

WICHITA VALLEY CENTER
ADAM VICK COUNTY

DATE

October 13, 1982

WICHITA VALLEY CENTER AREA PLANNING DEPARTMENT

- James, Chief Engineer
- Wadebak, Program Development Engineer
- B. Feldner, Superintendent of Central Inspection
- Arthur D. Chambers, Senior Planner

Subject: DP-70 - Sandpiper Bay Residential C.U.P. Located on the north side of 8th, between Gilda and Arapaho.

Attached is a copy of a proposed amendment to the above captioned C.U.P. Basically, the amendment would permit construction of fourplexes along the west side of the lake. Access to those units would be along a private road that would be located on an easement in the Wichita Valley Center Floodway. The County Commission has granted the easement for access, utilities, parking, and drainage. We would appreciate receiving any comments you might have about the proposed C.U.P. by Thursday, October 21, 1982.

If you have any questions, please call.

COPY

Arthur D. Chambers
Arthur D. Chambers, AICP
Senior Planner

ADC:el

Attachment

RECEIVED
OCT 13 1982
Dept. Of Engineering

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE September 12, 1985

TO Louise Olivarez, Senior Planner

FROM Chris Breitenstein, Civil Engineer III

SUBJECT Amendment to Sandpiper Bay CUP

The owner's engineer (Professional Engineering Consultants) has submitted calculations to this office showing that the existing lift station and force main is adequately sized for the additional 120-unit nursing home and medical offices.

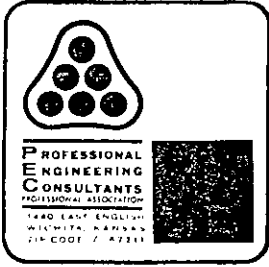
If you have any further questions, please feel free to contact me.



Chris Breitenstein
Civil Engineer III

CB:gr

MEMO



TO: R.W. Linn, P.E.

PROJECT NO. 36-85438-144

PROJECT: Sandpiper Bay CUP
(amended)

COPIES TO:

ATTN:

DATE: September 9, 1985

34-82181-1-042 File

FROM: Lynn Moore

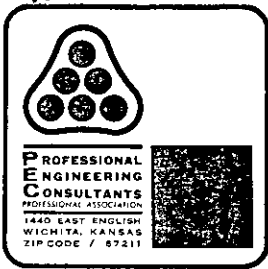
Chris Breitenstein

REFERENCE: Pump station capacity for projected
sanitary sewer flow rates

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

The design capacity of the pump station serving the referenced area is 270 gpm.
The following calculations summarize the projected wastewater flows.





Date 9-6-85 Page _____ of _____

Project Sandpiper Bay

Item Sanitary Sewer Pump Station Design

Original design flow: (See attached calc. sheet)

$$405 \text{ du} \times 2.0 \text{ PE/du} \times 200 \text{ gpcd} = 162,000 \text{ gpd} \quad \text{Average flow}$$

$$\text{Peak flow rate (P.F. = 2.0)} = 324,000 \text{ gpd} \quad (2.70 \text{ gpm})$$

Proposed development:

$$\text{Apartments: } 273 \text{ du} \times 2.3 \text{ PE/du} \times 80 \text{ gpcd} = 50,232 \text{ gpd}$$

$$\text{Nursing Center: } 120 \text{ units} \times 1.5 \text{ PE/unit} \times 80 \text{ gpcd} = 14,400 \text{ gpd}$$

$$\text{Medical Office \& Rx:} \\ 12 \text{ PE} \times 80 \text{ gpcd} = 960 \text{ gpd}$$

$$\text{Townhouses: } 132 \text{ du} \times 2.3 \text{ PE/du} \times 80 \text{ gpcd} = 24,288 \text{ gpd}$$

$$\text{TOTAL AVERAGE FLOW} \quad \underline{\quad 89,880 \text{ gpd}} \quad$$

$$\text{PEAK DAILY FLOW (3.0 \times \text{AVG.})} \quad 269,640 \text{ gpd}$$

$$\Rightarrow 190 \text{ gpm}$$

NOTE: The occupancy rates and average waste water contribution rates for apartments and townhouses are per City of Wichita design policy. A peaking factor of 3.0 also is per city policy.

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE August 29, 1985

TO Louise Olivarez, Senior Planner

FROM Chris Breitenstein, Civil Engineer III

SUBJECT Amendment to Sandpiper Bay C.U.P.

The lift station and force main for Sandpiper Bay was sized and designed for 405 dwelling units.

Prior to approval of this C.U.P., the owner should submit to this office an engineering report showing that there is adequate capacity in the existing lift station and force main for the 120-bed nursing home or if there is not adequate capacity, what modifications to the lift station and force main would be needed to provide sufficient capacity in the sewer system for the nursing home.

If you have any questions, please feel free to call me at 4235.



Chris Breitenstein
Civil Engineer III

CB:gr

FROM *Lewis*

DATE *8-29*

ADMINISTRATION

- Lakin
- Walter
- Doramus
- Eubanks
- Harris
- Henderson
- Wasko
- Wimbley

ADVANCE PLANS

- Stockwell
- Schwartz
- Dudark
- Ahrens
- Bechtel
- Hart
- Kelley
- Losew
- Mitchell
- Peete
- Shen

CURRENT PLANS

- Galbraith
- Lytle
- Young
- Bonanni
- Lahey
- Nagley
- Olivarez
- Smythe

ENGINEERING GRAPHICS

- Lindebak
- Cain
- Ruiz
- Henry
- Schneider
- Pierce
- Commer
- Crook
- Jones
- Whitney

Chris B

*Scheduled for MAPC 9-19-85. Staff
Comments will be written by Sept 11th.*

- Note & Return
- Handle
- All Staff
- Comment
- Signature
- Library
- Information
- Files
- Type

REMARKS *C.U.P. amendment.*

*273 retirement apts }
120-bed nursing home } NOW PROPOSED*

*132 ^{T9-105} townhouses }
405 ^{garden} apts formerly proposed*

THE MINIMUM BUILDING SETBACK FOR TOWNHOUSES IN PARCEL TWO (2) ADJACENT TO THE INGRESS-EGRESS EASEMENT ALONG THE WICHITA-VALLEY CENTER FLOOD CONTROL SHALL BE ZERO (0), PROVIDED HOWEVER, FRONT LOAD GARAGES SHALL BE SETBACK A MINIMUM OF TWENTY (20) FEET FROM THE PRIVATE ROADWAY. THE RETIREMENT APARTMENTS SHALL OBSERVE A TWENTY (20) FOOT SETBACK.

A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE ABOVE MENTIONED PLANTING STRIPS, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIAL AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON THE APPLICABLE AREAS.

PARCEL DESCRIPTION

PARCEL ONE

PROPOSE USE - RETIREMENT APARTMENTS, NURSING CENTER, MEDICAL OFFICE AND PHARMACY (ASSOCIATED WITH THE NURSING CENTER), OPEN-SPACE AND RELATED COMMUNITY FACILITIES.

NET AREA - 10.7 ACRES ±

RETIREMENT APARTMENTS

MAXIMUM NUMBER OF UNITS - 273
PARKING RATIO - 0.6/D.U.
MAXIMUM BUILDING HEIGHT - 35 FEET AT FRONT ELEVATION

NURSING CENTER

MAXIMUM NUMBER OF BEDS - 120
PARKING RATIO - IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA
MAXIMUM BUILDING HEIGHT - 35 FEET

MEDICAL OFFICE AND PHARMACY

MAXIMUM SQUARE FOOTAGE - 5,000 SQUARE FEET
PARKING RATIO - IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO

PROPOSED USE - TOWNHOUSES, OPEN-SPACE AND RELATED COMMUNITY FACILITIES.
MAXIMUM NUMBER OF UNITS - 132
PARKING RATIO - 2.0/D.U.
MAXIMUM BUILDING HEIGHT - 35 FEET AT FRONT ELEVATION.

GENERAL

TOTAL NET AREA = 37.27 AC. ± (EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY BUT INCLUDING THE 60 FOOT INGRESS-EGRESS EASEMENT ADJACENT ON THE WEST.)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN RETIREMENT APARTMENTS, NURSING CENTER, MEDICAL OFFICE AND PHARMACY (ASSOCIATED WITH THE NURSING CENTER), TOWNHOUSES, ASSOCIATED GARAGES, CARPORTS, AND COMMUNITY FACILITIES.

GENERAL PROVISIONS

- 1) ACCESS CONTROL: ACCESS TO EIGHTH STREET SHALL BE LIMITED TO TWO (2) OPENINGS, AS INDICATED ON THE PLAN. ACCESS TO ARAPAHO SHALL BE LIMITED TO ONE EMERGENCY ACCESS. THE EMERGENCY ACCESS SHALL BE GATED AND LOCKED.
- 2) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3) DRAINAGE: THE SITE WILL BE GRADED TO DRAIN IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN ON FILE WITH THE ENGINEERING DEPARTMENT, CITY OF WICHITA.
- 4) SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
- 5) THE PRIVATE STREET AND CIRCULATION SYSTEM WITHIN THE DEVELOPMENT SHALL BE HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID PRIVATE STREET AND CIRCULATION SYSTEM. PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S), THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE STREET AND CIRCULATION SYSTEM AS TO LOCATION AND DESIGN.
- 6) BUILDING SETBACKS: THE MINIMUM BUILDING SETBACK TO EIGHTH STREET SHALL BE TWENTY (20) FEET, PROVIDED HOWEVER, PARKING AND CIRCULATION, GARAGES AND/OR CARPORTS MAY BE PERMITTED TO WITHIN FIFTEEN (15) FEET OF EIGHTH STREET IF A FIFTEEN (15) FOOT PLANTING STRIP OR SCREEN IS PROVIDED.

THE MINIMUM BUILDING SETBACK TO LAKEWIND IN PARCEL TWO (2) SHALL BE FIFTEEN (15) FEET, PROVIDED HOWEVER, FRONT LOAD GARAGES SHALL BE SETBACK A MINIMUM OF TWENTY (20) FEET. PARKING MAY BE PERMITTED WITH THE FIFTEEN (15) FOOT SETBACK ADJACENT TO PARCEL TWO (2).

THE MINIMUM BUILDING SETBACK ALONG THE SOUTH AND WEST PROPERTY LINE, AS NOTED IN PARCEL ONE (1) ON THE PLAN, SHALL BE TWENTY (20) FEET. NO PARKING WILL BE PERMITTED WITHIN SAID TWENTY (20) FOOT SETBACK. A SCREENING, FENCING, AND LANDSCAPING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL, WHICH WILL THEN PERMIT THE PRIVATE STREET TO BE CONSTRUCTED WITHIN SAID TWENTY (20) FOOT SETBACK. SAID LANDSCAPING PLAN SHALL BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR STRUCTURES WITHIN TWO HUNDRED (200) FEET OF SAID SETBACK. THE PRIVATE STREET SHALL NOT BE CLOSER THAN FIVE (5) FEET TO THE PROPERTY LINE.

THE MINIMUM BUILDING SETBACK FOR TOWNHOUSES IN PARCEL TWO (2) ADJACENT TO THE INGRESS-EGRESS EASEMENT ALONG THE WICHITA-VALLEY CENTER FLOOD CONTROL SHALL BE ZERO (0), PROVIDED HOWEVER, FRONT LOAD GARAGES SHALL BE SETBACK A MINIMUM OF TWENTY (20) FEET FROM THE PRIVATE ROADWAY. THE RETIREMENT APARTMENTS SHALL OBSERVE A TWENTY (20) FOOT SETBACK.

A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE ABOVE MENTIONED PLANTING STRIPS, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIAL AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON THE APPLICABLE AREAS.

PARCEL DESCRIPTION

PARCEL ONE

PROPOSE USE - RETIREMENT APARTMENTS, NURSING CENTER, MEDICAL OFFICE AND PHARMACY (ASSOCIATED WITH THE NURSING CENTER), OPEN-SPACE AND RELATED COMMUNITY FACILITIES.

NET AREA - 10.7 ACRES ±

RETIREMENT APARTMENTS

MAXIMUM NUMBER OF UNITS - 273
PARKING RATIO - 0.6/D.U.
MAXIMUM BUILDING HEIGHT - 35 FEET AT FRONT ELEVATION

NURSING CENTER

MAXIMUM NUMBER OF BEDS - 120
PARKING RATIO - IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA
MAXIMUM BUILDING HEIGHT - 35 FEET

MEDICAL OFFICE AND PHARMACY

MAXIMUM SQUARE FOOTAGE - 5,000 SQUARE FEET
PARKING RATIO - IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO

PROPOSED USE - TOWNHOUSES, OPEN-SPACE AND RELATED COMMUNITY FACILITIES.
MAXIMUM NUMBER OF UNITS - 132
PARKING RATIO - 2.0/D.U.
MAXIMUM BUILDING HEIGHT - 35 FEET AT FRONT ELEVATION.