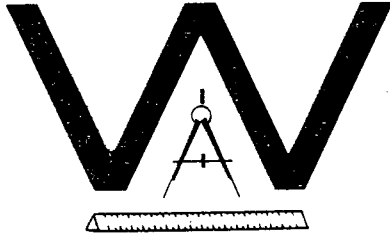


THE CITY OF WICHITA



CITY ENGINEER'S OFFICE
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501
(316) 268-4114 FAX

May 11, 1995

Lost Creek Estates, Inc.
P. O. Box 9007
Wichita, KS 67277

To Whom It May Concern:

This letter is addressed to the property owners adjacent to the sign in the island at Jayson Lane, north of Jayson Lane Court. According to the records at the County real estate office, Lots 3, 4, 43 and 44, Block 3 of Breezy Pointe 2nd Addition are the property of Lost Creek Estates.

The platting requirements for Breezy Pointe 2nd provided for an island in Reserve C on Jayson, on the west side of Jayson Court; however, the island was constructed at its present location, which is not a platted reserve. The island and the sign are on street right-of-way. In order to legitimize the location of the sign, it is necessary to issue a minor street privilege permit to authorize private use of public property.

For your information and subsequent action, we have enclosed (1) a brief description of the minor street permit procedures, (2) a minor street application form and (3) a sample of a certificate of insurance. Please complete and sign the application and return it to us with an original certificate of insurance whereby the City is added as an additional insured, a brief sketch of the site showing the island and sign, and the administrative fee in the amount of \$50.00.

The annual permit fee normally associated with minor street permits will be waived for reasons of beautification.

May we hear from you as soon as possible? Please refer any questions you may have regarding this subject to Gerri Lynde, 268-4418.

Sincerely,

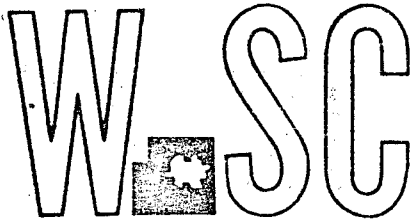
Mike Lindebak

Mike Lindebak, P. E.
City Engineer

enc.

cc: Steve Lackey, Director of Public Works

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

RECEIVED

DEC 23 1981

Dept. Of Engineering

December 22, 1981

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

Re: S/D 81-129 - Final plat of Bray Lines 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission December 21, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:


- A. Since the applicant's lot grading plan proposes the removal of dirt from the pipeline easements in order to drain the lot to Oak Knoll Street, the applicant shall provide letters from the pipeline companies which state that they approve of the regrading proposed by the applicant's lot grading plan.
- B. The applicant shall submit an avigational easement covering all of the subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- C. The applicant shall provide a copy of the documents which establish the Continental pipeline easement and Cities Service pipeline easement on this property. Any relocation or lowering of the pipelines within the easements will not be at the expense of the City or County.
- D. Municipal water is presently available in Oak Knoll Street adjacent to this site. The applicant shall submit an outside-the-City water service agreement.
- E. An application for outside-the-City sewer service shall be submitted.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

Baughman Company - Page 2
12-22-81

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 14, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Bray Lines, Inc., c/o Steve Cochran, Box 1191, Cushing, Okla., 74023
* Mike Lindebak, City Engineering
Andy Harkness, County Department of Public Works



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4498

PHONE 268-7901

Claud S. Shelor, P.E.
Director of Public Works / County Engineer

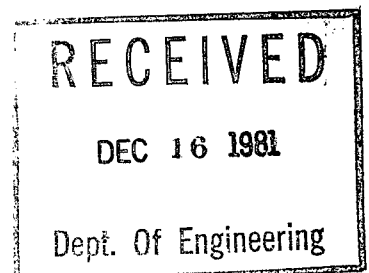
TO: Chris Breitenstein, City Engineering
FROM: Phillip Dietrich *PD*
DATE: December 15, 1981
SUBJECT: Drainage Plan, Bray Lines 2nd Addition

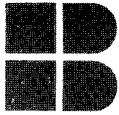
This office has reviewed the above referenced drainage plan and offers the following comments:

1. An average of 1 foot of cut is indicated over existing Continental and Cities Service pipe lines. It would appear some approval from the pipeline companies would be in order or a possible redesign to eliminate a portion of this cut.
2. The southwest corner of the lot indicates approximately 3 feet of fill. How is this to be taken care of at the west line of the plat? Is there to be a retaining wall or 3:1, 4:1 slope? This should be indicated on the plan.

If you should have any questions, please call.

cc: Louise Olivarez, M.A.P.D.
Plat File





BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION MEMO

PROJECT Bray Lines 2nd Addition

DATE 4-5-83

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Revised Drainage Plan

Submitted is a revised drainage plan for the referenced plat. The south 2.0 acres of Lot 1 will drain south and west as it presently does. Runoff will eventually discharge into the Oak Knoll Industrial Plat pond which has a design combined inflo for areas to the north of 93 CFS or approximately 32 acres. This includes the 2 acres in the Bray Lines 2nd Plat.

The north 1.7 acres will drain north and discharge into the Oak Knoll (Pawnee) pavement ditch which drains to the east. Discharge will be conveyed to the ditch via drives or flumes or a combination of both at the time of any new development.

S/D No. 81-129 Name Bray Lines 2nd Addition
Date Application Rec'd. 12-8-81 Preliminary Approval _____
Scheduled S/D Meeting 12-21-81

DESCRIPTION

General Location South side of Oak Knoll in an area east of Rock Road

Owner Bray Lines, Inc., c/o Steve Cochran
Surveyor/Engineer Baughman Company
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|---------------------------------|
| 1. Gross Acreage of Plat <u>4.0</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>50</u> R/W <u>265</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>1</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>265</u> ft. |
| 3. Minimum Lot Frontage <u>265 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>160,987 sq. ft.</u> | streets <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>E and R-1</u> | |
| 6. Proposed Zoning <u>E (SCZ-0493)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No _____ | |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: The applicant's associated zone case (SCZ-0493) requesting "R-1" to "E" has been approved subject to platting.

- A. The representatives from County and City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- B. The applicant shall submit an avigational easement covering all of the subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- C. The applicant shall provide a copy of the documents which establish the Continental pipeline easement and Cities Service pipeline easement on this property. Any relocation or lowering of the pipelines within the easements will not be at the expense of the City or County. The applicant or his agent shall be prepared to discuss the existing building encroachment in the Cities Service easement.
- D. Municipal water is presently available in Oak Knoll Street adjacent to this site. The applicant shall submit an outside-the-City water service agreement.
- E. The representatives from City Engineering should be prepared to comment on the availability of sanitary sewer to serve this site and on the possibility of vacating a portion of the existing right-of-way for Oak Knoll Street.
- F. An application for outside-the-City sewer service shall be submitted.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Bray Lines and Addition

DRAINAGE

$$D.A. = 3.7 \text{ Ac.}$$

$$T_c = 15 \text{ Min.}$$

$$C = 0.75$$

$$I_5 = 5.21 \text{ in/hr}$$

$$I_{100} = 8.98 \text{ in/hr}$$

$$Q_5 = 0.75 \times 5.21 \times 3.7 = 14.5 \text{ cfs}$$

$$Q_{100} = 0.75 \times 8.98 \times 3.7 = 24.9 \text{ cfs}$$

Site to be filled along S.W. corner and graded to drain to a swale draining north along east side of site and discharging into existing ditch along south side of Oak Knoll by means of a concrete flume.