

PLAT. NO. S/D 81-20 MAP NO. 6047

NAME ~~THE BONNIE BRAES~~ BONNIE BRAE TAIRD

LOCATION: South side of Douglas, in an area east of
Tara Lane, as extended from the north.

ENGINEER Professional Engineering Consultants, P.A.
(Gary Wiley)

OWNER Jean K. Garvey

APPLICATION FILED 2-20-81

SKETCH PLAT FILED _____

PRELIMINARY FILED 2-20-81

S/D ACTION 3-5-81 approve

FINAL FILED 3-20-81

S/D ACTION 4-2-81 approve

MAPC ACTION 4-9-81 approve

BCC ACTION 5-5-81 Approved

RECORDED 6/26/81

REMARKS Associated Case DP-107

S/D 81-20 - ~~THE~~ BONNIE BRAE THIRD
South side of Douglas, in an area
east of Tara Lane, as extended from
the North. P. E. C., (Gary Wiley)

MEMO



TO: Mike Lindebak

Program Development Engineer

Department of Engineering

ATTN:

PROJECT NO. 36-80234-576

PROJECT: Bonnie Brae 3rd

Addition

DATE: March 27, 1981

COPIES TO:

Chris Breitenstein

Louise Olivarez ✓

Kristen Hart

Paul Johnston

FROM: Dick Linn

REFERENCE: Minimum pad elevations & drainage

'easement' dedication.

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

The minimum pad elevations for the above-referenced plat are recommended to be set at 1.0' above the Design Water Surface (Q 100) established by the FIA Flood profiles. Due to the size of the one lot plat and variance in DWS elevation, the minimum pad elevations will be shown at specific points on the plat and intervening pad elevations will be determined by straight line interpolation.

Concern was expressed with respect to the method of dedication for drainage purposes along the west branch of Gypsum Creek. The plat proposes to vacate 60' of the existing street right-of-way of Loch Lomond and re-dedicate the westerly 50' as a drainage easement. The 50' easement combined with the existing 110' Loch Lomond Dedication provides adequate Floodway for the FIA Flood Hazard design storm (Q 100) using the existing channel cross section. The City Legal Department has stated on previous occasions that Drainage 'Dedications' and Drainage 'Easements' are the same for all intents and purposes. The area of concern (on both sides of the issue) is the control of the easement use and maintenance responsibility. The owner desires to grant the 'right-of-way' for drainage as an 'easement' to insure some measure of control and desires to continue to maintain this area. The owners use of the area is restricted and if additional control is desired with respect to prohibition of fencing, landscaping, etc., a covenant can be filed of record (possibly incorporated within the open space maintenance covenant) or language can be incorporated into the plat text.

Attached is a print of the proposed Final Plat with suggested text language. Also shown are the proposed minimum pad elevations.

**OFFICE COPY
DO NOT REMOVE**



MEMO

TO: Mike Lindebak
Program Development Engineer
City Hall - Dept. of Engineering

PROJECT NO. 36-80234-576
PROJECT: Bonnie Brae 3rd Addn.
DATE: April 20, 1981

COPIES TO:

Chris Breitenstein
Louise Olivarez ✓
Kristen Hart

FROM: Dick Linn
REFERENCE: Minimum Pad Elevations

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

My memo dated March 27, 1981 indicated that the minimum pad elevations for the above referenced plat were recommended to be set at 1.0' above the FIA Flood profile DWS (Q 100).

Chris Breitenstein, Drainage and Flood Control Engineer, has indicated that it is Department of Engineering policy to approve minimum pad elevations level with the FIA Flood profile. We have reviewed the FEMA Study information and the FIA Flood Insurance rates with the owner. The owner has requested that the plat be submitted with the minimum pad elevations established according to the attached copy of the proposed final plat.

**OFFICE COPY
DO NOT REMOVE**

August 16, 1984

Mr. Lawrence Wells
254 Laura, Suite 205
Wichita, Kansas 67211

Subject: Bonnie Brae Third Addition

Dear Lawrence:

In 1981 when Bonnie Brae Third Addition was platted, 60 feet of Loch Lomond Street right-of-way was vacated and the west 50 feet of vacated street right-of-way was dedicated as drainage easement.

In reviewing the proposed design section for this section of channel, all of the right-of-way would be required for the channel except 10 feet for maintenance access.

We would not be against your using this 10 feet as a circulation road as long as we had an opportunity to review the plans prior to construction.

If you have any further questions, please feel free to contact me at 268-4235.

Sincerely,



Chris J. Breitenstein, P.E.
Civil Engineer III

CJB:gr

cc: Louise Olivares, Senior Planner ✓



ADDRESS REPLY TO
WICHITA, KANSAS DIVISION
127 NORTH MARKET
P.O. BOX 2161
WICHITA, KANSAS 67281

June 16, 1981

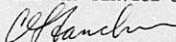
Louise Oliverz
Senior Planner
The City of Wichita
Metropolitan Area Planning Commission
455 N. Main
Wichita, Ks. 67202

Re: Abandonment of Gas Service Co. main

Dear Ms. Oliverz:

Please be advised that Jean K. Garvey has made satisfactory arrangements for the abandonment of our existing 2" gas main, extending south from Douglas Ave. on Lot 9 Bonnie Brae Addition, in conjunction with the platting of Bonnie Brae 3rd Addition.

Very truly yours,
THE GAS SERVICE CO.


C.L. "Jack" Fauchier
Division Superintendent

EW/cr

RECEIVED

JUN 17 1981

METROPOLITAN PLANNING
ROUTE Louise

Distributor of Natural Gas in the Heart of the Nation.

May 7, 1981

Mr. Eric Wendt
Gas Service Company
1021 East 26th St., North
Wichita, Kansas, 67219

RECEIVED
MAY 11 1981
METROPOLITAN PLANNING
ROUTE

RE: Bonnie Brae 3rd Addition
Existing 2" Gas Mains

Dear Mr. Wendt:

The home at 8427 E. Douglas is presently served by a 2" gas main extending into Lot 9, Bonnie Brae Addition. This lot is being replatted as a part of Lot 1, Block 1, Bonnie Brae 3rd Addition.

In lieu of an easement we wish to abandon the existing 2" gas line and re-locate our service.

Very Truly Yours,

Jean Garvey
Jean Garvey

cc: Louise Olivarez, MAPD
Gary Wiley, PEC

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 81-20 Name Bonnie Brae Third
Application & Sketch Filed: 2-20-81
Preliminary Plat Filed: 2-20-81 Approved by S/D: 3-5-81
Final Plat Filed: 3-20-81 Approved by S/D: 4-2-81
Approved by Metropolitan Area Planning Commission: 4-9-81

DESCRIPTION

General Location: south side of Douglas approximately 1/2 mile east
of Rock Road

Surveyor or Engineer: Professional Engineering Consultants

Owner: Jean K. Garvey

Address: 8427 E. Douglas, 67207

- | | | | |
|--------------------------------------|-------|-----------------------|--------------------|
| 1. Gross Acreage of Plat | 2.18 | 6. Access Control | |
| 2. Number of Lots | | St. Douglas | No. Openings 3 |
| Residential | 1 | St. _____ | No. Openings _____ |
| Commercial | _____ | St. _____ | No. Openings _____ |
| Industrial | _____ | 7. Req'd Improvements | |
| Other | _____ | St. Paving | Water _____ |
| Total Number of Lots: 1 | | Sidewalk | Drainage _____ |
| 3. Minimum Lot Area: 21.5 acres | | Sewer | Other _____ |
| 4. Existing Zoning: AA | | | |
| 5. Special Problems Discussed: _____ | | | |

Residential community unit plan DP-107 which permits a maximum of 121 townhouses on this site has been approved subject to platting. Sewer and water serve the site and the street is paved. Minimum building pad elevations equal to the 100-year flood elevation have been approved by City Engineering. An avigational easement and restrictive noise covenant have been submitted for recording.

Planning Commission Recommendation: Approve the plat subject to recording within 30 days after approval by the Board of City Commissioners and subject to making satisfactory arrangements with Gas Service Company to abandon, relocate, or retain an easement for an existing gas line which crosses part of this property.

Bayouth moved, Gardner seconded and it carried unanimously. Wright was absent. One vacancy.

ACTION: Accept the avigational easement and covenant and instruct the City Clerk to file them with the Register of Deeds, the recording cost of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign; instruct the Planning Department to withhold release of the plat until satisfactory arrangements have been made with the Gas Service Company.

Paulie Bone 300.

AMERICAN LAND TITLE ASSOCIATION COMMITMENT - 1966

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) 267-8371

Alvin W. Long
President.

ATTEST:

Chester C. McCullough
Secretary.

John Brown
Authorized Signatory



CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE A

Number
297908

Effective Date
April 15, 1981 @ 7:00 A.M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: plattng
(Amended 10-17-70)
Proposed Insured:
Metropolitan Area Planning Department

Loan Policy to be issued: ALTA Form 1970 Amount:
(Amended 10-17-70)
Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:
Jean K. Garvey, as to Lot 9, Block 17; (see Item 15 of Schedule B)
Jean K. Garvey, as to remainder, except any portion platted as a public street;
Any portion platted as a public street is dedicated to the public.

3. The land referred to in this Commitment is described as follows:

Blocks 16 and 17 together with Mayfair Lane, a Street between Blocks 16 and 17 and the Northerly 60 feet of Loch Lomond, a Street abutting unto the South Side of Block 16, all in Bonnie Brae, an Addition to Wichita, Kansas, Sedgwick County, Kansas. More particularly described as: Beginning at a point in the East line and 40.00 feet South of the Northeast corner of the Southwest Quarter of Section 20, Township 27 South, Range 2 East of the Sixth Principal Meridian, thence bearing S0°03'02"E along the East line of the Southwest Quarter of Section 20 a distance of 429.93 feet; thence bearing S78°58'26"W a distance of 92.28 feet; thence bearing S33°58'26"W a distance of 545.16 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 100.03 feet through a Central Angle of 90°01'24" an Arc Distance of 157.17 feet; thence bearing N56°00'10"W a distance of 696.98 feet to the P.C. of a curve to the right; thence along said curve to the right having a radius of 512.07 feet, through a Central Angle of 56°24'41" an Arc Distance of 504.16 feet; thence bearing N0°24'31"E a distance of 109.99 feet to a point 40.00 feet South of the North line of the Southwest Quarter of Section 20; thence parallel to and 40.00 feet South of said North line bearing S89°59'55"E a distance of 1342.41 feet to the point of beginning.

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): 1980 taxes paid Key #C-27212 through C-27239 (1980 taxes \$4,356.81)
9. Easements and building setback lines as established and shown on the recorded plat of said subdivision.
10. Utility easement established in Book Misc. 318, Page 419, over a portion of subject property.
11. Drainage easement established in Book Misc. 489, Page 67, over a portion of subject property.
12. Vacation Order filed June 24, 1951, in Book Misc. 321, Page 521, vacated some of the utility easements over subject property.
13. A portion of subject property platted as Mayfair Lane and Loch Lomond is dedicated to the public for streets.
14. Easements, if any, for public utilities installed, in, under or upon the streets, and for which no notice appears in the Office of the Register of Deeds.
15. Rights created under the Jean K. Garvey Revocable Trust as evidenced by Quit Claim Deed filed May 17, 1977, on Film 244, Page 1196 as to Lot 9, Block 17, Bonnie Brae - Jean K. Garvey and Willard W. Garvey, her husband, were the grantors, and Jean K. Garvey Revocable Trust was the grantee. Title did not vest in the trust due to failure to convey title to a legal entity.

SEE ADDED PAGE

Commitment

(Schedule B continued)

Policy Number 297908

Owners

Policy Number _____

Loan

16. Furnish for examination an authentic copy of the trust agreement or declaration of trust made by Jean K. Garvey, the settlor, naming _____ as trustee.

This commitment is subject to such further exceptions, if any, as may then be deemed necessary.

RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING Bonnie Brae 3rd ADDITION

THIS DECLARATION made this 20th day of April, 1981 by
Jean K. Garvey, hereinafter called the Grantor.

WITNESSETH

WHEREAS, Grantor is owner of Bonnie Brae Third
Addition to Wichita, Kansas, which property
is located near McConnell Air Force Base and is accordingly
subject to considerable noise from the operation of aircraft, and
is exposed at times to aircraft noise which may infringe upon a
resident's enjoyment of property and may, depending upon the degree
of accoustical treatment of the dwelling, affect his health and/or
well being, and

WHEREAS, the City of Wichita in connection with approval of
the plat of said addition considers it to be in the public interest
to require any buildings constructed on said addition to be designed
and constructed giving proper consideration to noise pollution in
the area:

NOW THEREFORE, Grantor, hereby declares that Bonnie Brae Third
Addition, shall be and the same is subjected to the following re-
strictive covenant, to-wit:

Any building constructed on the premises
shall be so designed and constructed as
to minimize noise pollution in any such
structure, giving due consideration to
the use for which such structure is de-
signed and built. This covenant is for
the benefit of said property and shall
run with the land and shall inure to the
benefit of and pass with said property
and shall apply to and bind the successors
in interest and any owner thereof.

EXECUTED the date and year first above written.

Jean K. Garvey
Jean K. Garvey

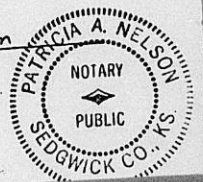
STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the
County and State aforesaid Jean K. Garvey

to me personally known to be the same person(s) who executed the
foregoing instrument of writing and said person(s) duly acknowledged
the execution thereof.

Dated at Wichita, Kansas, this 20th day of April, 19 81.

Patricia A. Nelson
Notary Public



(SEAL)
(My Appointment expires January 28, 1984)

THE CITY OF WICHITA

OFFICE OF

DEPARTMENT OF ENGINEERING

DATE April 22, 1981

TO Jack Galbraith, Chief Planner

FROM Chris J. Breitenstein, Drainage & Flood Control Engineer

SUBJECT Bonnie Brae 3rd Addition
Minimum Pad Elevation

The minimum pad elevations as submitted April 20, 1981, by P.E.C. are approved.

Chris J. Breitenstein
Chris Breitenstein
Drainage & Flood Control
Engineer

CJB:md

cc: Louise Olivarez ✓

These revised minimum pads are the same as the 100 yr. flood elevation. Engineering recommends 1 foot above but FEMA requires only an elevation the same as the 100 yr. flood. Garney wanted the lower elevation.

RECEIVED

APR 23 1981

METROPOLITAN PLANNING

ROUTE Samuel

April 10, 1981

Professional Engineering Consultants, P.A.
Gary Wiley
355 Ellis
Wichita, Ks. 67211

Re: S/D 81-20 - Final plat of Bonnie Brae# Third

Dear Mr. Wiley:

At the regular meeting of the Metropolitan area Planning Commission On Thursday, April 9, 1981, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 3, 1981.

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

- 4.22 1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 4.22 2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
- ✓ 3. Certification that all taxes due and payable for 1980 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:bh

cc: Jean K. Garvey, 8427 E. Douglas, 67207

April 3, 1981

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

Re: S/D 81-20 - Final plat of the Bonnie Braes ^{Third}

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 2, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Minimum building pads which are satisfactory with the Department of Engineering shall be indicated on the face of the final plat tracing. Appropriate reference shall be made in the platting's text. *see memo of 4-22-81 from C. Breitenstein*
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. *are required*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As was noted at the time of preliminary plat review, "Complete Access Control" to Douglas Avenue is being dedicated where an existing driveway approach is located. A provision of the associated Bonnie Braes Residential Community Unit Plan (DP-107) provides for the closing of this opening when "the existing single family dwellings are removed or the eastern third of the site is developed with townhouses." With this C.U.P. provision in mind, a guarantee for the closing of the driveway approach is not required as part of platting.
- E. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- F. If it is proposed that each dwelling unit will be individually owned, a homeowners' association agreement providing for the ownership and maintenance of the nonpublic common areas (community *agent said condos are to be leased*)

facilities, private drives, parking areas, etc.), shall be submitted to the Planning Department for recording with the final plat.

- G. The applicant shall contact the Gas Service Company in order to locate an existing gas main on this property. An easement shall be shown on the final plat tracing which covers this main.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 9, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Jean K. Garvey, 8427 E. Douglas, 67207
Mike Lindebak, City Engineering

Gary advised that arrangements are being made to abandon this old line. Said he was working with Gene Curless and Eric Norset. Said he would contact them to be sure of the arrangements. Advised him that we needed approval of the Gas Co.

Forrest

4/27/81

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING

DATE

March 31, 1981

TO Jack Galbraith, Chief Planner
FROM Chris Breitenstein, Drainage and Flood Control Engineer
SUBJECT Various Drainage Plans

The following items are approved:

L/S 0498 - Site Grading Plan. It does appear additional on-site storm sewer will be required.

Kissire Addition - Drainage Plan.

Oak Knoll Industrial Park - Drainage Plan. A 10' private drainage easement adjacent to the South Line of plat will be required by separate instrument.

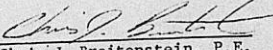
Oak Cliff Estates 2nd Addition - Drainage Plan.

Hedgecliff 3rd Addition - Drainage Concept. Drainage Plan should conform with plan for Storm Water Sewer #205.

Tallgrass Clubhouse Addition - Drainage Plan. Any structures put in should be approved by this office.

Bonnie Brae 3rd Addition - Site Grading Plan. Drainage Plans should be submitted to this department at time of issuing building permits.

Silver Springs Addition - Drainage Concept.


Chris J. Breitenstein, P.E.
Drainage & Flood Control
Engineer

CJB:md

cc: Louise Olivarez
Mike Lindebak

RECEIVED
APR 2 1981
METROPOLITAN PLANNING
ROUTE _____

Final

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

SUBDIVISION REPORT

S/D NO. 81-20 Name Bonnie Brae Third Addition
Date Application Rec'd. 2-20-81 Preliminary Approval 3-5-81
Scheduled S/D Meeting 4-2-81

DESCRIPTION

General Location South side of Douglas in an area east of Tara Lane as extended from the north

Owner Jean K. Garvey
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 355 Ellis, Wichita, Ks. 67211 Phone 263-1107

1. Gross Acreage of Plat 21.8
2. Number of Lots:
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 1342.7 ft.
4. Minimum Lot Area 21.5 *Acres*
5. Existing Zoning AA
6. Proposed Zoning AA (DP-107)
7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 0-New ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita (Yes-No)
11. Health Department Approval (where applicable) N/A
12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

NOTE: A preliminary plat for this property was approved on March 5, 1981, with the name of The Bonnie Braes. In order to avoid plat name duplication, Bonnie Brae Third has been chosen as the name for this final plat.

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's final drainage plan and state if any drainage improvements or minimum pad elevations are required. It should be noted that what was shown on the preliminary plat as drainage right-of-way is now shown as a drainage easement and the floodway is no longer shown on the plat. Engineering and Flood Control will be asked to comment on this.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As was noted at the time of preliminary plat review, "Complete Access Control" to Douglas Avenue is being dedicated where an existing driveway approach is located. A provision of the associated Bonnie Braes Residential Community Unit Plan (DP-107) provides for the closing of this opening when "the existing single family dwellings are removed or the eastern third of the site is developed with townhouses." With this C.U.P. provision in mind, a guarantee for the closing of the driveway approach is not required as part of platting.
- E. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- F. If it is proposed that each dwelling unit will be individually owned, a homeowners' association agreement providing for the ownership and maintenance of the nonpublic common areas (community

(Over)

facilities, private drives, parking areas, etc.), shall be submitted to the Planning Department for recording with the final plat.

- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

March 6, 1981
Professional Engineering Consultants, P.A.
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-20 - Preliminary plat - the Bonnie Braes

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 5, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. Since there are already recorded plats by the names of Bonnie Brae Addition and Bonnie Brae Second Addition, another name shall be chosen for the final plat of this property.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- E. If it is proposed that each dwelling unit will be individually owned, a homeowners' association agreement providing for the ownership and maintenance of the nonpublic common areas (community facilities, private drives, parking areas, etc.) shall be submitted to the Planning Department for recording with the final plat.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

PEC, P.A.
3-6-81
Page 2

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

Sincerely,

Louise Olivarez
Senior Planner

LO:hh

cc: Jean K. Garvey, 8427 E. Douglas, 67207
Mike Lindebak, City Engineering


THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE March 2, 1981

TO Jack Galbraith, Chief Planner
FROM Chris J. Breitenstein, Acting Drainage Engineer
SUBJECT Drainage Plans for Various Additions

The following plans are approved:

The Bonnie Braes - drainage concept
Northwest Village 2nd Addition - drainage plan


Chris Breitenstein
Acting Drainage Engineer

CJB:md

cc: Louise Olivarez
Dick Linn, P.E.C.

RECEIVED
MAR 3 1981
METROPOLITAN PLANNING
ROUTE 25

Preliminary

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-20 Name The Bonnie Braes
Date Application Rec'd. 2-20-81 Preliminary Approval _____
Scheduled S/D Meeting 3-5-81

DESCRIPTION

General Location South side of Douglas in an area east of Tara Lane as
extended from the north.

Owner Jean K. Garvey
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 355 Ellis, Wichita, Ks. 67211 Phone 263-1107

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>21.8</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: <u>1</u> | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>0-New</u> ft. |
| 3. Minimum Lot Frontage <u>1342.7</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>20.2 acres</u> | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA (DP-107)</u> | |
| 9. Public Water Supply <u>Yes(Yes-No)</u> , Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

Note: This property is subject to the conditions of the Bonnie Braes Residential Community Unit Plan (DP-107).

- A. The representative from the Department of Engineering should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As can be noted on the preliminary plat, "Complete Access Control" to Douglas Avenue is being dedicated across from Longford Lane to the north. An existing driveway approach to Douglas exists within this area. A provision of the associated C.U.P. provides for the closing of this opening when "the existing single family dwellings are removed or the eastern third of the site is developed with townhouses." With this C.U.P. provision in mind, a guarantee for the closing of the driveway approach is not required as part of platting.
- E. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- F. If it is proposed that each dwelling unit will be individually owned, a homeowners' association agreement providing for the ownership and maintenance of the nonpublic common areas (community facilities, private drives, parking areas, etc.) shall be submitted to the Planning Department for recording with the final plat.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



MEMO

TO: Paul Graves, P.E.
Chief Engineer
455 N. Main
City Hall - 7th Floor
Wichita, Kansas 67202

PROJECT NO. 36-80234-576

PROJECT: The Bonnie Braes

COPIES TO:

ATTN: Chris Breitenstein

DATE: February 19, 1981

Louise Olivarez ✓

FROM: Kristen Hart, E.I.T.

Mike Lindebak

REFERENCE: Drainage Concept/Plan

Dick Linn

File

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed find a copy of the Drainage Concept/Plan for the Bonnie Braes. A more detailed Drainage Plan is to be submitted with the site grading plan.

We are submitting the Preliminary Plat on February 20, 1981 to be heard by the Subdivision Committee March 5, 1981.

Should you have any questions regarding the Drainage Concept/Plan, please contact myself or Dick Linn.

Map No.: 6047
Section: 20
Twp.: 27S
Range: 2-E

S/D No. 8-20

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: The Bonnie Braes

General Location: South side of Douglas at Tava Lane IN AN AREA EAST OF TAVA LANE AS EXTENDED FROM THE NORTH.

Name of Property Owner: Jean K. Garvey
Address: 8427 E. Douglas Zip Code: 67207 Phone: 682-9730
Name of Subdivider: Same
Address: _____ Zip Code: _____ Phone: _____
Name of Engineer/Surveyor: Professional Engineering Consultants, P.A. (Gary Wiley)
Address: 1440 E. English Zip Code: 67211 Phone: 263-1107
Date of Application: February 20, 1981

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 21.8
2. Number of Lots:
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other _____
3. Total Number of Lots 1
4. Minimum Lot Frontage 1342.7 ft.
5. Minimum Lot Area 20.2 Acres
6. Existing Zoning AA
7. Proposed Zoning AA (See DP-107)
8. Is a public water supply available? Yes No, Name City of Wichita
9. Is a sanitary sewer available? Yes No, Name City of Wichita
10. Has Health Department approval been obtained (where applicable) N/A Yes No
11. City of Wichita Three Mile Area Outside of Wichita
7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL - 0 - New ft.
8. Are Sidewalks existing? Yes No

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Jean K. Garvey

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202

Received by C.O.
Date 2/25/81
Fee Submitted 265.00

FORM 2021

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
<i>215</i>	

*As per invoice 2/21/21
The amount is \$215.00*

NAME *P.F.C.*

ADDRESS *1400 E 5th St*

FUND *11-4071-0000* DUE DATE *2/21/21*

COMMENTS

DATE *2/21/21* BY *LC*