

PLAT NO. S/D 66-61 MAP NO. J-7A

NAME BRADLEY ADDITION

LOCATION Southwest corner of Colfax and  
Oliver

ENGINEER: Baughman Company

OWNER A & B Investment Co., Inc.

APPLICATION FILED 5-19-66

SKETCH PLAT FILED None

PRELIMINARY FILED 5-19-66

S/D ACTION 5-26-66 *Approve Prelim*

FINAL FILED 5-23-66

S/D ACTION 5-26-66 *Approve Final*

MAPC ACTION 6-2-66 *Deferred 2 weeks*

MAPC 6-16-66 *Deferred 2 weeks\**

BCC ACTION 10-11-66 *Approved*

RECORDED 12-7-66

REMARKS *Closed 10-12-66*

\* 7-7-66 *Mapc Approve Final*

S/D 66-61 - BRADLEY ADDITION, at the southwest corner of Colfax and Oliver - Baughman Company

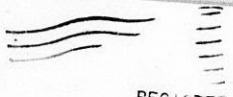
5-20-66

ACTION

	DATE
S/D COMMITTEE (Resisting) Approved	5-26-66
M.A.P.C. Referred 2 weeks	6-2-66
M.A.P.C. Referred 2 weeks	6-16-66
Map <del>66-61-66</del> Approved Final	7-7-66
Sec Approved	10-11-66

Closed 10-13-66





REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

BRADLEY ADDITION W/S

FILED FOR RECORD ON December 7 1966  
Drawer IJK 4-14

*Robert E. Dering*  
REGISTER OF DEEDS

12-7-66  
jo

T9-328

## SUBDIVISION REPORT

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

## Subdivision Approval

S/D Number:	66-61	Name:	Bradley Addition	Sketch Filed:	None
Application Filed:	5-19-66			Approved by S/D:	5-26-66
Preliminary Plat Filed:	5-19-66			Approved by S/D:	5-26-66
Final Plat Filed:	5-23-66			Approved by Metropolitan Area Planning Commission:	7-7-66

DESCRIPTION

General Location: Southwest corner of Colfax and Oliver

Owner: A & B Investment Co., Inc.  
 Surveyor or Engineer: Baughman Company  
 Address: 2522 East Kellogg

- |                          |        |                                |
|--------------------------|--------|--------------------------------|
| 1. Gross Acreage of Plat | 10.5   | 7. Lineal Feet of New Streets: |
| 2. Number of Lots:       |        | (a) 40 R/W 615.9 ft.           |
| Residential              |        | (b) 50 R/W 587 ft.             |
| Commercial               |        | (c) R/W ft.                    |
| Industrial               | 1      | (d) Total 1202.9 ft.           |
| Other                    |        | 8. Total Area of New Streets:  |
| Total                    | 1      | R/W 53,986 sq. ft.             |
| 3. Average Lot Frontage  | ft.    | 9. Existing Zoning "B"         |
| 4. Minimum Lot Frontage  | ft.    |                                |
| 5. Average Lot Area      | sq.ft. |                                |
| 6. Minimum Lot Area      | sq.ft. |                                |

Sidewalks were not required as this plat lies within an area which is zoned and developing industrially.

## Planning Commission Recommendation:

MOONEY moved and TROUT seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to the following:

- Submission of a corporate surety bond for \$15,000, or a covenant running with the land, providing adequate assurance that the owners of the land agree to participate in a storm water sewer benefit district, or to provide that they will participate to that degree in the construction cost of such a project in the same manner as if the area were within the City and a part of such benefit district.
- To be recorded within 30 days after approval by the City Commission.

Vote of Planning Commission: Unanimous

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and instruct the City Clerk to file the "covenant" with the Register of Deeds, and authorize the Mayor to sign.

JOHN T. (JACK) REEVES

OFFICE OF  
**BAUGHMAN CO.**  
Surveyors

FRED J. DOANE

2522 EAST KELLOGG  
WICHITA, KANSAS 67211  
MURRAY 3-7431

September 30, 1966

Planning Office  
City Building Annex  
Wichita, Kansas

Gentlemen:

This is to inform you that the irons have been set in Bradley Addition to Wichita, Kansas, according to the plat on file in your office.

*John T. Reeves*  
Surveyor



GAMELSON, HIEBSCH, ROBBINS AND TINKER

ATTORNEYS AT LAW

502 UNION CENTER BUILDING

WICHITA, KANSAS 67202

LYNDON GAMELSON  
KENNETH H. HIEBSCH  
HARRY E. ROBBINS, JR.  
DONALD C. TINKER, JR.

AREA CODE 316  
TELEPHONE FO 3-8257

September 26, 1966

Wichita-Sedgwick County  
Metropolitan Area Planning Commission  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

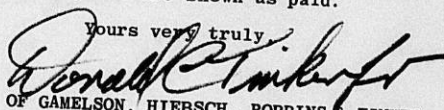
Re: S/D 66-61 - Final Plat of Bradley  
Addition

Gentlemen:

We have examined evidence of title covering the  
captioned property making up the Bradley Addition.

Based upon our examination we wish to certify  
that the title to said land is vested in A. & B. Investment  
Co., Inc., a Kansas corporation, and the taxes for the year  
1965 and taxes for all prior years are shown as paid.

Yours very truly,

  
OF GAMELSON, HIEBSCH, ROBBINS & TINKER

DCT:clr



GEORGE J. ABLAH

REALTOR & DEVELOPER

9200 EAST 13TH STREET

WICHITA, KANSAS

September 22, 1966

MU 5-2611

Metropolitan Area Planning Commission  
City Building Annex  
104 S. Main Street  
Wichita, Kansas 67202

Attn.: Mr. Jack H. Galbraith

Re: S/D 66-61 - Final Plat of Bradley Addition

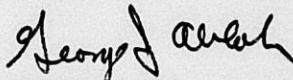
Dear Jack:

I will be out of town next week so I have asked our attorney, Mr. Don Tinker, to fill the balance of the requirements on the final plat of the Bradley Addition.

He will no doubt be bringing you these requirements early next week.

Thank you for your cooperation.

Sincerely,



GEORGE J. ABLAH

GJA/vla  
cc: D Tinker



September 19, 1966

Mr. George J. Ablah  
A & B Investment Co., Inc.  
1009 Union Center Bldg.  
Wichita, Kansas 67202

Subject: S/D 66-61 - Final Plat of Bradley  
Addition

Dear Mr. Ablah:

We are in receipt of your covenant running with the land concerning the Bradley Addition. While this covenant fulfills one of the requirements of plat approval by the Planning Commission on July 7, 1966, it will be necessary that the following requirements be met, as stated in our letter of July 8, 1966, prior to the plat being forwarded to the Board of City Commissioners for their consideration:

- OK. Submission of the corrected, fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- OK Certification by an attorney that fee title is vested in the platfor.
- OK Certification that all taxes due and payable have been paid.
- OK Certification that the irons have been set as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:GLS:bgs

*A & B Investment Co., Inc.*

1009 UNION CENTER BUILDING AM 2-5429

WICHITA, KANSAS 67202

September 16, 1966

*Bradley Addition*

Metropolitan Area Planning Commission  
City Building Annex  
104 S. Main Street  
Wichita, Kansas 67202

Attn.: Mr. Jack H. Galbraith

Dear Mr. Galbraith:

Enclosed please find the covenant running with the land concerning the Bradley Addition. We will be most happy to fill any other requirements which you might have.

Sincerely,

A & B INVESTMENT CO., INC.

*George*

George J. Ablah

GJA/vla  
Encls.



COVENANT RUNNING WITH THE LAND

WHEREAS A & B Investment Co., Inc. is the owner of all of the real estate located in Sedgwick County, Kansas, which is to be included in the plat of Bradley Addition to Sedgwick County, Kansas; and

WHEREAS in connection with obtaining the approval of said plat by the Metropolitan Area Planning Commission, the City of Wichita, and Sedgwick County, it is necessary to provide for the owners of Bradley Addition to participate in a storm, water, sewer benefit district; and

WHEREAS A & B Investment Co., Inc. is willing to participate in a storm, water, sewer benefit district and is willing to bind the land covered by the plat of Bradley Addition to said agreement.

NOW, THEREFORE, A & B Investment Co., Inc. in consideration of the approval of the plat of Bradley Addition, hereby agrees with the City of Wichita and Sedgwick County, that it will participate in a storm, water, sewer benefit district, including the land covered by Bradley Addition in the same manner as if the area were within the City and a part of such benefit district; provided, however, that all costs assessed against the land covered by Bradley Addition shall not exceed Fifteen Thousand Dollars (\$15,000.00) and shall be levied as a special tax assessment upon said land in the usual manner.

THIS AGREEMENT shall be binding upon all future owners of land contained in Bradley Addition as a covenant running with the land.

ATTEST:

A & B INVESTMENT CO., INC.

*D. E. B. [Signature]*  
Secretary

By *E. L. Bradley [Signature]*  
President

STATE OF KANSAS    )  
                          ) ss.  
COUNTY OF SEDGWICK)

BE IT REMEMBERED, that on this 13<sup>th</sup> day of September, 1966, before me, a notary public, within and for the county and state aforesaid, personally appeared Everett L. Bradley, president of A & B Investment Co., Inc., a Kansas corporation, who is president of said corporation and the identical person who executed the foregoing written instrument, and he duly acknowledged to me his execution of the same as such president for and on behalf of and as the act and deed of such corporation, freely and voluntarily for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at Wichita, Kansas, the day and year first above written.

My Commission Expires:  
December 22, 1966.

*Jane E. Macauley [Signature]*  
Jane E. Macauley, Notary Public.

August 26, 1966

Mr. George J. Ablah  
A & B Investment Co., Inc.  
1009 Union Center Bldg.  
Wichita, Kansas 67202

Subject: S/D 66-61 - Bradley Addition

Dear Mr. Ablah:

Enclosed is the copy of the Covenant submitting for our review. We have discussed this Covenant with our Legal Counsel and the Department of Public Works and have found it acceptable. Please correct the second line in the second paragraph to read as "Metropolitan Area Planning Commission" instead of "Department". Please disregard the crossed-out line in the fourth paragraph and leave it as it is.

Please have this Covenant exercised and returned so that it may be forwarded to the Board of City Commissioners at such time as you have complied with all the conditions of approval of the Final Plat as outlined in our letter of July 8, 1966.

If you have any questions concerning this matter, please contact our office.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bgs

Enclosure

*A & B Investment Co., Inc.*  
1009 UNION CENTER BUILDING AM 2-5429  
WICHITA, KANSAS 67202

AG

August 18, 1966

Metropolitan Planning Commission  
City of Wichita  
City Building Annex  
104 South Main  
Wichita, Kansas

Attn.: Mr. John Gist

Dear Mr. Gist:

Enclosed please find the covenant prepared by our attorney and requested by the planning commission's recent letters. If you find same satisfactory please return same to me and I will have it negotiated by the proper officers.

If you have any changes please let me know and we will make same.

Sincerely,  
A & B INVESTMENT CO., INC.

*George J. Ablah*  
George J. Ablah

GJA/vla



July 8, 1966

Mr. George Abiah  
A & B Investments  
9100 East 13th Street  
Wichita, Kansas

Subject: S/D 66-61 - Final Plat of Bradley  
Addition

Dear Mr. Abiah:

At its regular meeting on July 7, 1966, the Metropolitan Area Planning Commission considered the Final Plat of Bradley Addition and recommended that this plat be approved subject to:

- OK 1. The plat being tied to a section or half-section line.
- OK 2. The plat being designated as a lot and a block and the proper notations made on the face of the plat and in the plat's text.
3. Indicating an 8-foot utility easement adjacent to the south property line in the event the applicant does not wish to utilize a spur track.
- OK 4. Submission of a corporate surety bond for \$15,000, or a covenant running with the land, providing adequate assurance that the owners of the land agree to participate in a storm water sewer benefit district, or to provide that they will participate to that degree in the construction cost of such a project in the same manner as if the area were within the City and a part of such benefit district.
5. Recording within 30 days after approval by the Board of City Commissioners.

July 8, 1966

As indicated in our letter from Mr. Lakin dated June 24, 1966, since we have no standard forms for a covenant or agreement of this type, I would suggest that you have your legal counsel prepare that which he believes to be binding and sufficient and submit it to either John Dekker, our legal counsel, for approval or submit it to our office and we will forward it to Mr. Dekker for approval.

This plat will be forwarded to the Board of City Commissioners for their consideration as soon as the following requirements have been met:

- OK. Compliance with the requirements of the Metropolitan Area Planning Commission.
- OK. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- OK. Certification by an attorney that fee title is vested in the platfor.
- OK. Certification that all taxes due and payable have been paid.
- OK. Certification that the irons have been set as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bps

cc: Baughman Company  
2522 East Kellogg

Ray Dondlinger  
1206 East Lincoln

Ralph Walk, Director  
Department of Public Works

M. S. Mitchell, Assistant Superintendent  
Public Works Maintenance

✓ E. L. Bradley  
A & S Investment Company  
Union Center Building

✓ Scottie Cronin  
County Zoning Administrator  
100 County Courthouse

June 24, 1966

Mr. George Ablah  
A & B Investments  
9100 East 13th Street  
Wichita, Kansas

Dear Mr. Ablah:

Re: S/D 66-61 - Final plat of Bradley  
Addition

We have received a memorandum from M. S. Mitchell, Assistant Superintendent of Public Works Maintenance, in which he states that Wulz has recommended that we accept a bond (corporate surety) for \$15,000, or a covenant running with the land, providing adequate assurance that the owners of the land agree to participate in a storm water sewer benefit district, or to provide that they will participate to that degree in the construction cost of such a project in the same manner as if the area were within the City and a part of such benefit district.

As we have no standard forms for a covenant or agreement of this type, I would suggest that you have your legal counsel prepare that which he believes to be binding and sufficient and submit it to either John Dekker, our legal counsel, for approval, or submit it to our office and we will forward it to Dekker for approval.

Sincerely,

Robert A. Lakin  
Assistant Planning Director

RAL:ber

THE CITY OF WICHITA

OFFICE OF Asst. Supt. of  
Public Works Maint.

DATE 6/21/1966

**HELP! PREVENT  
ACCIDENTAL  
POISONING**



TO Jack Galbraith, Senior Planner

FROM M.S. Mitchell, Asst. Supt. of Public Works Maint.

SUBJECT Final Plat of Bradley Addition  
S/D 66-61

Reference is made to your letter of June 17 and subsequent conversations regarding the applicant's meeting with Mr. Ralph Wulz, Director of Public Works, in an effort to get a decision regarding the form of assurance that principals of subject plat would participate in a storm water sewer benefit project, if and when the City should initiate it.

Mr. Wulz advises that he would recommend the acceptance of either a bond in the amount of \$15,000 or a letter of assurance from the owners of subject tract if the letter and its assurances can be made as a covenant to run with the land. He suggests that your counsel work out the form of such a document for execution by the principals.

A copy of this letter is being sent to Mr. George Ablah, with the recommendation that he contact you at the earliest practicable date.

*M. S. Mitchell*

M. S. Mitchell  
Asst. Supt. of  
Public Works Maint.

MSM:esvh

cc: Mr. Wilton, Supt. of Public Works Maintenance  
Mr. Wulz, Director of Public Works  
Bradley Addition Plat File  
George Ablah, A&B Investment Co., Union Center Bldg.



June 17, 1966

Baughman Company  
2522 East Kellogg  
Wichita, Kansas

Subject: S/D 66-61 - Final Plat of Bradley  
Addition

Dear Sirs:

The above-captioned plat was scheduled for consideration by the Metropolitan Area Planning Commission at its regular meeting on June 16, 1966. Just prior to the meeting, the Planning Department was informed by M. S. Mitchell of the Flood Control Division of the Department of Public Works, that the applicant had not been able to meet with Mr. Ralph Wulz, Director of Public Works, regarding the drainage problem associated with the subject plat. Since the applicant or his representative were not present, the Planning Commission deferred consideration of this plat to their next regular meeting.

I would suggest that, to expedite this plat as quickly as possible, the applicant contact Mr. Wulz and Mr. Mitchell so that an agreement can be reached prior to the next meeting of the Planning Commission.

This matter will be scheduled for consideration by the Planning Commission at its next regular meeting on July 7, 1966.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bgs

June 17, 1966

cc: E. L. Bradley  
A & B Investment Company  
Union Center Building

George Ablah, 900 East 13th MU 52611  
~~A & B Investment Company~~  
~~Union Center Building~~

Ray Dondlinger  
1206 East Lincoln

Scottie Cronin  
County Zoning Administrator  
100 County Courthouse

Ralph Wulz, Director  
Department of Public Works

M. S. Mitchell, Superintendent  
Flood Control Division of the  
Department of Public Works

June 3, 1966

Baughman Company  
2522 East Kellogg  
Wichita, Kansas

Subject: S/D 66-61 - Final Plat of Bradley  
Addition

Gentlemen:

At its regular meeting on June 2, 1966, the Metropolitan Area Planning Commission considered the Final Plat of Bradley Addition. At the request of Mr. George Ablah, the Planning Commission deferred further consideration of this plat to its next regular meeting. This deferral was requested so that the applicant and engineer would have sufficient time to meet with the Flood Control Division of the Department of Public Works to determine an acceptable solution for handling surface drainage. We suggest that you contact M. S. Mitchell of the Flood Control Division at your earliest convenience so that the drainage problems can be solved prior to the next meeting of the Planning Commission.

This matter will be reconsidered by the Metropolitan Area Planning Commission at its next regular meeting on June 16, 1966.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bjg

cc: E. L. Bradley  
A & B Investment Co.  
Union Center Bldg.

George Ablah  
A & B Investment Co.  
Union Center Bldg.

Scottie Cronin  
County Zoning Administrator  
100 County Courthouse

Ray Dondlinger  
1206 East Lincoln

THE CITY OF WICHITA

OFFICE OF Asst. Supt. of  
Public Works Maint.

DATE 6/2/1966

HELP! PREVENT  
ACCIDENTAL  
POISONING



TO Jack Galbraith, Senior Planner  
FROM M.S. Mitchell, Asst. Supt. of Public Works Maint.

SUBJECT Bradley Addition

Please be advised that Mr. Ray Dondlinger, representing the principle, met with Mr. Wilton, Mr. Green and myself at 1:00 P.M. this date to discuss Mr. Dondlinger's plan for drainage of subject addition. Plans for the building, which is under construction, show a peaked roof which would divide the building into two equal portions of approximately 250' by 500' each. It is Mr. Dondlinger's plan to drain the west one half of the building "and almost the west half of the lot" to the southwest corner of subject addition, which is the location recommended by this office. Mr. Dondlinger's plan is to drain the remainder of the building and the lot east to Oliver. Under present conditions, drainage would then be north on Oliver, east on 31st Street to Valley Forge, then north in the lot ditches of Valley Forge.

It is this part of Mr. Dondlinger's plan to which the Department of Public Works objects since, in our opinion, severe hardships for the residential lots along Valley Forge will result from the intensified run-off in the upper portion of the drainage area caused by the proposed building on subject plat. Mr. Dondlinger's plan proposes to install downspouts on the east roof line of the building which would direct roof run-off onto the parking area between the east line of the building and the west line of Oliver; from which it would then run east into Oliver through the three access points which have been graded. In our opinion, this plan is bad in that it will result in temporary flooding on Oliver Street which may result in traffic tie-ups or accidents.

The Department of Public Works recommends the following alternatives as solutions to problems presented by subject plat:

1. The developer should construct approximately 1500 linear feet of storm water sewer "size unknown but approximate 24" to 30" diameter" which would take run-off from all the plat to the southwest corner of the plat where it could be put in a storm sewer or an open ditch; or
2. The developer should agree to post bond to pay their share of the cost of a storm water sewer benefit district which would be formed by the City some time in the future.

Jack Galbraith

-2-

June 2, 1966

Estimates of cost for the above recommendations will be supplied by the City Engineer prior to the time subject plat goes to the City Commission.

*M. S. Mitchell*  
M. S. Mitchell *esvh*  
Asst. Supt. of  
Public Works Maint.

MSM:esvh

cc: Mr. Wilton  
Mr. Wulz  
Bradley Addition Plat File

THE CITY OF WICHITA

OFFICE OF Asst. Supt. of  
Public Works Maint.

DATE 6/2/1966

**HELP! PREVENT  
ACCIDENTAL  
POISONING**



TO Jack Galbraith, Senior Planner

FROM M.S. Mitchell, Asst. Supt. of Public Works Maint.

SUBJECT Bradley Addition

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2. The developer should agree to post bond to pay their share of the cost of a storm water sewer benefit district which would be formed by the City some time in the future.

Jack Galbraith

-2-

June 2, 1966

Estimates of cost for the above recommendations will be supplied by the City Engineer prior to the time subject plat goes to the City Commission.

*M. S. Mitchell*  
M. S. Mitchell *msk*  
Asst. Supt. of  
Public Works Maint.

MSM:esvh

cc: Mr. Wilton  
Mr. Wulz  
Bradley Addition Plat File

May 27, 1966

Baughman Company  
2522 East Kellogg  
Wichita, Kansas

Subject: S/D 66-61 - Final Plan of  
BRADLEY ADDITION

Gentlemen:

At its regular meeting on May 26, 1966, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Final Plat of BRADLEY ADDITION. The action of the Subdivision Committee was to recommend that this plat be approved subject to:

1. The plat being tied to a section or half-section corner.
2. Indicating an 8-foot utility easement adjacent to the south property line in the event the applicant does not wish to utilize a spur track.
3. The applicant submitting a development plan of the property to the Flood Control Office for their review and discussion of surface drainage prior to the Planning Commission meeting on Thursday, June 2, 1966.
4. Recording within 30 days after approval by the Board of City Commissioners.

May 27, 1966

The enclosed "marked" copies of the Preliminary and Final Plats are for your information and files.

This matter will be forwarded to the Metropolitan Area Planning Commission for its consideration on June 2, 1966.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:sa

cc: A & B Investment Co., Inc.  
c/o E. L. Bradley  
Union Center Building  
Wichita, Kansas

PRELIMINARY AND  
FINAL PLATS  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 66-61 NAME BRADLEY ADDITION  
DATE APPLICATION REC'D 5/19/66 PRELIMINARY APPROVAL 5/26/66

DESCRIPTION

GENERAL LOCATION Southwest corner of Colfax and Oliver Streets

OWNER A & B Investment Co., Inc.

SURVEYOR/ENGINEER Baughman Company

ADDRESS 2522 East Kellogg

1. GROSS ACREAGE OF PLAT	<u>10.5</u>	7. LINEAL FEET OF NEW STREETS:	
2. NUMBER OF LOTS:		(A) <u>40</u> R/W <u>615.9</u>	FT.
RESIDENTIAL		(B) <u>50</u> R/W <u>587</u>	FT.
COMMERCIAL		(C) <u>    </u> R/W <u>    </u>	FT.
INDUSTRIAL	<u>1</u>	(D) TOTAL <u>1202.9</u>	FT.
OTHER		8. TOTAL AREA OF NEW STREET	
TOTAL	<u>1</u>	R/W <u>53,986</u>	SQ.FT.
3. AVERAGE LOT FRONTAGE	<u>    </u> FT.	9. EXISTING ZONING	<u>"E"</u>
4. MINIMUM LOT FRONTAGE	<u>    </u> FT.	10. PROPOSED ZONING	<u>    </u>
5. AVERAGE LOT AREA	<u>    </u> SQ.FT.	11. LOT AREA REQUIRED BY	
6. MINIMUM LOT AREA	<u>    </u> SQ.FT.	ZONING	<u>    </u> SQ.FT.

STAFF COMMENTS:

1. It should be pointed out that the Turnpike Industrial Addition platted to the north and west of this plat has a platted building setback line of 50 feet on Colfax Avenue. Building plans for this addition provide for a 25 foot setback on Colfax.
2. Access to Oliver shall be limited to three openings and the proper notations made on the face of the plat and in the plattors text.
3. The plat shall be tied to a section or half section corner.
4. The plat shall be designated as a Lot and a Block and the proper notations made on the face of the plat and in the plattors text.
5. Recording within 30 days after approval by the Board of City Commissioners.

MAP No.: J-7A  
SEC. No.: 11  
TWP. No.: 28S  
RANGE: 1E

S/D No. 66-61

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: BRADLEY ADDITION

GENERAL LOCATION: Golfax & Oliver SW corner of Golfax & Oliver

NAME OF PROPERTY OWNER: A & B Inv. Co. Inc. Att: E. L. Bradley

ADDRESS: 10th Floor Union Center Bldg. PHONE: AM 25429

NAME OF SUBDIVIDER: same PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

NAME OF ~~AGENT~~ SURVEYOR: Baughman Co.

ADDRESS: 2522 E. Kellogg PHONE: MO 37431

DATE OF APPLICATION: May 10, 1966

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 10.5 Ac.

2. NUMBER OF LOTS: \_\_\_\_\_

RESIDENTIAL \_\_\_\_\_

COMMERCIAL \_\_\_\_\_

INDUSTRIAL 1

OTHER \_\_\_\_\_

TOTAL NUMBER OF LOTS 1

3. AVERAGE LOT FRONTAGE \_\_\_\_\_ FT.

4. MINIMUM LOT FRONTAGE \_\_\_\_\_ FT.

5. AVERAGE LOT AREA \_\_\_\_\_ SQ.FT.

6. MINIMUM LOT AREA \_\_\_\_\_ SQ.FT.

7. LINEAL FEET OF NEW STREETS:

A. 40 R/W 615.9 FT.

B. 50 R/W 587 FT.

C. \_\_\_\_\_ R/W \_\_\_\_\_ FT.

D. TOTAL 1202.9 FT.

8. TOTAL AREA OF NEW STREET R/W: \_\_\_\_\_ SQ.FT.

53,986

9. EXISTING ZONING 'E'

10. PROPOSED ZONING \_\_\_\_\_

11. PUBLIC WATER SUPPLY yes (YES-NO), NAME \_\_\_\_\_ CITY \_\_\_\_\_

12. PUBLIC SANITARY SEWERS yes (YES-NO), NAME \_\_\_\_\_ CITY \_\_\_\_\_

13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) \_\_\_\_\_ (YES-NO)

14. CITY OF WICHITA OR 3 MILE AREA: 3 Mile Area

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 HE WAIVES THE 60-DAY STATUTORY PERIOD IN WHICH THE PLANNING COMMISSION OR GOVERNING BODY MUST ACT. THE UNDERSIGNED FURTHER STATES THAT HE IS THE OWNER OR IS THE AUTHORIZED AGENT FOR THE OWNER(S).

OWNER'S SIGNATURE: A & B INVESTMENT CO INC.

BY: George J. Alford AGENT VICE PRES

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA  
PLANNING COMMISSION, ROOM 402, CITY BUILDING  
ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS.

RECEIVED BY Jack Galbraith  
DATE 5-19-66

S/D-1 M.A.P.C. 7-23-58 (REV. 10-62)



MAP No.: \_\_\_\_\_  
SEC. No.: \_\_\_\_\_  
TWP. No.: \_\_\_\_\_  
RANGE: \_\_\_\_\_

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: BRADLEY ADDITION

GENERAL LOCATION: Colfax & Oliver

NAME OF PROPERTY OWNER: A & B Inv. Co. Inc. Att: E. J. Bradley  
ADDRESS: 10th Floor Union Center Bldg. PHONE: AM 25429

NAME OF SUBDIVIDER: same PHONE: \_\_\_\_\_

NAME OF SURVEYOR: Bauchman Co. PHONE: MT 37431

ADDRESS: 2522 E. Kallaga

DATE OF APPLICATION: May 18, 1966

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 10.5 Ac.

2. NUMBER OF LOTS: \_\_\_\_\_

RESIDENTIAL \_\_\_\_\_

COMMERCIAL \_\_\_\_\_

INDUSTRIAL \_\_\_\_\_

OTHER \_\_\_\_\_

TOTAL NUMBER OF LOTS 1

3. AVERAGE LOT FRONTAGE \_\_\_\_\_ FT.

4. MINIMUM LOT FRONTAGE \_\_\_\_\_ FT.

5. AVERAGE LOT AREA \_\_\_\_\_ SQ.FT.

6. MINIMUM LOT AREA \_\_\_\_\_ SQ.FT.

7. LINEAL FEET OF NEW STREETS:

A. 40 R/W 625.9 FT.

B. 50 R/W 507 FT.

C. \_\_\_\_\_ R/W \_\_\_\_\_ FT.

D. TOTAL 1202.9 FT.

8. TOTAL AREA OF NEW STREET R/W:

53,986 SQ.FT.

9. EXISTING ZONING \_\_\_\_\_

10. PROPOSED ZONING \_\_\_\_\_

11. PUBLIC WATER SUPPLY yes (YES-NO), NAME City

12. PUBLIC SANITARY SEWERS yes (YES-NO), NAME City (YES-NO)

13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) \_\_\_\_\_

14. CITY OF WICHITA OR 3 MILE AREA: 3 Mile Area

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 HE WAIVES THE 60-DAY STATUTORY PERIOD IN WHICH THE PLANNING COMMISSION OR GOVERNING BODY MUST ACT. THE UNDERSIGNED FURTHER STATES THAT HE IS THE OWNER OR IS THE AUTHORIZED AGENT FOR THE OWNER(S).

OWNER'S SIGNATURE: A+B INVESTMENT CO INC

BY: George J. Ulrich VICE PRES  
AGENT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA  
PLANNING COMMISSION, ROOM 402, CITY BUILDING  
ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS.

RECEIVED BY \_\_\_\_\_  
DATE \_\_\_\_\_

Form 223-021

**PAYMENT NOTICE**  
City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Has. Mvr.	Has. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>511 Applications (Bradley Add.)</i>	<i>25.00</i>

Name *At S Investment Co.*

Address *Train Center Bldg*

Dps *2-712* Due Date *5-11-66*

Comments:

Date *5-11-66* By *L. Showers*