

PLAT NO. 59-16 MAP NO. C-7

NAME GREENBRIAR MANOR

LOCATION AN AREA AT THE NORTHWEST CORNER
OF OLIVER AND 25TH STREET NORTH

ENGINEER GUY GUTHRIE

OWNER LAWRENCE INC

APPLICATION FILED 4-13-59

SKETCH PLAT FILED _____

PRELIMINARY FILED 5-1-59

S/D ACTION 5-13-59 APPROVE

FINAL FILED 12-15-59

S/D ACTION 12-31-59 APPROVE

MAPC ACTION 1-7-60 APPROVE

BCC ACTION 2-2-60 APPROVE

RECORDED 2-8-60

REMARKS _____

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

GREENBRIAR MANOR Addition was
filed for record on FEBRUARY 8, 1960.

Rufus E. Deering
Register of Deeds

NOTED IN PLAT BOOK 2-17-60 GW

SD 59-16

SUBDIVISION PROGRESS SHEET

Name _____
Legal description Sec. 2, T. 27 S., R. 1 E

Application received by _____ date 3/22 4-13-59
Conference with applicant by _____ date 3/22 4-13-59
Departmental Report by _____ date _____
Preliminary plat received by _____
Preliminary plat reviewed by _____
Needs of other agencies are: _____

Departmental report on Preliminary Plat by _____ date _____
Subdivision Committee review and comments are: _____

Final plat received by _____ date _____
Final plat reviewed by _____ date _____
Final plat placed on MAPC agenda by _____ date _____
Planning Commission action was: _____

Comments: 4-27-59 see letter dated 4-29-59 relative to the
problem of drainage connected with this plat.
5-4-59-

Section No. C-7

S/D No. _____

SUBDIVISION
REPORT SHEET

Name of subdivision Greenbriar Manor
Legal description Sec. 2, T. 27 S., R. 1 E.

Subdivider Robert J. Lawrence Phone 946 6668
Address 6601 E. 13th St. City Wichita, Kansas
Agent Abinger & Smith Phone QM 23892
Address 830 N. Main City Wichita, Kansas

Date received in office _____ Staff Planner _____
Reviewed for compliance with Subdivision Rules by _____

Subdivision is in the city _____ County ✓ 3-mile area ✓
Land is zoned R-1 + LC by City _____ County ✓

Land Data
Gross acres in subdivision 80 Area dedicated for public use 2.9 acres
Minimum lot frontage 70' Average lot frontage 75
Minimum lot depth 125 Average lot depth 130
Minimum lot area 8,750 Average lot area 9,750

Land Use
Number of residential lots 204 Number of Commercial lots 1
Number of industrial lots 0 Other use areas 1

Streets
Number of lineal feet of new streets 9525'
Right-of-way widths of new streets 60-9525' 80- _____, 100- _____
Right-of-way dedicated to widen existing streets _____

Improvements
Lineal feet of storm sewer _____
Lineal feet of sanitary sewer _____
Lineal feet of water line _____
Number of fire plugs _____
Number of street lights _____
Square yards of paved intersections _____
Square yards of sidewalk _____
Square yards of pavement _____

Non-City Services
Improvement district named _____
at _____ mill tax on land, and furnishes _____

Facilities
Elementary school named Bugkner 1s 1/2 miles away
Intermediate school named Braks 1s 1/2 miles away
High school named South east 1s 4 1/2 miles away
Park named Fairmount 1s 2 miles away
Fire station numbered 10 1s 2 1/2 miles away
Post office numbered 5 1s 2 1/2 miles away

Topography (2' interval) date: _____ by: _____
Sketch plat date: 4-13-59 by: L. G. E.
Departmental Report date: _____ by: _____
Preliminary plat forwarded to S/D Committee date: _____ by: _____

Section No. _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Wichita-Sedgwick County
Metropolitan Area Planning Commission
Room 402, City Building Annex
104 South Main
Wichita 2, Kansas

Name of Property Owner Lawrence Inc.
Address 6601 E. 13th Street Phone Mu - 66668
Name of Subdivider Robert J. Lawrence
Address same as above Phone Mu - 66668
Name of Agent/Surveyor Oblinger & Smith
Address 830 N. Main Phone Am - 23892

Name of Subdivision Greenbriar Manor
General Location of Subdivision: Section 2 Township 27-S Range 1-E
City or 3 mile area: _____
Date of Application April 13, 1959

SUBDIVISION INFORMATION:

- | | |
|--|--|
| 1. Total Acreage of plat <u>80 A ±</u> | 6. Lineal feet of New Streets: |
| 2. Number of Lots: | a. <u>60</u> R/W <u>9525</u> ft. |
| Residential <u>204</u> | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial Church <u>1</u> | d. Total <u>9525</u> ft. |
| Total <u>206</u> | |
| 3. Average lot frontage <u>70 - 75</u> ft. | 7. Total Area of new streets |
| 4. Minimum lot frontage <u>70 (at setback)</u> ft. | R/W <u>(13.1A±) 571,500</u> sq. ft. |
| 5. Average lot area <u>9000</u> sq. ft. | 8. Existing zoning <u>R-1 (County)</u> |
| 9. Public water supply _____ (Yes-No) | with <u>8.25 A LC (County)</u> |
| 10. Public sanitary sewers _____ (Yes-No) | Name <u>City of Wichita</u> |
| 11. Health Department approval (where applicable) _____ (Yes-No) | Name <u>City of Wichita</u> |

The applicant herein agrees to comply with the Subdivision Rules and Regulations for the Wichita-Sedgwick County Metropolitan Area, as amended, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. The applicant further agrees that the sixty (60) day statutory period shall start on the date that this plat is first considered by the Subdivision Committee of the Metropolitan Area Planning Commission, and that he is authorized to act on the behalf of the owner.

Signed _____
By Harmon J. Oblinger
Agent/Surveyor _____

SUBDIVISION PROGRESS

Application <u>4-13-59</u> (Date)	Sketch plat <u>4-13-59</u>	(Date)
Departmental Report (Letter of Intent) <u>5-4-59</u>		(Date)
Preliminary plat submitted _____		(Date)
Departmental report _____		(Date)
Subdivision Committee Review _____		(Date)
Final plat submitted _____		(Date)
MAFC Action _____		(Date)
BCC Action _____		(Date)
Plat recorded _____		(Date)
Annexed _____		(Date)

April 15, 1959

Mr. Warren Oblinger
Oblinger & Smith
830 North Main
Wichita, Kansas

Dear Mr. Oblinger:

This will acknowledge receipt of two copies of the sketch plat for Greenbriar Manor Addition on April 13, 1959. The sketch plats were not, however, accompanied by appropriate application forms.

If you will submit the application forms at your convenience, this plat can be given further consideration.

Very truly yours,

Leland R. Edmonds
Senior Planner

LRB:ujj

Metropolitan Planning

April 15, 1959

B. E. Smith, City Engineer

Leland R. Edmonds, Senior Planner

Sketch Plat Greenbriar Addition

Attached to this memorandum is one copy of a proposed sketch plat for property lying north of 25th Street, west of Oliver, and south of 29th Street, west of Oliver, and south of 29th Street. This area is a part of the drainage area for the east fork of Chisholm Creek.

① We are advised by the subdivider, through his agent, that the basic principles of drainage treatment within this area have been derived through conferences with your office. We are further advised that the methods for providing sewer service to this area have also been generally agreed to and derived through your office. We would call your attention to the proposed levees in the northwest quadrant of the area and we would request that you indicate specifically whether or not these have been considered or approved by your office.

The Planning Department has not as yet examined this plat with respect to its compliance with the several requirements of the subdivision rules and regulations. cursory examination indicates to us, however, that the major problems if any exist, will be concerned with drainage. This office will of course rely wholly on your recommendations with respect to drainage.

The subdivider has asked that this matter be given consideration at the earliest possible date. We would, therefore, appreciate your comments concerning this plat at your earliest convenience.

Leland R. Edmonds
Senior Planner

LRN:anj

Attchmt.

April 24, 1959

Mr. Warren J. Oblinger
Oblinger & Smith
830 North Main
Wichita, Kansas

Dear Mr. Oblinger:

Re: Greenbriar Manor

This will acknowledge receipt of the sketch plat and application for subdivision approval on April 13, 1959. This plat has been submitted to the Division of Engineering for its comments and consideration with respect to drainage. We have been informed, informally, by that Division, that a formal report will be available to this Department on or about April 29.

At such time as the report is available, you will be advised of any suggested conditions contained therein.

Very truly yours,

Leland R. Edmonds
Senior Planner

LRE:br

May 5, 1959

Oblinger and Smith
830 North Main
Wichita, Kansas

Attentions Mr. Warren Oblinger Subject: Sketch Plat
Greenbriar Addition

Dear Mr. Oblinger:

We advised you on April 24, 1959, that a copy of the sketch plat for subject addition had been submitted to the Division of Engineering for its comments and consideration with respect to drainage. A reply was received from the Division of Engineering in a memorandum dated April 28, 1959, from Mr. B. E. Smith, City Engineer. A copy of that memorandum is attached for your information and files.

In our conversation of April 30, 1959, concerning the memorandum and the sketch plat we indicated that it appeared possible to prepare the preliminary plat without changes, and that the preliminary plat could be given further examination by the Division of Engineering and other interested agencies at the Subdivision Committee meeting of May 13. Accordingly, the preliminary plat has been scheduled for consideration on that date.

Very truly yours,

Leland R. Edmonds
Senior Planner

LREv
Att.

THE CITY OF WICHITA

OFFICE OF
ENGINEERING DIVISION

DATE April 28, 1959.

TO Leland R. Edmonds, Senior Planner

FROM E. E. Smith, City Engineer

SUBJECT Sketch Plat
Greenbriar Addition

Please refer to your memorandum of April 15, 1959, relative to the above subject.

I note in your memorandum that the Planning Department has not examined the sketch plat with respect to several requirements of the subdivision rules and regulations. It would seem that I could provide you with a much better and more complete recommendation if you had made a determination as to what requirements of the subdivision rules and regulations will or will not be ordered. As a matter of fact, this plat could have been returned to the developer with instructions to comply with the regulations.

Your information concerning sanitary sewer service to this area is entirely correct. A sanitary sewer submain has been constructed through the area in order to serve the property lying south of 25th Street North which is within the city limits. The developer has been advised that upon annexation and proper evidence of development that lateral sanitary sewers may be constructed within the area and connected to the existing sanitary submain sewer.

If the Planning Commission desires to waive subdivision rules and regulations relative to location of streets along drainage ways, we do not object to the developer providing for the drainage on private property with a channel of sufficient design capacity. We further require that the channel be located far enough east of the existing sanitary sewer submain so that the manholes themselves will be located in the top of the slope on the west side of the drainage channel. This may require that the street east of the drain will have to be moved ten or fifteen feet east of the location as shown on the sketch plat in order to provide sufficient lot depth.


In regard to your request that we indicate whether we have considered or approved the proposed levees in the northwest quadrant of the area, I will state that we have considered this area but we have not specifically approved the levees. I have not been able to evaluate or correlate the information as provided in

Mr. Leland R. Edmonds, p. 2.

April 28, 1959.

the study for the drainage of the East Branch of Chisholm Creek. As a matter of fact, there are various major discrepancies in the information as provided. However, so far as this plat is concerned, the Engineering staff will establish street grades and building grades consistent with proper recommendations and policies which will mean that this developer will be forced to do the necessary filling at his expense to bring the affected area to established grade.

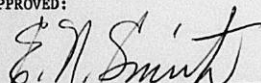
If additional information is required, please advise.


B. E. Smith,
City Engineer.

BES-IS

cc
Mr. E. N. Smith

APPROVED:



Director of Public Works.

May 15, 1959

Oblinger & Smith
830 North Main
Wichita, Kansas

Gentlemen:

Re: Preliminary plat of Green-
briar Manor Addition

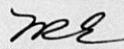
This is to advise you that at its regular meeting of May 13, 1959, the Subdivision Committee of the Metropolitan Area Planning Commission considered subject preliminary plat. It now appears proper to prepare the final plat for this area subject to the following considerations:

1. Easements for utilities should be provided as indicated on the attached marked copy of the plat.
2. You should arrange for a conference with Mr. Ralph Douglass of the Department of Public Works to determine appropriate street name changes and designation.
3. The Planning Department is to determine from the Department of Law whether or not provision for a drainage easement on this plat will require public maintenance of the drainage way. The Subdivision Committee indicated that if such public maintenance is required, the easement should not be granted. You will be notified of the opinion of the Department of Law in this matter.
4. The drainage problem which exist in Block G of the Subdivision should be solved in a manner satisfactory to the County Engineer.

Your attention is called to paragraphs three and four of the subdivision rules and regulations. These instructions should assist you in the preparation of your final plat.

If you have any questions, please do not hesitate to call on us.

Very truly yours,


Leland R. Edmonds
Senior Planner

LRE:br
Enclosure

METROPOLITAN PLANNING

DECEMBER 23, 1959

B. E. SMITH, CITY ENGINEER

LELAND R. EDMONDS, SENIOR PLANNER

59-16 - GREENBRIAR MANOR
FINAL PLAT

THIS IS TO ADVISE YOU THAT THE FINAL PLAT OF SUBJECT ADDITION DOES NOT COMPLY WITH ALL THE PRELIMINARY PLAT REQUIREMENTS OF THE SUBDIVISION COMMITTEE AND THAT THE PLANNING DEPARTMENT FEELS THAT THESE MATTERS SHOULD BE WORKED OUT BEFORE THIS PLAT IS HEARD BY THE SUBDIVISION COMMITTEE ON DECEMBER 31, 1959. THE FOLLOWING REQUIREMENT HAS NOT BEEN DEALT WITH PROPERLY:

"THE PLANNING DEPARTMENT IS TO DETERMINE FROM THE DEPARTMENT OF LAW WHETHER OR NOT PROVISION FOR A DRAINAGE EASEMENT ON THIS PLAT WILL REQUIRE PUBLIC MAINTENANCE OF THE DRAINAGEWAY. THE SUBDIVISION COMMITTEE INDICATED THAT IF SUCH PUBLIC MAINTENANCE IS REQUIRED, THE EASEMENT SHOULD NOT BE GRANTED."

IT IS FELT THAT THE REAR LOT LINE OF ALL LOTS ABUTTING SAID DRAINAGEWAY SHOULD FOLLOW THE CENTER LINE OF SAID DRAINAGEWAY. THE EASEMENT LINE ON EITHER SIDE SHOULD BE DETERMINED BY THE CITY ENGINEER. BY USING THIS METHOD OF DRAINAGE EASEMENT CONTROL AND LABELING THE EASEMENT AS A PERPETUAL DRAINAGE EASEMENT, PUBLIC MAINTENANCE WOULD NOT BE REQUIRED.

BY DEED RESTRICTION OR BY PLAT RESTRICTION SHOWN ON THE FACE OF THE PLAT, IT SHOULD BE GUARANTEED THAT THIS DRAINAGEWAY IS TO HAVE PERPETUAL CARE BY THE LOT OWNER ADJOINING SAID DRAINAGEWAY. OTHER RESTRICTIONS THAT SHOULD LOGICALLY BE WORKED OUT WOULD PROVIDE FOR AND INCLUDE

- ELEVATION UNDER WHICH NO HUMAN HABITATION SHALL TAKE PLACE TO BE DETERMINED BY THE CITY ENGINEER AND REQUIRED ON ALL LOTS ADJOINING SAID DRAINAGEWAY.

NOTE ALSO THAT THE TRIANGULAR TRACT IN THE NORTHWEST CORNER OF THIS PLAT SHOULD BE MARKED AS A RESERVE FOR DRAINAGE PURPOSES. THIS AREA SHOULD BE LABELED "DRAINAGE RESERVE A" IN ORDER TO MAKE IT A PART OF THIS PLAT.

THE PLANNING DEPARTMENT WOULD APPRECIATE YOUR COMMENTING ON THE ABOVE MENTIONED PROBLEMS INVOLVING THIS PLAT. WE WOULD APPRECIATE RECEIVING YOUR COMMENTS BEFORE DECEMBER 31, 1959 SO THAT THESE ITEMS MAY BE BROUGHT BEFORE THE SUBDIVISION COMMITTEE.

IF ADDITIONAL INFORMATION IS REQUIRED, OR IF YOU WISH TO DISCUSS THE PROBLEMS, WE WILL BE HAPPY TO COOPERATE IN ANY WAY POSSIBLE.

LRE:BER
cc: GUY GUTHRIE

LELAND R. EDMONDS
SENIOR PLANNER

THE CITY OF WICHITA

OFFICE OF Supt of Public Works Maint. **DATE** December 28, 1959

TO Rufus S. Kirk, County Engineer
B. E. Smith, Acting Director of Public Works

FROM G. H. Wilton, Supt of Public Works Maintenance

SUBJECT : Final Plat of Greenbriar Manor.

(1) It is assumed that the elevation of Brooks Ave in Greenbriar Manor will be established at three (3) feet above the flood of record on the east fork of Chisolm Creek as was required in the plat of Chisolm Park Estates. Due to the necessity of providing drainage through Brooks Ave, the area within the green lines on the attached plat will be subject to flooding, either from backwater from Chisolm Creek, or, if flap-gated structures are provided at Brooks Ave, from ponding behind the structures. This office cannot recommend the installation of flap-gated structures in this particular case, but recommends that the lots be filled to the flood of record elevation plus three (3) feet. If sufficient channel is left to carry the run-off from the drainage area south of Brooks Ave, the recommendation would be in line with the Planning Commission policy, as I understand it.

(2) From information furnished me, I believe that the drainage facility through blocks 2 and 8 is to have a flow line at Brooks Ave approximately seven (7) feet higher than the flow line of the east fork of Chisolm. This will require expensive protective measures to prevent degradation of the flow line of the drainage facility through blocks 2 and 8. If the grade of the flow line of the drainage facility is increased to meet the flow line of Chisolm Creek, damaging velocities will result which eventually will erode the channel to a depth approximately the same as the East Fork of Chisolm Creek. It would be best to keep the flow line of the drainage facility above that of Chisolm Creek in order to keep the velocity of the water within reason, but it will be necessary to construct protective works to prevent degradation before satisfactory development can take place in blocks 2 and 8.

(3) It has been my understanding that the drainage through this plat was to be handled entirely on private property, except for street drainage, and that there would not be any



dedication or easement which could be construed as placing maintenance responsibility on the public. It was further understood that the integrity of the drainage facility on private property would be protected by deed restrictions or otherwise. This office feels that the public should not be burdened with maintenance of all drainage facilities, however we are concerned with the possibility of inadequate private maintenance which could affect the City or County. In this case provisions must be made for a discharge of 500 cfs. There are 59 lots bordering the proposed drainage facility, which possibly means 59 different owners, and 59 different degrees of private maintenance. I foresee nothing but trouble arising from private maintenance in this particular case, with the City or County in the middle. A policy should be agreed upon from which we could determine whether drainage should be provided on private or public property. One of the main factors should be the quantity of water for which the drainage facility must be designed.

(4) Our computations show the following:

At 25th Street
Drainage Area - 116 acres
Q (50 year frequency) - 350 cfs

At Brooks Ave
Drainage Area - 200 acres
Q (50 year frequency) - 500 cfs

(5) If we are to have a right-of-way dedicated to the public for maintenance and if we do not require a street along each side of the drainage channel, then the dedication should be increased to 85' in width. The sanitary sewer should be outside of the channel, but can be in the access berm along one side of the channel. Also flow lines and lot elevations should be determined and made a part of the plat approval. Before a final flow line elevation can be established at 25th Street, we should determine the type of structure to be placed at 25th Street.

(6) We note between lots 4 and 5 in block 8 that a 16' drainage easement has been provided. This should be eliminated, if possible, or a storm sewer provided.

G. H. Wilton, Supt.
Public Works Maintenance

GHW:jn

cc: L. L. Little, Director of Planning

JANUARY 4, 1950

MR. GUY GUTHRIE
1003 VINCENT LANE
WICHITA, KANSAS

DEAR MR. GUTHRIE:

SUBJECT: S/D 59-16
GREENBRIAR MANOR ADDITION
FINAL PLAT

THIS IS TO ADVISE YOU THAT AT ITS REGULAR MEETING ON DECEMBER 31, 1959, THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED SUBJECT FINAL PLAT. THE SUBDIVISION COMMITTEE HAS RECOMMENDED THAT THIS PLAT BE APPROVED SUBJECT TO THE FOLLOWING CONSIDERATIONS:

1. OMIT NORTH RIGHT-OF-WAY LINE OF BROOKS AVENUE. LABEL BROOKS AVENUE IN THE CENTER OF TRIANGLE TO THE NORTH OF THE EXISTING BROOKS AVENUE WITH ARROW SHOWING WIDTH OF RIGHT-OF-WAY AS SHOWN ON THE ENCLOSED MARKED COPY.
2. THE DRAINAGEWAY THROUGH LOTS 2 AND 8 GOING FROM THE NORTH TO THE SOUTH THROUGH THIS PLAT SHOULD BE REDESIGNED AS FOLLOWS: THE REAR LOT LINE OF ALL LOTS ADJUTTING SAID DRAINAGEWAY SHOULD FOLLOW THE CENTER LINE OF SAID DRAINAGEWAY. THE EASEMENT LINE ON EITHER SIDE SHOULD LIE 23 FEET ON EITHER SIDE OF SAID CENTER LINE. THIS EASEMENT SHOULD BE LABELED AS A PERPETUAL DRAINAGE EASEMENT AND BY DEED RESTRICTIONS OR PLAT RESTRICTIONS IT SHOULD BE GUARANTEED THAT THIS DRAINAGEWAY IS TO HAVE PERPETUAL CARE BY THE ADJOINING LOT OWNERS.
3. THE 16 FOOT EASEMENT BETWEEN LOTS 4 AND 5 SHOULD BE LABELED AS UTILITY EASEMENT, NOT AS A DRAINAGE EASEMENT.
4. STREET NAME CHANGES AS SHOWN ON THE MARKED COPY.
5. EASEMENTS AS SHOWN ON THE MARKED COPY.
6. A LETTER SHOULD BE FORWARDED TO THE PLANNING DEPARTMENT OFFICE OUTLINING THE AGREEMENTS ON DEED RESTRICTIONS REQUIRED ON THIS PLAT. THE DEED RESTRICTIONS SHOULD INCLUDE:

PAGE 2 - GUY GUTHRIE
JANUARY 4, 1960

- A STATEMENT THAT NO HUMAN HABITATION SHALL TAKE PLACE BELOW AN ELEVATION TO BE DETERMINED BY THE CITY ENGINEER AND REQUIRED ON ALL LOTS ADJOINING SAID DRAINAGEWAY.
- A STATEMENT THAT NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED ON THE AREA INDICATED AS THE PERPETUAL DRAINAGEWAY RUNNING THROUGH LOTS 2 AND 8.
- 7. A REQUEST FOR ANNEXATION SHOULD BE RECEIVED BY THE PLANNING DEPARTMENT OFFICE ON OR BEFORE JANUARY 7, 1960.
- 8. RECORD IN 30 DAYS.

THE RECOMMENDATION OF THE SUBDIVISION COMMITTEE WILL BE FORWARDED TO THE METROPOLITAN AREA PLANNING COMMISSION FOR ITS CONSIDERATION ON JANUARY 7, 1960.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS PLAT, PLEASE DO NOT HESITATE TO CALL ON US.

VERY TRULY YOURS,

LELAND R. EDMONDS
SENIOR PLANNER

LRE:GOE:BER
ENCLOSURE

CC: OBLINGER & SMITH
830 NORTH MAIN

JANUARY 5, 1960

MR. GUY S. GUTHRIE
1003 VINCENT LANE
WICHITA, KANSAS

DEAR MR. GUTHRIE:

RE: S/D 59-16 GREENBRIAR MANOR
ADDITION - FINAL PLAT

THIS IS TO ADVISE YOU THAT SUBSEQUENT TO THE MEETING OF THE SUBDIVISION COMMITTEE HELD ON DECEMBER 31, 1959, THE CITY ENGINEERING DIVISION HAS RECOMMENDED AS A CONDITION TO SUBDIVISION APPROVAL THAT CONSIDERATION BE GIVEN TO THE REQUIREMENT OF A 40 FOOT HALF STREET RIGHT-OF-WAY ON THE NORTH HALF OF 25TH STREET NORTH.

THIS REQUIREMENT WOULD GIVE A TOTAL RIGHT-OF-WAY FOR 25TH STREET OF 90 FEET. IN ACCORDANCE WITH PLANNING COMMISSION POLICY, THE EXISTING 80 FOOT RIGHT-OF-WAY IS SUFFICIENT FOR A HALF SECTION LINE ROAD. HOWEVER, IN THIS CASE, IT IS FELT THAT 25TH STREET NORTH WOULD FUNCTION AS FULL SECTION LINE ROAD DUE TO THE FACT THAT THE CONSTRUCTION OF 29TH STREET NORTH WILL BE OBSTRUCTED BY SEVERAL CREEKS AND DRAINAGEWAYS. IT IS ALSO NOTED THAT PLATS TO THE EAST AND WEST OF SUBJECT ADDITION HAVE GENERALLY BEEN REQUIRED TO GIVE A FULL 100 FOOT RIGHT-OF-WAY FOR 25TH STREET NORTH.

THIS MATTER WILL BE SUBMITTED TO THE METROPOLITAN AREA PLANNING COMMISSION FOR ITS CONSIDERATION WHEN THIS PLAT IS HEARD AT ITS JANUARY 7, 1960 MEETING.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE DO NOT HESITATE TO CALL ON US.

VERY TRULY YOURS,

LELAND R. EDMONDS
SENIOR PLANNER

LRE:GOE:BER
CC: OBLINGER & SMITH
830 NORTH MAIN

FINAL PLAT
SUBDIVISION REPORT

FILE COPY

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 59-16 NAME GREENBRIAR MANOR
DATE APPLICATION REC'D 4-13-59 PRELIMINARY APPROVAL 5-13-59

DESCRIPTION

GENERAL LOCATION AN AREA AT THE NORTHWEST CORNER OF OLIVER AND
25TH STREET NORTH
OWNER LAWRENCE, INC.
SURVEYOR/ENGINEER GUY GUTHRIE
ADDRESS 1003 VINCENT

1. GROSS ACREAGE OF PLAT 80.0
2. NUMBER OF LOTS:
RESIDENTIAL 196
COMMERCIAL 1
INDUSTRIAL 1
OTHER 1
TOTAL 198
3. AVERAGE LOT FRONTAGE 72.5 FT.
4. MINIMUM LOT FRONTAGE 70 FT.
5. AVERAGE LOT AREA 9,000 SQ.FT.
6. MINIMUM LOT AREA SQ.FT.

7. LINEAL FEET OF NEW STREETS:
(A) 60 R/W 9,525 FT.
(B) R/W FT.
(C) R/W FT.
(D) TOTAL 9,525 FT.
8. TOTAL AREA OF NEW STREET
R/W 571,500 SQ.FT.
9. EXISTING ZONING "R-1" & "LC"
10. PROPOSED ZONING
11. LOT AREA REQUIRED BY
ZONING 15,000 SQ.FT.

EXISTING ZONING IS COUNTY

STAFF COMMENTS: THIS FINAL PLAT APPEARS TO COMPLY WITH THE SUBDIVISION RULES AND REGULATIONS AND WITH THE PRELIMINARY APPROVAL OF THIS PLAT WITH CONSIDERATION TO:

1. STREET NAMES TO BE WORKED OUT.
2. AS INDICATED BY THE AVERAGE LOT AREAS AN APPLICATION FOR ZONE CHANGE OR AN APPLICATION FOR ANNEXATION TO BE FILED AND APPROVED SHOULD BE MADE AS A REQUIREMENT OF THIS FINAL PLAT APPROVAL.
3. THE FOLLOWING REQUIREMENT OF THE SUBDIVISION COMMITTEE ON THE PRELIMINARY PLAT APPROVAL HAS NOT BEEN MET.
"THE PLANNING DEPARTMENT IS TO DETERMINE FROM THE DEPARTMENT OF LAW WHETHER OR NOT PROVISION FOR A DRAINAGE EASEMENT ON THIS PLAT WILL REQUIRE PUBLIC MAINTENANCE OF THE DRAINAGEWAY. THE SUBDIVISION COMMITTEE INDICATED THAT IF SUCH PUBLIC MAINTENANCE IS REQUIRED, THE EASEMENT SHOULD NOT BE GRANTED."

IT IS FELT THAT THE REAR LOT LINE OF ALL LOTS ABUTTING SAID DRAINAGEWAY SHOULD FOLLOW THE CENTER LINE OF SAID DRAINAGEWAY. THE EASEMENT LINE ON EITHER SIDE SHOULD BE DETERMINED BY THE CITY ENGINEER. THIS EASEMENT SHOULD BE LABELED AS A PERPETUAL DRAINAGE EASEMENT AND BY DEED RESTRICTIONS OR PLAT RESTRICTIONS, IT SHOULD BE GUARANTEED THAT THIS DRAINAGEWAY IS TO HAVE PERPETUAL CARE BY THE ADJOINING LOT OWNERS. THUS PUBLIC MAINTENANCE WOULD NOT BE REQUIRED.

4. THE TRIANGULAR TRACT AT THE NORTHWEST CORNER OF THIS PLAT SHOULD BE LABELED AS "DRAINAGE RESERVE A" IN ORDER TO MAKE IT A PART OF THE PLAT.
5. SEE THE ATTACHED LETTER DATED DECEMBER 23, 1959, SENT TO THE CITY ENGINEER. OTHER LETTERS IN REPLY ARE ATTACHED ALSO.

SUBDIVISION COMMITTEE ACTION: DECEMBER 31, 1959 (DATE)
THE SUBDIVISION COMMITTEE RECOMMENDS: THAT THIS PLAT BE APPROVED SUBJECT TO THE FOLLOWING CONSIDERATIONS:

1. OMIT NORTH RIGHT-OF-WAY LINE OF BROOKS AVENUE. LABEL BROOKS AVENUE IN THE CENTER OF TRIANGLE TO THE NORTH OF THE EXISTING BROOKS AVENUE WITH ARROW SHOWING WIDTH OF RIGHT-OF-WAY AS SHOWN ON THE MARKED COPY.

SUBDIVISION COMMITTEE ACTION: (CONT.)

2. THE DRAINAGEWAY THROUGH LOTS 2 AND 8 GOING FROM THE NORTH TO THE SOUTH THROUGH THIS PLAT SHOULD BE REDESIGNED AS FOLLOWS: THE REAR LOT LINE OF ALL LOTS ABUTTING SAID DRAINAGEWAY SHOULD FOLLOW THE CENTER LINE OF SAID DRAINAGEWAY. THE EASEMENT LINE ON EITHER SIDE SHOULD LIE 23 FEET ON EITHER SIDE OF SAID CENTER LINE. THIS EASEMENT SHOULD BE LABELED AS A PERPETUAL DRAINAGE EASEMENT AND BY DEED RESTRICTIONS OR PLAT RESTRICTIONS IT SHOULD BE GUARANTEED THAT THIS DRAINAGEWAY IS TO HAVE PERPETUAL CARE BY THE ADJOINING LOT OWNERS.
3. THE 16 FOOT EASEMENT BETWEEN LOTS 4 AND 5 SHOULD BE LABELED AS UTILITY EASEMENT, NOT AS A DRAINAGE EASEMENT.
4. STREET NAME CHANGES AS SHOWN ON THE MARKED COPY.
5. EASEMENTS AS SHOWN ON THE MARKED COPY.
6. A LETTER SHOULD BE FORWARDED TO THE PLANNING DEPARTMENT OFFICE OUTLINING THE AGREEMENTS ON DEED RESTRICTIONS REQUIRED ON THIS PLAT. THE DEED RESTRICTIONS SHOULD INCLUDE:
 - A STATEMENT THAT NO HUMAN HABITATION SHALL TAKE PLACE BELOW AN ELEVATION TO BE DETERMINED BY THE CITY ENGINEER AND REQUIRED ON ALL LOTS ADJOINING SAID DRAINAGEWAY.
 - A STATEMENT THAT NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED ON THE AREA INDICATED AS THE PERPETUAL DRAINAGEWAY RUNNING THROUGH LOTS 2 AND 8.
7. A REQUEST FOR ANNEXATION SHOULD BE RECEIVED BY THE PLANNING DEPARTMENT OFFICE ON OR BEFORE JANUARY 7, 1960.
8. RECORD IN 30 DAYS.

M. A. P. C. ACTION: JANUARY 7, 1960 (DATE)
 THE METROPOLITAN AREA PLANNING COMMISSION:

1. OMIT NORTH RIGHT-OF-WAY LINE OF BROOKS AVENUE. LABEL BROOKS AVENUE IN THE CENTER OF TRIANGLE TO THE NORTH OF THE EXISTING BROOKS AVENUE WITH ARROW SHOWING WIDTH OF RIGHT-OF-WAY AS SHOWN ON THE MARKED COPY.
2. THE DRAINAGEWAY THROUGH LOTS 2 AND 8 GOING FROM THE NORTH TO THE SOUTH THROUGH THIS PLAT SHOULD BE REDESIGNED AS FOLLOWS: THE REAR LOT LINE OF ALL LOTS ABUTTING SAID DRAINAGEWAY SHOULD FOLLOW THE CENTER LINE OF SAID DRAINAGEWAY. THE EASEMENT LINE ON EITHER SIDE SHOULD LIE 23 FEET ON EITHER SIDE OF SAID CENTER LINE. THIS EASEMENT SHOULD BE LABELED AS A PERPETUAL DRAINAGE EASEMENT AND BY DEED RESTRICTIONS OR PLAT RESTRICTIONS IT SHOULD BE GUARANTEED THAT THIS DRAINAGEWAY IS TO HAVE PERPETUAL CARE BY THE ADJOINING LOT OWNERS.
3. THE 16 FOOT EASEMENT BETWEEN LOTS 4 AND 5, BLOCK 8, CAN BE CHANGED TO A 10 FOOT UTILITY EASEMENT. THIS EASEMENT SHOULD BE LABELED AS A UTILITY EASEMENT NOT AS A DRAINAGE EASEMENT.
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 - A STATEMENT SHOULD BE AFFIXED TO THE FACE OF THE PLAT DENYING DIRECT VEHICULAR ACCESS FROM ALL THOSE LOTS ADJOINING OLIVER TO OLIVER.
7. RECORD IN 30 DAYS.

JANUARY 8, 1960

MR. ROBERT J. LAWRENCE
ROBERT J. LAWRENCE COMPANY
6601 EAST 13TH STREET
WICHITA 15, KANSAS

RE: ANNEXATION - GREENBRIAR
MANOR

DEAR MR. LAWRENCE:

THIS IS TO ACKNOWLEDGE YOUR LETTER OF JANUARY 6, 1960,
REQUESTING THAT ALL LAND PLATTED AS GREENBRIAR MANOR BE
ANNEXED TO THE CITY OF WICHITA, KANSAS.

BOTH THE ANNEXATION AND PLAT WILL BE FORWARDED TO THE
CITY COMMISSION WHEN THE REQUIREMENTS MADE ON THE PLAT OF
GREENBRIAR MANOR HAVE BEEN MET.

IF YOU HAVE ANY FURTHER QUESTIONS ON THIS MATTER,
PLEASE FEEL FREE TO CALL.

VERY TRULY YOURS,

LELAND R. EDMONDS
SENIOR PLANNER

LRE:RAL:BR

JANUARY 11, 1960

MR. GUY S. GUTHRIE
1003 VINCENT
WICHITA, KANSAS

RE: 59-16 - GREENBRIAR
MANOR, FINAL PLAT

DEAR MR. GUTHRIE:

THIS IS TO ADVISE YOU THAT THE PLANNING COMMISSION APPROVED THE ABOVE NAMED PLAT AT ITS MEETING ON JANUARY 7, 1960, SUBJECT TO THE CONDITIONS LISTED BELOW. TWO PRINTS OF THE REVISED PLAT AS EVIDENCE OF COMPLIANCE TOGETHER WITH THE NECESSARY CERTIFICATES MUST BE IN THIS OFFICE TEN DAYS PRIOR TO THE DATE OF THE CITY COMMISSION MEETING AT WHICH IT WILL BE CONSIDERED. IT WILL, OF COURSE, BE IMPOSSIBLE FOR YOU TO COMPLY WITH THE REQUIREMENT THAT THE PLAT BE RECORDED IN 30 DAYS TILL AFTER APPROVAL BY THE CITY COMMISSION.

CONDITIONS ESTABLISHED BY THE PLANNING COMMISSION ARE:

1. OMIT NORTH RIGHT-OF-WAY LINE OF BROOKS AVENUE. LABEL BROOKS AVENUE IN THE CENTER OF TRIANGLE TO THE NORTH OF THE EXISTING BROOKS AVENUE WITH ARROW SHOWING WIDTH OF RIGHT-OF-WAY AS SHOWN ON THE MARKED COPY.
2. THE DRAINAGEWAY THROUGH LOTS 2 AND 8 GOING FROM THE NORTH TO THE SOUTH THROUGH THIS PLAT SHOULD BE REDESIGNED AS FOLLOWS: THE REAR LOT LINE OF ALL LOTS ABUTTING SAID DRAINAGEWAY SHOULD FOLLOW THE CENTER LINE OF SAID DRAINAGEWAY. THE EASEMENT LINE ON EITHER SIDE SHOULD LIE 23 FEET ON EITHER SIDE OF SAID CENTER LINE. THIS EASEMENT SHOULD BE LABELED AS A PERPETUAL DRAINAGE EASEMENT AND BY DEED RESTRICTIONS OR PLAT RESTRICTIONS IT SHOULD BE GUARANTEED THAT THIS DRAINAGEWAY IS TO HAVE PERPETUAL CARE BY THE ADJOINING LOT OWNERS.
3. THE 16 FOOT EASEMENT BETWEEN LOTS 4 AND 5, BLOCK 8, CAN BE CHANGED TO 10 FOOT UTILITY EASEMENT. THIS EASEMENT SHOULD BE LABELED AS A UTILITY EASEMENT NOT AS A DRAINAGE EASEMENT.

PAGE 2
MR. GUY S. GUTHRIE
JANUARY 11, 1960

4. STREET NAME CHANGES AS SHOWN ON THE MARKED COPY.
5. EASEMENTS AS SHOWN ON THE MARKED COPY.
6. A LETTER SHOULD BE FORWARDED TO THE PLANNING DEPARTMENT OFFICE OUTLINING THE AGREEMENTS ON DEED RESTRICTIONS REQUIRED ON THIS PLAT. THE DEED RESTRICTIONS SHOULD INCLUDE:
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 - A STATEMENT SHOULD BE AFFIXED TO THE FACE OF THE PLAT DENYING DIRECT VEHICULAR ACCESS FROM ALL THOSE LOTS ADJOINING OLIVER TO OLIVER.
7. RECORD IN 30 DAYS.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE DO NOT HESITATE TO CALL ON US.

VERY TRULY YOURS,

L. L. LITTLE
DIRECTOR OF PLANNING

LLL:GOE:BR

cc: OBLINGER & SMITH
830 NORTH MAIN
WICHITA, KANSAS

Robert J. Lawrence Company

Residential Sales • Real Estate Loans • Developer of Pine Valley Estates • MUrroy 6-6668

file
January 11, 1960

Wichita-Sedgwick County
Metropolitan Area Planning Commission
City Building Annex
104 S. Main Street
Wichita 2, Kansas

Gentlemen:

Subject: S/D 59-16
Greenbriar Manor Addn.
Final Plat

It is the intention of Lawrence, Inc., owner and developer of Greenbriar Manor, to place the following in the restrictive covenant of said Addition.

1. On all Lots adjoining drainageway, human habitation shall not take place below an elevation determined by the City Engineer.
2. No fences or obstructions shall be placed upon the perpetual drainageway of Blocks 2 and 8.
3. There are to be no driveways with direct access from Oliver Street to lots abutting on Oliver.

Yours very truly,

LAWRENCE, INC.

Robert J. Lawrence
Robert J. Lawrence
President

RJL:eb

MEMBER

Wichita Real Estate Board
Wichita Association of Home Builders
National Association of Home Builders
National Association of Real Estate Boards



OFFICE

6601 E. Thirteenth Street
RFD No. 3
Wichita 15, Kansas

DESIGN & SUPERVISION
LAND SURVEYS
STRUCTURES
SEWERS

PHONE MURRAY 4-8471
LICENSED PROFESSIONAL ENGINEER

GUY S. GUTHRIE
CONSULTING ENGINEERS
1003 VINCENT LANE
WICHITA 14, KANSAS

MUNICIPAL ENGINEERING
SWIMMING POOLS
DRAINAGE
STREETS

January 18, 1960

Wichita-Sedgwick County
Metropolitan Area Planning Commission
City Building Annex
104 South Main
Wichita 2, Kansas

Dear sirs:

This is to certify that I have set all the Block
Irons in Greenbriar Manor Addition in the East $\frac{1}{4}$ of the
N.E. $\frac{1}{4}$, Sec. 2, T-27-S, R-1-E.

FILE

Sincerely yours,

Guy S. Guthrie
GUY S. GUTHRIE
Consulting Engineer

GSG/ldg



January 18, 1960

Wichita-Sedgwick County
Metropolitan Area Planning Commission
City Building Annex
104 South Main
Wichita 2, Kansas

Dear sirs:

This is to certify that I have set all the Block
Irons in Greenbrier Manor Addition in the East $\frac{1}{4}$ of the
N.E. $\frac{1}{4}$, Sec. 2, T-27-S, R-I-E.

Sincerely yours,

Guy S. Guthrie
GUY S. GUTHRIE
Consulting Engineer

GSG/lbg

LAW OFFICES OF

DRESIE AND JORGENSEN

412 BITTING BUILDING • WICHITA 2, KANSAS • PHONE AMHERST 7-4231

GREY DRESIE
J. PAUL JORGENSEN

January 26, 1960

For the City of Wichita

Re: East Half (E/2) of the Northeast Quarter (NE/4) of Section Two (2), Township Twenty-seven (27), Range One (1) East of the 6th Principal Meridan, Sedgwick County, Kansas.

This is to certify that we have examined the abstract of title to the above described real property, last certified by the Security Abstract and Title Co., Inc., on January 12, 1960 at 7:00 o'clock A.M., and subject to the correctness thereof find title in fee simple to stand in the name of

Lawrence, Inc., a corporation

subject to the following:

1. Taxes for 1959 and prior years are shown paid.
2. At entry 5 of the sixth part of said abstract is shown a mortgage from the above owner to Vera Mae Clark recorded in Book 1319, Page 138 in the amount of \$165,000.00.
3. There is apparently a pipe line along the north edge of this property, and certain sewer easements of the City of Wichita and another pipe line but these are not deemed material.

Respectfully submitted,

Paul Jorgensen
of Dresie & Jorgensen



SUBDIVISION REPORT

PAGE

CITY MANAGER'S REPORT

RECOMMENDATION FROM THE METROPOLITAN AREA PLANNING COMMISSION TO BOARD OF CITY COMMISSIONERS FOR SUBDIVISION APPROVAL

S/D NUMBER 59-16 NAME GREENBRIAR MANOR
 APPLICATION FILED 4-13-59 SKETCH FILED _____
 PRELIMINARY PLAT FILED _____ APPROVED 5-13-59
 FINAL PLAT FILED _____ 12-15-59
 APPROVED BY METROPOLITAN AREA PLANNING COMMISSION 1-7-60

DESCRIPTION

GENERAL LOCATION AN AREA AT THE NORTHWEST CORNER OF OLIVER AND 25TH STREET NORTH
 OWNER LAWRENCE, INC.
 SURVEYOR ENGINEER GUY GUTHRIE
 ADDRESS 1003 VINCENT LANE

- | | |
|--|--|
| 1. GROSS ACREAGE OF PLAT <u>80.0</u> | 7. LINEAL FEET OF NEW STREETS: |
| 2. NUMBER OF LOTS: | (A) <u>60</u> R/W <u>9,525</u> FT. |
| RESIDENTIAL <u>196</u> | (B) _____ R/W _____ FT. |
| COMMERCIAL _____ | (C) _____ R/W _____ FT. |
| INDUSTRIAL _____ | (D) _____ R/W _____ FT. |
| OTHER _____ | TOTAL <u>525</u> FT. |
| TOTAL <u>198</u> | 8. TOTAL AREA OF NEW STREETS: |
| 3. AVERAGE LOT FRONTAGE <u>77.5</u> FT. | R/W <u>571,500</u> SQ. FT. |
| 4. MINIMUM LOT FRONTAGE <u>70</u> FT. | 9. EXISTING ZONING <u>RR-1 & MLCM</u> |
| 5. AVERAGE LOT AREA <u>9,000</u> SQ. FT. | 10. PROPOSED ZONING <u>AAAB</u> |
| 6. MINIMUM LOT AREA <u>8,750</u> SQ. FT. | 11. LOT AREA REQUIRED BY ZONING <u>6,000</u> SQ. FT. |

ZONING TO BE CHANGED TO "AA" WHEN ANNEXED

PLANNING COMMISSION RECOMMENDATION:

IT WAS MOVED AND SECONDED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF CITY COMMISSIONERS THAT THIS PLAT BE APPROVED.

VOTE OF PLANNING COMMISSION: **UNANIMOUS**

RESPECTFULLY SUBMITTED,

 SECRETARY

ACTION: TAKE SUCH ACTION AS THE COMMISSION DEEMS ADVISABLE.

BCC approved 2-2-60 5-0
Commission approved 2-2-60 5-0