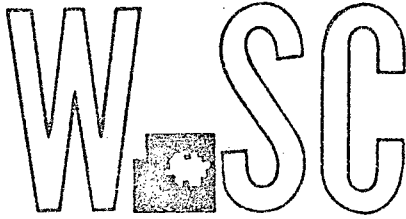


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

October 4, 1984



Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re.: S/D 84-32 - Final plat of Brady Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 4, 1984, 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 September 28, 1984.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1982 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

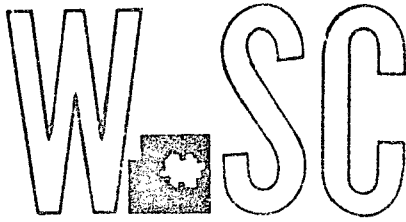
Very truly yours,

Barbara Bonanni
Planning Analyst

BB:mlh

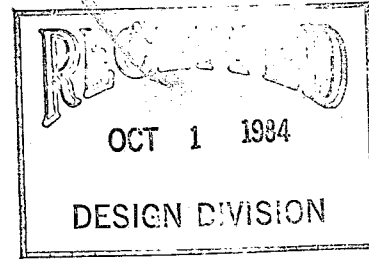
cc: ✓ Joseph J. Brady, 1428 South Tyler Road, Wichita, KS 67209
✓ Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



September 28, 1984

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 84-32 - Final plat of Brady Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 28, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither public water nor sewer exists to serve this property, Health Department approval of on-site facilities is required. The applicant shall contact the Health Department to determine what tests may be necessary and what standards are to be met for approval of on-site sewage and water facilities. A memorandum shall be obtained specifying approval.
- B. The applicant shall petition to the City for the extension of sanitary sewer and the paving of Kellogg Drive. These petitions will be held until sufficient development occurs in this area and the restraining order associated with the Westside Annexation Court Case No. 81-C-2026 is lifted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. If this plat is recorded prior to settlement of the westside annexation lawsuit, it shall be labeled as Brady Addition, Sedgwick County, Kansas. If the lawsuit is settled prior to recording the plat, the applicant's agent shall contact the Planning Department for determination of whether this is a City or County plat.
- E. The final plat tracing shall indicate a 27.8 foot building setback line from the east line of the plat.

WICHITA - SEDGWICK COUNTY

Baughman Company, P.A.
Re: S/D 84-32 - Final plat of Brady Addition

September 28, 1984
Page 2

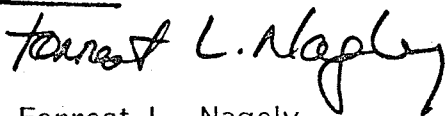
- F. The applicant, as owner of the property to the north of this plat, shall submit a document for recording which provides for acceptance of drainage waters from this plat.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval 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, October 4, 1984 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagely
Senior Planner

FLN:mlh

cc: Joseph J. Brady, 1428 South Tyler Road, Wichita, KS 67209
Mike Lindebak, City Engineer

THE CITY OF WICHITA

X OFFICE OF METRO AREA PLANNING

DATE September 26, 1984

TO Subdivision and Utility Advisory Committee Members

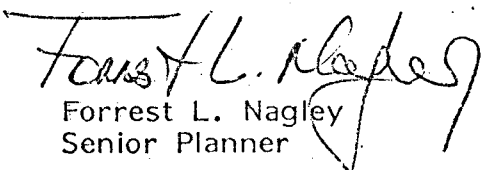
FROM Forrest Nagley, Senior Planner

SUBJECT Reconsideration of Brady Addition
Located on the north side of
Kellogg, 1/2-mile east of 119th
Street west. (S/D 84-32)

On May 10, 1984, the Subdivision Committee approved the final plat of Brady Addition subject to the conditions listed on the attached letter. Item "B" of this letter requires the applicant to petition the City for extension of sanitary sewer and pavement of the adjacent segment of Kellogg Drive. These petitions are to be held until sufficient development occurs in the area.

As this property is within the contested area for annexation, the Law Department has advised that special wording needs to be included as part of the requirement in order to avoid violating the court's restraining order on the City of Wichita. The following wording is suggested to replace Item "B" of the attached letter:

"The applicant shall petition to the City for the extension of sanitary sewer and the paving of Kellogg Drive. These petitions will be held until sufficient development occurs in this area and the restraining order associated with the Westside Annexation Court Case No. 81-C-2026 is lifted."


Forrest L. Nagley
Senior Planner

FLN:mlh

1

May 11, 1984

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D-84-32 - Final plat of Brady Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 10, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither public water nor sewer exists to serve this property, Health Department approval of on-site facilities is required. The applicant shall contact the Health Department to determine what tests may be necessary and what standards are to be met for approval of on-site sewerage and water facilities. A memorandum shall be obtained specifying approval.
- B. The applicant shall petition to the City for the extension of sanitary sewer and the paving of Kellogg Drive. These petitions will be held until sufficient development occurs in this area.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. If this plat is recorded prior to settlement of the westside annexation lawsuit, it shall be labeled as Brady Addition, Sedgwick County, Kansas. If the lawsuit is settled prior to recording the plat, the applicant's agent shall contact the Planning Department for determination of whether this is a City or County plat.
- E. The final plat tracing shall indicate a 27.8 foot building setback line from the east line of the plat.
- F. The applicant, as owner of the property to the north of this plat, shall submit a document for recording which provides for acceptance of drainage waters from this plat.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of

Baughman Company, P.A.
May 11, 1984
Page 2

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, May 17, 1984. If you have any questions concerning this matter, please call.

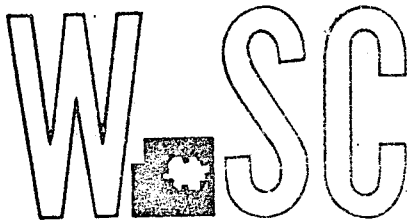
Sincerely,

Louise Olivarez
Senior Planner

LO:bh

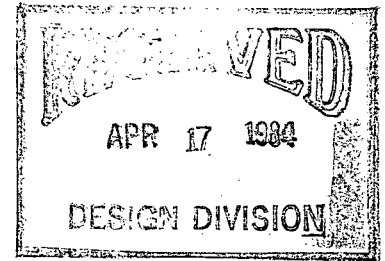
cc: Joseph J. Brady, 1428 S. Tyler Rd., 67209
Claude Shelor, Director, County Public Works
Mike Lindebak

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



April 16, 1984

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 84-32 -Preliminary plat of Brady Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 1984, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

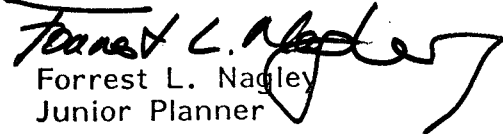
- A. Since neither public water nor sewer exists to serve this property, Health Department approval of on-site facilities is required. The applicant shall contact the Health Department to determine what tests may be necessary and what standards are to be met for approval of on-site sewerage and water facilities. A memorandum shall be obtained specifying approval.
- B. On the final plat, the following street name changes shall be indicated:
Harry Drive to Kellogg Drive;
Highway 54 to Kellogg.
- C. The final plat shall indicate complete access control between Kellogg Drive and Kellogg except for the one location where KDOT has approved an opening.
- D. The final plat shall distinguish between the right-of-way being dedicated for Kellogg Drive and that being dedicated for Kellogg.
- E. The final plat shall indicate a 10-foot utility easement adjacent to the north and west lines of the lot.
- F. The applicant shall petition for the extension of sanitary sewer and the paving of Kellogg Drive. These petitions will be held until sufficient development occurs in this area.
- 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).

Baughman Company, P.A.
April 16, 1984
Page 2

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

If you should have any questions, please call.

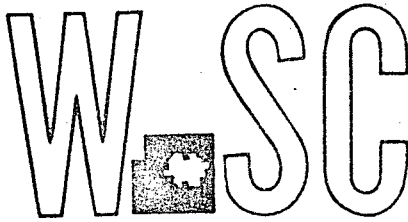
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Joseph J. Brady, 1428 S. Tyler Rd., 67209
X Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 11, 1984

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D-84-32 - Final plat of Brady Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 10, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither public water nor sewer exists to serve this property, Health Department approval of on-site facilities is required. The applicant shall contact the Health Department to determine what tests may be necessary and what standards are to be met for approval of on-site sewerage and water facilities. A memorandum shall be obtained specifying approval.
- B. The applicant shall petition to the City for the extension of sanitary sewer and the paving of Kellogg Drive. These petitions will be held until sufficient development occurs in this area.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. If this plat is recorded prior to settlement of the westside annexation lawsuit, it shall be labeled as Brady Addition, Sedgwick County, Kansas. If the lawsuit is settled prior to recording the plat, the applicant's agent shall contact the Planning Department for determination of whether this is a City or County plat.
- E. The final plat tracing shall indicate a 27.8 foot building setback line from the east line of the plat.
- F. The applicant, as owner of the property to the north of this plat, shall submit a document for recording which provides for acceptance of drainage waters from this plat.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company, P.A.
May 11, 1984
Page 2

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

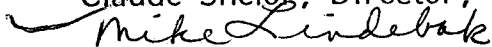
This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 17, 1984. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Joseph J. Brady, 1428 S. Tyler Rd., 67209
Claude Shelor, Director, County Public Works



Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-32

Name: Brady Addition

Preliminary Approved: 4-12-84
Scheduled S/D Meeting: 5-10-84

DESCRIPTION

General Location: North side of U. S. Highway 54, 1/2 mile east of 119th St. West

Owner: Joseph J. Brady

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 4.7 acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 182,250 sq. ft.
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
-

STAFF COMMENTS:

- A. Since neither public water nor sewer exists to serve this property, Health Department approval of on-site facilities is required. The applicant shall contact the Health Department to determine what tests may be necessary and what standards are to be met for approval of on-site sewerage and water facilities. A memorandum shall be obtained specifying approval.
- B. The applicant shall petition for the extension of sanitary sewer and the paving of Kellogg Drive. These petitions will be held until sufficient development occurs in this area.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. If this plat is recorded prior to settlement of the westside annexation lawsuit, it shall be labeled as Brady Addition, Sedgwick County, Kansas. If the lawsuit is settled prior to recording the plat, the applicant's agent shall contact the Planning Department for determination of whether this is a City or County plat.
- E. The applicant shall furnish the Planning Department with a copy of the road dedication shown on the plat as being recorded in Deed Book 1420 at page 441 and 442.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-32

Name: Brady Addition

Preliminary Approved:
Scheduled S/D Meeting: 4-12-84

DESCRIPTION

General Location: North side of U.S. Highway 54, 1/2 mile east of 119th St. West

Owner: Joseph J. Brady

Surveyor/Engineer: Baughman Company, P. A.

1. Gross Acreage of Plat: 4.7 acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Total: $\frac{1}{1}$
 3. Minimum Lot Area: $\frac{1}{1}$ 182,250 sq ft
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
-

STAFF COMMENTS:

- A. The applicant has indicated that water service will be obtained from Goddard. The applicant or his agent shall be prepared to comment on the status of this water service.
- B. Since municipal sewer is not readily available to this site, Health Department approval of on-site sewage facilities will be required. The applicant shall contact the Health Department to determine what tests may be necessary and what standards are to be met for approval of on-site sewage facilities. A memorandum shall be obtained specifying approval.
- C. It is recommended that the frontage road be labeled "Kellogg Drive" rather than Harry Drive and that Highway 54 be labeled also as "Kellogg." A street name change request will be initiated by the Planning Department to change the few platted "Harry Drive" designations to "Kellogg Drive" in the mile between Maize Road and 119th Street West.
- D. The final plat shall indicate complete access control between Kellogg Drive and Kellogg except for the one location where KDOT has approved an opening.
- E. The final plat shall distinguish between the right-of-way being dedicated for Kellogg Drive and that being dedicated for Kellogg.
- F. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan.
- 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).