambers
Senior Planner

ADC:blw

address
should be
Orland Invest
10,300 W. Central

Stawson Invest
10,300 W. Central
6212

ownership list
for DPB6

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

*Briarwood
Residential
C.U.P.
DP-133*

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents.
- a. Applicant Inland Investment Co., Inc.
Address 10300 W. Central, Wichita, KS 67212 Phone 722-2691
Agent Bill G. Yung Design
Address 8225 E. 35th North, Wichita, KS 67226 Phone 683-5567
- b. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____
- c. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____

(Use separate sheet if necessary for names of additional applicants).

2. a. The applicant hereby requests Community Unit Plan approval on property zoned AA and legally described as Lot(s) N/A, Block(s) N/A, Addition. N/A

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

See attached sheet.

2. b. There are 81.1 acres (round to nearest tenth) in the above described property.

MAP 4748C+D Zoning NAA SR-1E AA WRTR! mark 3/1/84

3. The general location is (use appropriate section)

a. at the S.E. ^{On the east side of} corner of 119th Street West in an area
south of 13th Street North; or

b. on the N/A side of N/A (Avenue,
Street) between N/A (Avenue, Street) and
N/A (Avenue, Street).

4. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

Inland Investment Co., Inc.
By Larry A. Chambers By _____
Authorized Agent (if any) President Authorized Agent (if any)

By _____ By _____
Authorized Agent (if any) Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at 4:40
(AM, PM) on Jan 30, 1984 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 705.

Larry A. Chambers Name
Sr Planner Title

BEGINNING AT A POINT 80.96 FEET EAST AND 75.00 FEET SOUTH OF THE NW CORNER OF THE NW1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M.; THENCE BEARING N87°01'01"E PARALLEL TO AND 75 FEET FROM THE NORTH LINE OF SAID NW1/4 A DISTANCE OF 175.00 FEET; THENCE BEARING N72°58'50"E A DISTANCE OF 103.08 FEET; THENCE BEARING N87°01'01"E PARALLEL TO AND 50 FEET FROM THE NORTH LINE OF SAID NW1/4 A DISTANCE OF 860.00 FEET; THENCE BEARING S3°58'59"E A DISTANCE OF 1202.53 FEET; THENCE BEARING S35°58'59"E A DISTANCE OF 250.32 FEET; THENCE BEARING S11°50'30"W A DISTANCE OF 425.43 FEET; THENCE BEARING S3°58'59"E A DISTANCE OF 1085.36 FEET; THENCE BEARING N84°35'10"E A DISTANCE OF 526.91 FEET; THENCE BEARING S5°24'50"E A DISTANCE OF 190.00 FEET; THENCE BEARING S84°35'10"W A DISTANCE OF 1540.00 FEET TO A POINT LYING 50 FEET EAST OF THE WEST LINE OF THE SW1/4 OF SAID SECTION 18; THENCE BEARING N1°52'55"W PARALLEL TO THE WEST LINE OF SAID SW1/4 A DISTANCE OF 367.70 FEET TO A POINT ON THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 18; THENCE BEARING N7°21'29"W PARALLEL TO AND 50 FEET FROM THE WEST LINE OF SAID NW1/4 A DISTANCE OF 2539.16 FEET; THENCE BEARING N6°40'41"E A DISTANCE OF 103.08 FEET; THENCE BEARING N7°21'29"W PARALLEL TO AND 75 FEET FROM THE WEST LINE OF SAID NW1/4 A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING. ~~CONTAINING 81.16 AC. MORE OR LESS.~~

OK for legal

OWNERSHIP LIST

<u>Property Description</u>	<u>Property Owner</u>
Lots 1 through 11, odd & even inclusive, Briarwood Estates, Block 1	✓ Inland Investment Company, Inc. 10200 W. Central 67212
Lots 1 through 25, odd & even, inclusive, Briarwood Estates, Block 2	Same as Above
Lots 1 through 11, odd & even inclusive, Briarwood Estates, Block 3	Same as Above
Lots 12 & 13, Block 3, Briarwood Estates	Same as Above
Lot 14, Block 3, Briarwood Estates	✓ Gerald W. Jordan Sherie E. Jordan 1337 Cardington Court 67212
Lot 15, Block 3, Briarwood Estates	✓ William H. Martin, Jr. Mary Patricia Martin 1319 Chipper Lane 67212
Lot 16, Block 3, Briarwood Estates	✓ Paul E. Checkeye Eileen Checkeye 1345 N. Cardington 67212
Lot 17, Block 3, Briarwood Estates	✓ John F. Eberhardt Joanne D. Eberhardt 640 N. Rock Road #12 67206
Lot 18, Block 3, Briarwood Estates	✓ American Savings Association of Kansas 201 N. Main 67202
Lots 19, 20 & 21, Block 3, Briarwood Estates	OK Inland Investment Company, Inc. 10200 W. Central 67212
Lot 7, Block 4, Briarwood Estates	✓ Classic Builders, Inc. 2440 S. Sheridan 67217
Lot 8, Block 4, Briarwood Estates	✓ Biltmore Homes, Inc. 851 N. West Street 67203
Lot 9, Block 4, Briarwood Estates	✓ Robl Construction, Inc. 1342 N. Cardington 67212
Lot 10, Block 4, Briarwood Estates	✓ Jay W. Russell (a/k/a J.W. Russell) Construction, Inc. 443 N. Maize Road 67212

<u>Property Description</u>	<u>Property Owner</u>
Lots 11 & 12, Block 4, Briarwood Estates	ok Inland Investment Company, Inc. 10200 W. Central 67212
Lots 13 & 14, Block 4, Briarwood Estates	Same as Above
Lot 15, Block 4, Briarwood Estates	ok J.W. Russell Construction Co., Inc. 443 N. Maize Road 67212
Lot 16, Block 4, Briarwood Estates	ok Robl Construction, Inc. 1342 N. Cardington 67212
Lot 17, Block 4, Briarwood Estates	ok Inland Investment Company, Inc. 10200 W. Central 67212
Lot 18, Block 4, Briarwood Estates	ok Classic Builders, Inc. 2440 S. Sheridan 67217
Lots 19, 20, & 21, Block 4, Briarwood Estates	ok Inland Investment Company, Inc. 10200 W. Central 67212
Lot 22, Block 4, except that part described as: Beginning at the Northeast corner of said Lot 22; thence bearing South 42°01'01" W, along the easterly line of said Lot, 26.31 feet; thence bearing North 51°53'53"W 74.07 feet to a point in the North line of said Lot; thence bearing South 70°58'57"E along said North line, 80.28 feet to the point of beginning AND That part of Lot 23, Block 4, described as beginning at the NW corner of Lot 22 said point being the SWly corner of said Lot 23; thence along a curve to the right having a radius of 122.00 feet and a chord of 22.82 feet bearing N 24°23'04" E an arc distance of 22.85 feet; thence bearing S 51°53'53" to a point in the S line of Lot 23, (being the North line of Lot 22) in said Block 4, a distance of 69.48 feet; thence along the South line bearing North 70°58'57" W, 67.69 feet to the point of beginning, all in Briarwood Estates	ok Robl Construction, Inc. 1342 N. Cardington 67212
Lot 22, Block 4, described as beginning at the NE corner of said Lot; thence bearing South 42°01'01"W along the Ely line of said Lot 22, 26.31 feet; thence bearing North 51°53'53"W, 74.07 feet to a point in the North line of said Lot 22; thence bearing South 70°58'57"E along the said North line 80.28 feet to the point of beginning AND the exception to Lot 23, immediately described in the above paragraph	ok Steven J. Robl Vera J. Robl 1342 N. Cardington 67212

PAGE 3

<u>Property Description</u>	<u>Property Owner</u>
Lot 24, Block 4, Briarwood Estates	✓ Herbert A. Sparks 1350 N. Cardington 67212
Lot 25, Block 4, Briarwood Estates	OK Inland Investment 10200 W. Central 67212
Lot 26, described as beginning at a point on the S line, 50 feet SE of the W corner; thence S along the S line, 144.58 feet to the SE corner; thence NE along the SE line 35 feet; thence NW 161.49 feet to Beginning; Block 4, Briarwood Estates	Same as Above
Lot 26, except that part described above	OK J.W. Russell Construction Co., Inc. 443 N. Maize Road 67212
Lot 27, Block 4, Briarwood Estates	OK Inland Investment Company 10200 W. Central 67212
Lots 1 & 2, Block 5, Briarwood Estates	Same as Above
Lot 3, Block 5, Briarwood Estates	OK Biltmore Homes, Inc. 851 N. West Street 67203
Lots 4, 5, 6, 7 & 14, Block 5, Briarwood Estates	OK Inland Investment Company 10200 W. Central 67212
Lots 1 through 10, odd & even inclusive, Block 6, Briarwood Estates	Same as Above
Lots 1 through 14, odd & even inclusive, Block 7, Briarwood Estates	Same as Above
Lots 1 through 16, Block 8, odd & even inclusive, Briarwood Estates	Same as Above
Lots 1 through 14, odd & even inclusive, Block 9, Briarwood Estates	Same as Above
Lots 1 through 23, odd & even inclusive, Block 10, Briarwood Estates	Same as Above
Reserve A, Reserve B, except that part platted as Briarwood Estates 2nd Addn., & Reserve C, Briarwood Estates	Same as Above
Lot 1, Block 1, Briarwood Estates 2nd Addition	✓ Stephen M. Joseph Phyllis J. Joseph 9001 Suncrest 67212

<u>Property Description</u>	<u>Property Owner</u>
Lot 2, Block 1, Briarwood Estates 2nd Addition	✓ Arthur W. Borst Agatha P.M. Borst 802 N. Ridge Road 67212
Lots 1, 2, 3, 5 & 6, Block 2, Briarwood Estates 2nd	OK Inland Investment Company, Inc. 10200 W. Central 67212
Lot 4, Block 2, Briarwood Estates 2nd	✓ Franklin F. Harris II Terri R. Harris 11405 Merridale 67212
Lot 25, Block 3, Echo Hills Addition	OK American Savings Association of Kansas 201 N. Main 67202
Lot 26, Block 3, Echo Hills	? Merrill Lynch Relocation Management, Inc. Address Unknown
Lot 27. Block 3, Echo Hills	✓ Timothy B. Wooding Joyce A. Wooding 1436 Shefford 67212
Lot 28, Block 3, Echo Hills	✓ James E. Alexander Evelyn M. Alexander 1426 N. Shefford 67212
Lot 29, Block 3, Echo Hills	✓ Harold Russell Barnes Suzanne Kay Barnes 1414 N. Shefford 67212
Lot 30, Block 3, Echo Hills	✓ Gaye R. Masopust 1408 N. Shefford 67212
Lot 31, Block 3, Echo Hills	✓ Mid Kansas Federal Savings & Loan Association 230 S. Market 67202
Lots 18 & 19, Block 5, Echo Hills	✓ Slawson Investment Corporation 105 S. Battin 67218
Lot 20, Block 5, Echo Hills	✓ Larry W. Maxwell 11321 Rolling Hills Street 67212
Lot 21, Block 5, Echo Hills	OK Slawson Investment Corporation 105 S. Battin 67218
Lots 10 through 31, odd & even inclusive, Block 12, Echo Hills	Same as Above
Lots 1 through 28, odd & even inclusive, Block 13, Echo Hills	Same as Above

Property Description

Property Owner

Lots 1 through 21, odd & even
inclusive, Block 14, Echo Hills

✓ Slawson Investment Corporation
105 S. Battin 67218

Lots 2 through 33, odd & even
inclusive, Block 15, Echo Hills

Same as Above

Lots 1 through 13, odd & even
inclusive, Block 16, Echo Hills

Same as Above

Lot 14, Block 16, Echo Hills

✓ Homes by Holding
1373 Bridgewater 67209

Lot 15, Block 16, Echo Hills

✓ Slawson Investment Corporation
105 S. Battin 67218

Lot 16, Block 16, Echo Hills

✓ Dick D. Strickert
Debbie G. Strickert
1216 N. Richmond 67203

Lot 17, Block 16, Echo Hills

Michael P. Stanton
✓ Mary E. Stanton
11447 W. 14th St. Court 67212

Lot 18, Block 16, Echo Hills

✓ Phillip J. Paschang
11441 W. 14th St. Court 67212

Lot 19, Block 16, Echo Hills

✓ David P. Ulrich
11435 W. 14th St. Court 67212

? Stephen F. Yavor
Address Unknown

Lot 20, Block 16, Echo Hills

✓ Jerome A. Parsons
Kimberly A. Parsons
1517 Valleyview Court 67212

Lot 21, Block 16, Echo Hills

✓ David G. Keith
11423 W. 14th St. Court 67212

? Billie J. Voth
Address Unknown

Lot 22, Block 16, Echo Hills

✓ Donald L. Regnier
Deborah A. Regnier
822 N. Young Ave. 67212

Lot 23, Block 16, Echo Hills

✓ Donald L. Moren
Carla L. Moren
11413 W. 14th St. Court 67212

Lot 24, Block 16, Echo Hills

✓ Marshall L. Williams
Janice W. Williams
11407 W. 14th St Court 67212

<u>Property Description</u>	<u>Property Owner</u>
Lot 25, Block 16, Echo Hills	Steven M. Faber ✓ Cathy L. Faber 11403 W. 14th St Court 67212
Lot 26, Block 16, Echo Hills	Stephen F. Sater ✓ Kathy Jean Sater 1230 Cramer 67212
Lot 27, Block 16, Echo Hills	Doyle L. Lyon ✓ Joyce J. Lyon 1451 N. Shefford 67212
Lot 28, Block 16, Echo Hills	✓ Frank J. Boyce 1447 N. Shefford 67212
Lot 29, Block 16, Echo Hills	Michael E. Mies ✓ Gwen C. Mies 217 N. Martinson 67203
Lot 30, Block 16, Echo Hills	✓ David A. Doolittle 1435 N. Shefford 67212
Lot 31, Block 16, Echo Hills	✓ John E. Parsons 1425 N. Shefford 67212
Lot 1, Block B, Cedar Park Chateaux Addition	✓ Cedar Park, Inc. 505 S. Broadway Suite 200 67202
Lot 2, Block B, Cedar Park Chateaux	Same as Above
Lot 3, Block B, Cedar Park Chateaux	o/c Jay Russell Construction, Inc. 443 N. Maize Road 67212
Lot 4, Block B, Cedar Park Chateaux	✓ Donald E. Rakestraw Naomi A. Rakestraw 1118 Acadia 67212
Lot 1, Block C, Cedar Park Chateaux	✓ Terry L. Summerhouse Mary L. Summerhouse 12125 Nantucket 67235
Lot 2, Block C, Cedar Park Chateaux	✓ Cedar Park, Inc. 505 S. Broadway Suite 200 67202
Lot 3, Block C, Cedar Park Chateaux	✓ Donald E. Werner Connie S. Werner 1915 Reca 67212
Lot 4, Block C, Cedar Park Chateaux	✓ Louis S. Torczynski Patricia A. Torczynski 1414 N. Coachhouse 67212
Lot 5, Block C, Cedar Park Chateaux	o/c J.W. Russell Construction, Inc. 443 N. Maize Road 67212
Lots 1, 2, 3, 4 & 5, Block D, Cedar Park Chateaux	o/c Cedar Park, Inc 505 S. Broadway Suite 200 67202

Property Description

Property Owner

Lot 6, Block D, Cedar Park Chateaux	✓ Reserve Savings & Loan Association 130 E. 21st Street North 67214
Lots 7 & 8, Block D, Cedar Park Chateaux	OK Cedar Park, Inc. 505 S. Broadway Suite 200 67202
Lot 10, Block D, Cedar Park Chateaux	OK J.W. Russell Construction, Inc. 443 N. Maize Road 67212 Same as Above
Lot 11, Block D, Cedar Park Chateaux	
Lots 12, 13 & 14, Block D, Cedar Park Chateaux	OK Cedar Park, Inc. 505 S. Broadway Suite 200 67202
Lot 15, Block D, Cedar Park Chateaux	✓ Krablin Enterprises, Inc. 3031 W. Pawnee #1 67213
Lots 14 & 15, Block E, Cedar Park Chateaux	OK Cedar Park, Inc. 505 S. Broadway Suite 200 67202
Lot 20, Block A, Cedar Park Chateaux	✓ James H. Grady Mary Frances Grady 12229 Nantucket 67235
Lots 21 & 22, Block A, Cedar Park Chateaux	OK Cedar Park, Inc. 505 S. Broadway Suite 200 67202

Tracts:

Government Lot 2, and the NW quarter of Section 18, Twp 27 South, Rge 1W, Except that part platted as Briarwood Estates and Briarwood Estates 2nd Addition.	OK Inland Investment Company, Inc. 10200 W. Central 67212
---	--

That Part of the Southwest Quarter of 18-27S-1W described as: Beginning at the NE corner of said SW Quarter; thence S 00°30'E, along the Quarter section line, 475 feet; thence Wly, with an angle to the right of 103°, 132 feet; thence Nly, with an angle to the right of 77°, 74.3 feet to a point 367 feet South of the North line of said SW Quarter; thence West parallel with Said North line of the SW Quarter 2,300 feet to a point on the West line of said SW Quarter;

Property DescriptionProperty Owner

(cont. from last page)

Thence North along the West line 367 feet to the NW corner of said SW Quarter; thence Ely, with an angle of 86°30', along the North line of said SW Quarter 2,422 feet to beginning.

✓ Inland Investment Company, Inc.
10200 W. Central 67212

The Southwest Quarter of 18-27-1W except the above described tract

✓ Ted Prichard
Bernece Prichard
11506 W. Central 67212

The Southeast Quarter of the Southwest Quarter of 7-27-1W, except that part platted as Echo Hills Addition

✓ Virgil Jaax
10402 W. 13th Street 67212

A tract in the East half of the NE Quarter of 13-27-2W described as: Excepting the North 30 feet and the East 30 feet for road and except beginning at the SE corner of the NW Quarter of said section; thence bearing S86° 33'40"W along the S line of the East half of said NE $\frac{1}{4}$, 1310.70 feet to the Southwest corner of said E $\frac{1}{2}$ of said NE $\frac{1}{4}$; thence bearing N 5°00' 36"W along the west line of said NE $\frac{1}{4}$, 1465 feet; thence bearing S 84°23' E 78.77 feet; thence bearing N 70° E, 120 feet; thence bearing S 78°E 230 feet; thence bearing S 30°30'E, 235 feet; thence bearing S 46°00'E 190 feet; thence bearing S 1°40'E 150 feet; thence bearing S 14°10' E, 240 feet; thence bearing S 69°00'E 170 feet; thence bearing S 4° 45'E, 230 feet; thence bearing S 32°30' E, 75 feet; thence bearing N 74°00' E, 255 feet to a point on the East line bearing S 7°21'29" E, 230 feet to the point of beginning

✓ Floyd D. DeWitt
Marie J. DeWitt
road and 505 S. Broadway Suite
#200 67202

The exception to the above described tract 13-27-2W

✓ Westwind Associates
P.O. Box 1362 67201

The North 200 feet of the South 1900 feet of the East 217.8 feet of the Southeast Quarter of 13-27-2W

✓ Pearl Miller
859 N. 119th Street West
67235

The North 200 feet of the South 1500 feet of the East 217.8 feet of the Southeast Quarter of 13-27-2W

✓ Steven L. Bush
Debra S. Bush
815 N. 119th Street West
67235

Beginning at the SE corner of the SE $\frac{1}{4}$ of 13-27-2W; thence W along the S line of said SE $\frac{1}{4}$, 217.8 feet; thence N parallel with E line 1100 feet, (cont. on next page)

Property Description

Property Owner

To a point of beginning; thence W 217.8 feet; thence N 220 feet; thence E 217.8 feet; thence S220 feet to the point of beginning

✓ Marlin R. Frederick
Rosemary R. Frederick
811 N. 119th Street West
67235

The North 200 feet of the South 2392.5 feet of the West 217.8 feet of the East 435.6 feet of the Southeast Quarter of 13-27-2W

✓ Niles W. Dalrymple
Lilita Dalrymple
927 N. 119th Street West
67235

Beginning at the NE corner of the SE $\frac{1}{4}$ of 13-27-2W; thence S 149.75 feet more or less to a point 2492.5 feet North of the SE corner of said SE $\frac{1}{4}$; thence W parallel to the South line of said $\frac{1}{4}$, 217.8 feet; thence S parallel to the East line of said $\frac{1}{4}$, 100 feet; thence W parallel with the South line of said $\frac{1}{4}$, 217.8 feet; thence North parallel with East line of said $\frac{1}{4}$, 251.79 feet more or less to the North line of said $\frac{1}{4}$; thence E 435.6 feet to beginning, except the East 35 feet for road AND Beginning 2292.5 feet N of the SE corner of the SE $\frac{1}{4}$ of 13-27-2W; thence N along the East line of said $\frac{1}{4}$, 200 feet; thence W parallel with S line of said $\frac{1}{4}$, 217.8 feet; thence S 200 feet; thence E 217.8 feet to beginning, except the East 35 feet for road

✓ Fred L. Laqua
Irene L. Laqua
947 N. 119th Street West
67235

Beginning 2192.5 feet N of the SE corner of the SE $\frac{1}{4}$ of 13-27-2W; thence N along the E line of said $\frac{1}{4}$ 100 feet; thence W parallel with the S line of said $\frac{1}{4}$, 217.8 feet; thence S 100 feet; thence E 217.8 feet to beginning

ok Niles Dalrymple
Lilita Dalrymple
927 N. 119th Street West
67235

The North 200 feet of the South 1700 feet of the East 217.8 feet of the Southeast $\frac{1}{4}$ of 13-27-2W

ok Earl Miller, Jr.
Eleanor Marie Miller
829 N. 119th Street West
67235

The North 200 of the South 1300 feet of the East 217.8 feet of the SE $\frac{1}{4}$, except the South 30 feet and except the E 30 feet for road; 13-27-2W

ok Marlin R. Frederick
Rosemary R. Frederick
811 N. 119th Street West
67235

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of 13-27-2W, except the East 435.6 feet of the North 449.75 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ And except the East 217.8 feet of the South 600 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$

✓ Earl Miller
Pearl Miller
859 N. 119th Street West
67235

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We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts of:

A 1000 foot radius of:
Beginning at a point 80.96 feet East and 75.00 feet South of the Northwest corner of the Northwest Quarter of Section 18, Township 27 South, Range 1 West of the Sixth P.M.; thence bearing N 87°01'01"E parallel to and 75 feet from North line of said Northwest Quarter a distance of 175 feet; thence bearing N 72°58'50"E a distance of 103.08 feet; thence bearing thence bearing N 87°01'01"E parallel to and 50 feet from the North line of said Northwest Quarter a distance of 860.00 feet; thence bearing S 3°58'59" E a distance of 1202.53 feet; thence bearing S 11°50'30"W a distance of 486.43 feet; thence bearing S 3°58'59"E a distance of 1085.36 feet; thence bearing N 84°35'10"E a distance of 526.91 feet; thence bearing S 5°24'50"E a distance of 190.00 feet; thence bearing S 84°35'10"W a distance of 1540.00 feet to a point lying 50 feet East of the West line of the Southwest Quarter of said Section 18; thence bearing N 1°52'55"W parallel to the West line of said Southwest Quarter a distance of 367.70 feet to a point on the South line of the Northwest Quarter of said Section 18; thence bearing N7°21'29"W a parallel to and 50 feet from the West line of said Northwest Quarter a distance of 2539.16 feet; thence bearing N 6°40'41"E a distance of 103.08 feet; thence bearing N 7°21'29"W parallel to and 75 feet from the West line of said Northwest Quarter a distance of 175.00 feet to the point of beginning (Containing 81.16 acres more or less)

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 3rd day of February, 1984, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

John Egan
Vice President

Order No: 330011
nb

FORM 29

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION AMOUNT

NAME

ADDRESS

FUND DUE DATE

COMMENTS

DATE BY

*

This DP File
Has a Large Drawing
On 35mm Microfilm.

Roll # 1

*