



WICHITA - SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

August 28, 1978

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 78-82 - Final Plat of Travis Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 24, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

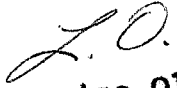
- A. The access control to Broadway shown on the plat shall be changed to reflect "complete access control" adjacent to the south 71.30 feet of Lot 1. The ingress and egress easement shall be increased to 30 feet in width within the 35-foot building setback area.
  - B. The applicant shall submit a separate instrument granting the ingress and egress easement shown on the plat for the perpetual benefit of the owner and future owners of Lot 2. Said instrument to be recorded with the plat when approved.
  - C. The applicant shall make satisfactory arrangements with the utility companies for easements to Lot 2. If necessary, the ingress and egress easement shall also be a utility easement.
  - D. The Subdivision Committee recommends a waiver of the MAPC Subdivision Regulations which require all platted lots to have direct access to a public street.
  - E. The applicant shall submit a lot grading plan to the City Engineer's office and the Flood Control Office for review and approval.
  - F. 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. Forms for the bond and irrevocable letter of credit are available from this office.

Baughman Company  
August 28, 1978  
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, August 31, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez  
Junior Planner

LO:bh  
Encl.

cc: J. L. Travis, 3204 Euclid, 67216  
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

August 31, 1978

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 78-82 - Final plat of Travis Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 31, 1978, 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 as stated in our letter of August 28, 1978.

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. Compliance with the requirements of the Metropolitan Area Planning Department.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plat.
4. Certification that all taxes due and payable for 1977 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:bh

cc: J. L. Travis, 3204 Euclid, 67216  
Dean Sellers, Assistant City Engineer

CLIENT \_\_\_\_\_  
PROJECT TRAVIS ADD.  
COMPUTATIONS FOR DRAINAGE DATA & PIPE SIZES

HYDROLOGY

$DA = \frac{101' \times 440'}{43560} = 1.02 \text{ Acres}$

$L = 440'$

$h = 99.1 - 94.8 = 4.30'$

Slope = 1%

Ret. Coef = 0.20

$T_c = 20 \text{ min}$

100 Yr Storm =  $I = 6.1''$

$C = 0.95$

$Q = CIA$

$Q = 0.95 \times 6.1'' \times 1.02 = 5.91 \text{ cfs.}$

DESIGN

(18" R.C.P. At 0.32%) x 70' length

Manning's  $n = 0.12$   $Q = 6.2 \text{ cfs.}$  Full Flow

"  $n = 0.15$   $Q = 5.2 \text{ cfs.}$  ~ "



# BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

## CONFIRMATION MEMO

PROJECT

*Travis Add.*

JOB NO. \_\_\_\_\_

DATE

*11-14-79*

COPIES TO:

*Louise Olivarez*

~~Curtis Nowak~~

Mike Lindebak

TO

*Yash Desai*

FROM

*William C. Kerber*

REFERENCE \_\_\_\_\_

Attached is the lot grading plan for the above referenced project.

Plat ~~submitted to~~ *approved* planning *Aug. 24, 1978*

To be heard by Subdivision Committee \_\_\_\_\_



DEPARTMENT OF PUBLIC WORKS  
MAINTENANCE DIVISION  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4559

February 26, 1979

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Attn: John Lundblade

Subject: Proposed Storm Sewer at Sta. 104+00± 'S'  
Riverside Levee-Arkansas River/Travis Addn.

Dear John:

Reference is made to plans for subject storm sewer which were forwarded to the Tulsa Corps of Engineers by this office for their comments. Please be advised this date we have received a letter from the Corps advising subject plans have been approved subject to the following comments:

- 1) Install 10 feet of riprap 18 inches thick downstream from the outlet headwall to prevent soil erosion.
- 2) Since you are proposing an open cut installation, a temporary cofferdam shall be provided during the levee breach. The breach shall be backfilled after the installation with moisture and density control and machine compaction to density of the adjacent undisturbed earth.
- 3) An 18 inch thick annular filter shall be provided to completely encircle the pipe from Sta. 1+72 to the drop inlet at Sta. 2+00. The length of the 6 inch perforated pipe shall be a maximum of six feet and empty into the drop inlet with provision for a flap gate. The six inch pipe shall be wrapped with filter cloth to prevent material from getting into the pipe. The invert of the 6 inch pipe shall be about the top of the 18 inch pipe. (See Exhibit A).

Please submit plans to this office for review after the above changes have been made before the start of construction. If you have any questions, please advise,

Yours truly,

*Max Greene*  
Max Greene,  
Flood Control Engineer  
Flood Control Maintenance

MG/glm

cc: D. R. Brewer, Jr.  
Travis Addn. Plat File  
Corps of Engineers Riverside Levee File

Enc. - Exhibit A

THE CITY OF WICHITA

DATE

DECEMBER 3, 1979

OFFICE OF

ENGINEERING

TO

JACK GALBRAITH, CHIEF PLANNER

FROM

YASH D. DESAI, DRAINAGE CHIEF ENGINEER

SUBJECT

DRAINAGE PLAN: TRAVIS ADDITION

Baughman Company has submitted the drainage/lot grading plan to my office for approval. The plan shows runoff to a proposed inlet at the northeast corner of the property. A private storm sewer shall be constructed to drain this inlet into the river under the flood control Levee "S", Riverside Lee-Arkansas River. Before any building permit is issued for this lot, the developer shall obtain approval of this private storm sewer plan from both the Engineering and Flood Control Division. Final building permit may be issued only upon completion of the storm sewer construction work. No water should drain to Broadway, and across property lines. Approved drainage plan shall be retained in Engineering files.

I trust this is sufficient information to approve the subject plat. Please call me at Centrex 4235 if you need additional information.

Yash D. Desai, P.E.  
Drainage Chief Engineer

YDD/dla

cc: Bill Korber, Baughman Company  
Max Greene, Flood Control & Landfill Director  
Robert Feldner, Superintendent of Central Inspection Division

HIGHWAY

TRAVIS

29th St.

SEC. 5-28-1E  
SEC. 4-28-1E

3006

3030  
1076  
Also 1140' 8"

25'  
50'  
30'-6" V.C.P.  
25'

295.52

LINE # 1

*Supplied by Alden*

ADD 300' along  
LINE # 7

110.58

14+52.0 M.H.  
225.24  
2100.0 M.H.  
4" SUB 5' N

LINE # 1

11+52.6 M.H.  
4" SUB 5' N

9+81.7 M.H.

LINE # 6

12+99.5 M.H.

FLOOD CONTROL R/W  
24787  
235.52

ARKANSAS RIVER

4+120.0 M.H.

3040

75'  
125'  
75'

20'





MEYER  
ADDN.

172.85'  
384.6'  
195.19'  
178.93'  
261.48'  
440.41'

TRAVIS  
ADD.

TRIPLE "T"  
1  
ADDITION

430.36'  
235.73'  
297.80'  
68.10'  
688.94'  
104.37'

HI-WAY  
U.S. 81

EVANS ST.

C. R. I. & P.  
RAILROAD

EAST  
ROB  
A

111.06'  
315.08'

Final Plat  
DIVISION REPORT

NO. 78-82 Name Travis Addition Preliminary Approval  
Application Rec'd. August 14, 1978 Scheduled S/D Meeting 8-24-78

DESCRIPTION

General Location East side of Broadway Avenue in an area south of the  
Arkansas River  
Owner J. L. Travis  
Surveyor/Engineer Baughman Company Phone 262-7271  
Address 330 Laura, Wichita, Ks., 67211

Gross Acreage of Plat 1.01  
Number of Lots:  
Residential \_\_\_\_\_  
Commercial 2  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 2  
3. Minimum Lot Frontage 101.30 ft.  
4. Minimum Lot Area 21,887 square ft.  
5. Existing Zoning "C"  
6. Proposed Zoning \_\_\_\_\_

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 \_\_\_\_\_ 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) \_\_\_\_\_  
12. City of Wichita x: Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. The access control to Broadway shown on the plat shall be changed to reflect "complete access control" adjacent to the south 77.30 feet of Lot 1.
- B. The applicant shall submit a separate instrument granting the 24 foot ingress and egress easement shown on the plat for the perpetual benefit of the owner and future owners of Lot 2. Said instrument to be recorded with the plat when approved.
- C. Approval of this plat will require waiver of the provision of the MAPC Subdivision Regulations that lots be platted having direct access to a public street.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat is 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.