WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE

April 5, 1982

TO Robert B. Feldner, Superintendent of Central Inspection
Paul Graves, Chief Engineer
Mike Lindebak, Program Development Engineer

FROM Arthur D. Chambers, Senior Planner

SUBJECT DP-125 - Sandalwood Village Residential C.U.P.
Generally located at the northeast corner of
Rolling Hills and 119th Street West.

I have attached a copy of a proposed residential C.U.P. at the above referenced location. The area was originally platted (Lots 1-32, 45-68 and Reserve A, Block 14, Westlink 19th) for single family and a retention/detention pond. The C.U.P. would require a replat to vacate existing lot lines and street rights-of-way so that the area could be developed with townhouses. No rezoning is being sought.

We would appreciate receiving any comments you might have regarding access, drainage, etc., by Monday, April 12, 1982. If you have any questions, please call.

No Comments or problems MSL 4-6-82

Arthur D. Chambers
Senior Planner

ADC:el

Attachment

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

MEMO

TO: Chris Breitenstein

PROJECT NO. 36-82102-1022

PROJECT: Sandalwood Village

ATTN:

DATE: May 28, 1982

COPIES TO: Louise Olivarez

FROM: Michael W. Berry, E.I.T. MWB

REFERENCE: Drainage Concept

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

Transmitted herewith for your review are two copies of the Drainage Concept for Sandalwood Village.

Under this concept, the storm drains are designed to carry the 2-year runoff from the site as well as from the upstream areas which are part of Westlink 19th Addition, Phase III. The balance of runoff will flow overland through platted drainage easements. Where noted, the 100-year runoff will be discharged to the pond through pipes with a submerged outfall. The existing retention/detention pond will serve to detain the difference between pre- and post-development 100-year runoff amounts.

It is proposed that all drainage be conveyed to the platted drainage easements by means of drives, flumes, private storm sewers, and/or other approved drainage facilities.

This preliminary plat is scheduled to be heard by the Subdivision Committee of the MAPC on June 10, 1982.

If you have any questions, please advise.

RECEIVED
JUN 1 1982
Dept. Of Engineering

WICHITA – SEDGWICK COUNTY
W SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL – TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

June 11, 1982

Professional Engineering Consultants, P.A.
Attention: Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: s/D 82-29 - Preliminary plat of Sandalwood Vaillage

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on June 10, 1982, the above captioned case was considered. The action of the Subdivision Committee was to approve the plat subject to the following:

A. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to City Engineering for review and approval. The applicant shall guarantee any drainage improvements required by the platting of this property.

B. This plat represents a replat of most of Block 14, Westlink Nineteenth Addition. Street paving, storm sewer, sanitary sewers and water were guaranteed by petition with the Westlink Ninteenth plat. The applicant shall contact the City Engineering and Water Departments to determine what revisions or additional guarantees may be required due to this replat.

C. Since Binter/Parkridge is a collector street, a sidewalk is required and shall be guaranteed with this plat.

D. Covenants which were filed with Westlink Nineteenth provided for a homeowners' association to be formed to own and maintain the lake within the reserve. The developer's plan now calls for the reserves to be owned and maintained by the two Sandalwood Village lots. All other Westlink Nineteenth lots are to be released from their responsibility regarding the reserve. The necessary documents revising the previous covenants and providing for a new homeowners' association and covenants shall be submitted to the Planning Department for review. After approval, fully executed documents shall be submitted to the Planning Department for forwarding with the plat to the governing body.

E. The applicant shall meet with K. G. and E. prior to filing a final plat in order to discuss K.G. and E.'s request that the original utility easement at the northwest corner of Lot 2 be retained as part of this replat.

F. Requirements for a final plat (see pages 20-25 of the MAPC Subdivision Regulations).

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

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

Sincerely,

Forrest L. Nagley

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Thurman Smith, 10300 W. Central, 67212
Mike Lindebak, City Engineering

PROFESSIONAL ENGINEERING CONSULTANTS
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 6/28/82 MB Page _____ of _____

Project SANDALWOOD

Item DRAINAGE PLAN CALC's

TABLE OF CONTENTS

PROFESSIONAL ENGINEERING CONSULTANTS
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 6/28/82 MWB Page 1 of

Project SANDALWOOD

Item HYDROLOGY: ASSUMPTIONS, EQ, ETC.

D.A. – by planimeter (1"=50' SCALE)

Impervious area – by planimeter and/or estimate (Each 4 unit bldg. w/ driveways = 0.21 acre imp. area)

Coefficient C computed by weighted average assuming C = 0.9 for impervious and C=0.25 for turf (C soil, flat slopes)

Slope: Estimated 0.32% for pavement
0.50% for turf

$$T_c = \frac{1.8\,(1.1-C)\sqrt{L}}{\sqrt[3]{S_A}} \qquad \text{(FAA Formula)}$$

L from published Table

RATIONAL FORMULA $Q = CIA$

HYDRAULIC ANALYSIS

Pipes are assumed to flow full. Inlet capacity is assumed to be ≈ 100%.

For 100-year flow, a hydraulic slope of 0.2% is assumed, and pipe size is selected based on known Q.

All pipes sized on basis of n=0.013.

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

HYDROLOGY DATA SHEET

PROJECT: SANDALWOOD LOT 1 PROJECT NO. 82102

ITEM: DRAINAGE PLAN DATE: 5/28/82

RETURN PERIOD: 2-YR COMPUTATIONS BY: MWB REVISIONS BY:

SCHEMATIC DIAGRAM:

TRIBUTARY AREA								HYDROLOGY SUMMATION				CONDUIT DATA					
SUB-BASIN (1)	C (2)	AREA (acres) (3)	SLOPE (%) (4)	LENGTH (feet) (5)	T_{c_o} (minutes) (6)	I_o in./hr. (7)	Q_o (cfs) (8)	T_c (minutes) (9)	I in./hr. (10)	Q (cfs) (11)	Σ Q (cfs) (12)	PIPE (inches) (13)	SLOPE (%) (14)	VELOCITY (ft/sec.) (15)	LENGTH (feet) (16)	T_t (minutes) (17)	$T_c + T_t$ (minutes) (18)
219 f	0.57	1.08	0.32	570'	33.3	2.67	1.65	39.17	2.35	1.45	21.19	~~30~~	~~0.27~~	~~4.3~~			
												30	0.27	4.3	130'	0.50	39.67
220 a	0.53	1.25	0.58	520'	28.0	3.06	2.03	39.67	2.33	1.54	22.73						
												36	0.12	3.2	60'	0.32	39.99
221 b	0.65	0.52	0.50	400'	20.4	3.60	1.22	39.99	2.31	0.78	23.51						
												36	0.12	3.3	150'	0.75	40.74
222 c	0.60	2.01	0.67	450'	19.64	3.65	4.40	~~40.74~~	2.28	2.05	25.56						
												36	0.15	3.6	160'	0.74	41.48
~~223 e~~	~~0.59~~	~~0.61~~	~~0.57~~	~~350'~~	~~20.71~~	~~3.58~~	~~1.39~~	~~40.40~~	~~6.27~~	~~0.82~~	~~26.40~~						
												~~36~~	~~0.16~~	~~3.8~~	~~120'~~	~~0.53~~	~~41.43~~
224 d	0.76	1.37	0.50	525'	17.67	3.81	3.96	41.48	2.25	2.34	28.74						
												60			100'		
225 K																	

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

HYDROLOGY DATA SHEET

PROJECT: SANDALWOOD LOT 1 PROJECT NO. 82102

ITEM: DRAINAGE PLAN DATE: 5-28-82

RETURN PERIOD: 2-YR COMPUTATIONS BY: MWB REVISIONS BY: _____

SCHEMATIC DIAGRAM:

TRIBUTARY AREA								HYDROLOGY SUMMATION				CONDUIT DATA					
SUB-BASIN (1)	C (2)	AREA (acres) (3)	SLOPE (%) (4)	LENGTH (feet) (5)	T_{c_o} (minutes) (6)	I_o in./hr. (7)	Q_o (cfs) (8)	T_c (minutes) (9)	I in./hr. (10)	Q (cfs) (11)	Σ Q (cfs) (12)	PIPE (inches) (13)	SLOPE (%) (14)	VELOCITY (ft/sec.) (15)	LENGTH (feet) (16)	T_t (minutes) (17)	$T_c + T_t$ (minutes) (18)
113 j	0.60	0.30	0.32	350'	24.6	3.35	0.6	49.19	1.96	0.35	21.39	~~36~~	~~0.10~~	~~3.03~~			
												36	0.10	3.03	140'	0.77	49.96
114 h	0.73	1.91	0.32	350'	18.2	3.76	5.85	~~49.96~~	1.94	2.70	24.09						
												56	0.13	3.41	100'	0.49	50.45
115 g	0.60	1.25	0.50	350'	21.2	3.55	2.66	50.45	1.93	1.75	25.49						
												36			8.15'		
225 k																	

12/3/82

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

HYDROLOGY DATA SHEET

PAGE 1 OF 1

PROJECT: SANDALWOOD LOT 2 PROJECT NO. 82102

ITEM: DRAINAGE PLAN DATE: 6/25/82

RETURN PERIOD: 2-YR COMPUTATIONS BY: MWB REVISIONS BY:

SCHEMATIC DIAGRAM:

TRIBUTARY AREA								HYDROLOGY SUMMATION				CONDUIT DATA					
SUB-BASIN (1)	C (2)	AREA (acres) (3)	SLOPE (%) (4)	LENGTH (feet) (5)	T_{c_o} (minutes) (6)	I_o in./hr. (7)	Q_o (cfs) (8)	T_c (minutes) (9)	I in./hr. (10)	Q (cfs) (11)	ΣQ (cfs) (12)	PIPE (inches) (13)	SLOPE (%) (14)	VELOCITY (ft/sec.) (15)	LENGTH (feet) (16)	T_t (minutes) (17)	$T_c + T_t$ (minutes) (18)
16 s	0.5	1.6	0.5	410'	27.55	3.11	2.48	27.55	3.11	2.48	2.48						
												15	0.2	2.03	40	0.33	27.88
15 r	0.62	0.7	0.5	325'	22.04	3.49	1.52	27.88	3.08	1.34	3.82						
												18	0.18	2.16	120	0.93	28.81
14 q	0.62	0.7	0.5	330'	19.77	3.64	1.58	28.81	3.00	1.30	4.85						
												18	0.28	2.74	40	0.24	29.05
13 p	0.69	0.4	0.5	250'	14.70	4.09	1.13	29.05	2.98	0.82	5.67						
												21	0.17	2.36	250	1.77	30.82
12 n	0.53	1.4	0.5	460'	27.72	3.09	2.29	30.82	2.84	2.11	7.78						
						$\Sigma Q = 5.41 + 7.78 \left(\frac{2.72}{2.84}\right)$						24	0.16	2.48	55	0.37	31.19
11 m	0.52	3.8	0.5	600'	32.22	2.74	5.41	32.22	2.72	5.41	12.86						
												27	0.23	3.23	125	0.64	32.86
10								32.86	2.70		12.76						

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 6-25-82 MB Page ____ of ____

Project SANDALWOOD

Item 100-YR PIPE SIZES

NODE 115

$Q_2 = 24$ cfs

$T_c = 50$ min.
$i_2 = 1.95$ in/hr
$i_{100} = 4.56$ in/hr

$$Q_{100} = 24 \times \frac{4.56}{1.95} = 56 \text{ cfs}$$

$K = \frac{Q}{\sqrt{S}}$ Assume $n = 0.013$

Assume Static Pool (100-y) = 152.5
Manhole Elev < 154.0

$$\frac{1.5}{500} = 0.003 = S$$

$$K = \frac{56}{\sqrt{0.003}} = 1022$$

~~USE 42" PIPE~~
or
USE 48" PIPE

NODE 224

$Q_2 = 29$ cfs

$T_C = 41$ min

$i_2 = 2.27$ in/hr
$i_{100} = 5.32$ in/hr

$$Q_{100} = 29 \times \frac{5.32}{2.27} = 68 \text{ cfs}$$

$K = \frac{Q}{\sqrt{S}}$ Assume $n = 0.013$

Assume static pool (100-yr) = 152.5
Assume T.C. = 154

$$\frac{1.5'}{150'} = 0.01 = S \leftarrow \text{too steep}$$

use $S = 0.003$ max

$$K = \frac{68}{\sqrt{0.003}} = 1241$$

USE 48" PIPE

NODE 225 = JUNCTION

ADD PEAK ON PEAK $Q = 124$ cfs
Let $S = 0.002$

$$K = \frac{Q}{\sqrt{S}} = \frac{124}{\sqrt{0.002}} = 2773$$

USE 66" PIPE

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 6-25-82 MB Page ____ of ____

Project SANDALWOOD

Item 100-YR PIPE SIZES

NODE 1160

$Q_2 = 13$ cfs

$T_c = 32.9$ min

$i_2 = 2.68$

$i_{100} = 6.30$

$Q_{100} = 13\left(\frac{6.3}{2.68}\right) = 31$ cfs

Assume $S = 0.002$

$K = \frac{Q}{\sqrt{S}} = \frac{31}{\sqrt{0.002}} = 683$

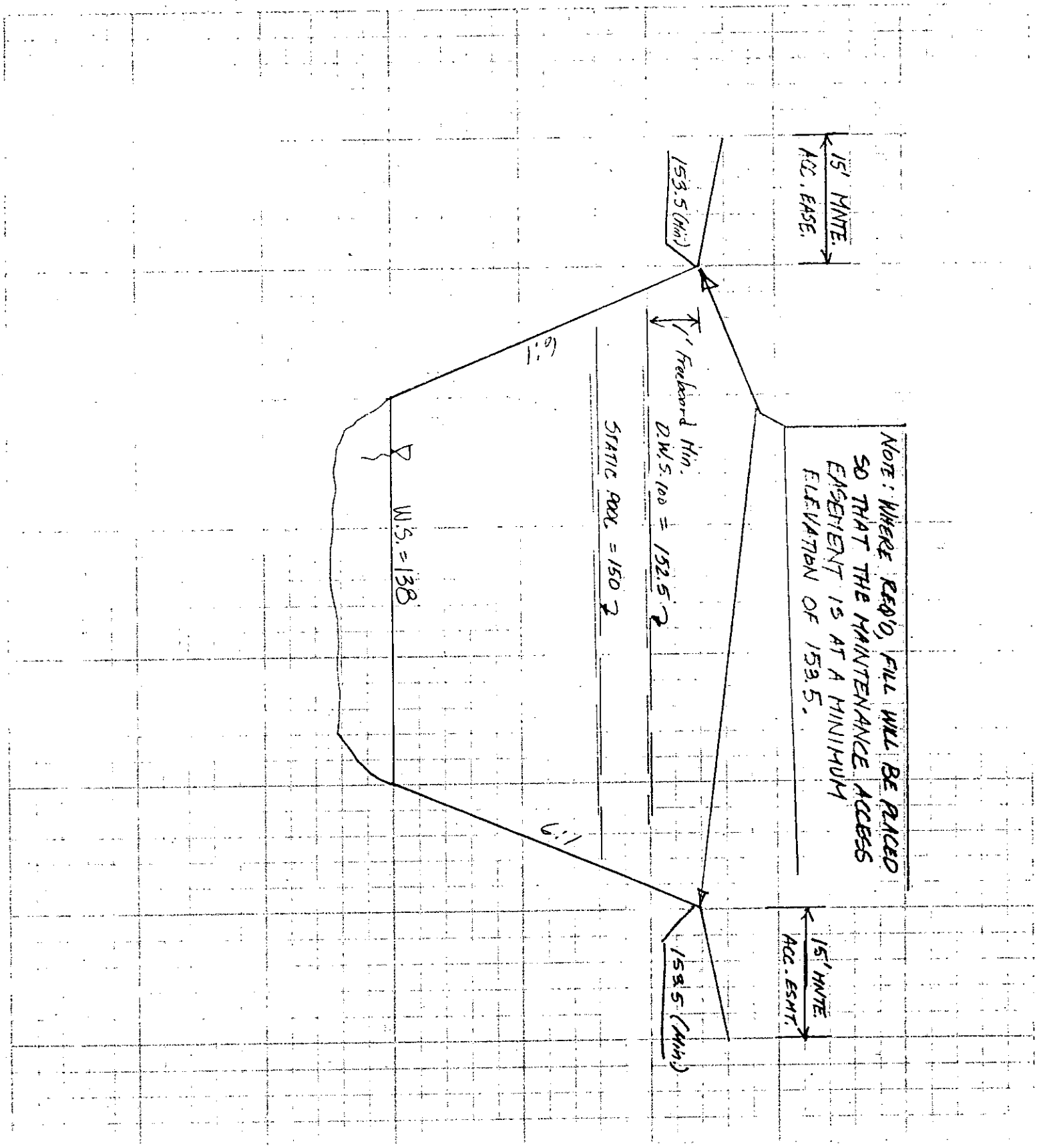
USE ~~42" RCP~~ 36" RCP

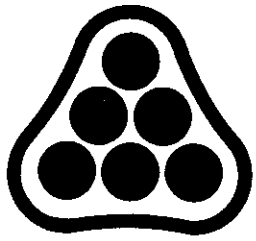
PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 6/25/82 MNB Page _____ of _____

Project SANDALWOOD VILLAGE DRAINAGE PLAN

Item DETENTION POND TYPICAL SECTION





June 29, 1982

Mr. Chris Breitenstein, P.E.
Drainage Engineer
7th Floor - City Hall
455 N. Main
Wichita, Kansas 67202

RE: Sandalwood Village Drainage Plan
PEC File No. 36-82102-1022

Dear Chris:

Enclosed are two copies of the drainage plan for the above referenced project, along with a copy of the supporting calculations.

As this subdivision is a replat of part of Block 14 of Westlink Nineteenth Addition, this Drainage Plan is a modification of the Drainage Plan for Westlink 19th. The existing retention/detention pond will serve to detain the difference between the pre- and post-development runoff from the 100-year storm. In addition, three conduits will be used for outfall lines instead of five, with only two outfall structures. The outfalls will be designed to carry Q_{100} underground to a submerged outlet with riprap.

A speedy review of this drainage plan would be appreciated. The final plat of Sandalwood Village is scheduled to be heard before the Subdivision Committee of the MAPC on July 8. Approval of the plat is contingent on approval of the drainage plan.

If you have any questions, please call.

Very Truly Yours,

Michael W. Berry

Michael W. Berry, E.I.T.
Design Engineer

Enclosures

cc: Louise Olivarez

LOCATED AT:
355 ELLIS
WICHITA, KANSAS 67211
(316) 263-1107

FORWARD ALL MAIL TO:
1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

MEMO

PROFESSIONAL ENGINEERING CONSULTANTS PROFESSIONAL ASSOCIATION
1640 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

TO: Chris Breitenstein

PROJECT NO.

PROJECT: SANDALWOOD DRAINAGE PLAN

DATE: 6/29/82

COPIES TO:

ATTN:

FROM: Mike Berry

REFERENCE:

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

Enclosed herewith are the supplementary calc's which erroneously were left out of the envelope I delivered this A.M.

MB

WICHITA – SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL – TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

July 9, 1982

Mr. Gary Wiley, P.E.C., P.A.
1440 E. English
Wichita, Ks. 67211

Re: Final plat of Sandalwood Village (82-29)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission Thursday, July 8, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. A minimum pad elevation of 154 City datum shall be shown on the face of the plat and in the plattor's text.

B. The plat represents a replat of most of Block 14, Westlink Nineteenth Addition. Street paving, storm sewers, sanitary sewers and water were guaranteed by petition with the Westlink Nineteenth plat. The applicant shall make satisfactory arrangements with the Engineering and Water Departments regarding revisions or additional guarantees which may be required because of this replat. A sanitary sewer layout shall be submitted to Engineering for their review.

C. Since Binter/Parkridge is a collector street, a sidewalk is required and shall be guaranteed with this plat.

D. Covenants which were filed with Westlink Nineteenth provided for a homeowners association to be formed to own and maintain the reserve. The developer's plan now calls for the reserve to be owned and maintained by the two Sandalwood Village lots. All other Westlink Nineteenth lots are to be released from their responsibility regarding the reserve. The necessary documents revising the previous covenants shall be submitted to the Planning Department for review. After approval, fully executed documents shall be submitted to the Planning Department for forwarding with the plat to the governing body.

E. If any additional improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. Closure computations shall be submitted with the final plat tracing.

G. Existing half-street right-of-way for all adjacent streets shall be shown on the final plat tracing.

H. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 15, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

L.O.

Louise Olivarez
Senior Planner

LO:bh

cc: Thurman Smith, 10300 W. Central, 67212
Mike Lindebak, City Engineering

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

MEMO

TO: Chris Breitenstein
Drainage Engineer 7th Floor
455 N. Main
ATTN:

PROJECT NO: 36-82102-1022
PROJECT: Sandalwood Village
DATE: July 8, 1982

COPIES TO:

FROM: Michael W. Berry, E.I.T.
REFERENCE: Drainage Plan Correction

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

As discussed in our telephone conversation of July 7, 1982, there is a discrepancy between the calculation notes and the drainage plan concerning conduit sizes on the south system (nodes 16 to 10). The conduit sizes shown on page 4 are preliminary estimates only. The conduit sizes listed on page 12 (computer printout) are correct, and are shown on the drainage plan. They are reiterated below:

Node to Node		Conduit Dia. (in.)
16	15	15"
15	14	15"
14	13	15"
13	12	18"
12	11	18"
11	10	36"

If you have any questions, contact me at 262-2691.

Westlink 19th - Paving Petition
Phase 3 Amendment

Sec. 1 (d)			existing pet	Suggested new
lots	12 thru 29	Blk 8	210 / 65,940	210 / 65,900
"	1 " 5	" 10	"	"
"	27 31	10	"	"
"	4 6	10	"	"
"	1 " 11	" 8	420 / 65,940	420 / 65,900
	1 " 16	9	"	"
	6 " 26	10	"	"
	1 " 13	11	"	"
	2 " 17	12	"	"
	1 " 3	13	"	"
"	1 " 32	14	420/65,940	305 / 65,900
	45 68	14	"	"
	1 " 8	24	"	"

Note: key to fraction is the estim
cost to ben. dist. 659,400
659,000

New lots = 88 x 305 = 26,840 dd 64 x 420 = 26,8

Sandpiper
lots 1 thru 76 Blk 1 67 to balance 26,8
" 1 " 12 " 2 10
77 "

88 lots vs 64

77 " vs 64

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

March 18, 1983

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, Kansas 67211

Re: S/D 83-13 - Preliminary plat of Sandalwood Village

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 17, 1983, 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. The applicant shall re-petition for street paving, sanitary sewer, water, storm sewer and sidewalk improvements as required for this development. A certificate listing the petitions shall be submitted to the Planning Department.

B. The applicant's drainage concept has been approved by City Engineering. Minimum pad elevations, as required, shall be shown on the final plat.

C. The necessary documents revising The Block 14 Westlink 19th Addition Homeowners Association, which provides for ownership and maintenance of Reserve A, shall be submitted to the Planning Department for review and for recording with the plat.

D. As numerous platted utility easements are proposed for vacation by this replat, appropriate reference shall be made to K.S.A. 12-512(b) on the final plat.

E. For all lots fronting on a 58-foot street, there shall be submitted a covenant which requires 4 off-street parking spaces per dwelling unit.

F. The final plat shall indicate "complete access control" to 119th Street West across the west line of the plat.

G. The Subdivision Committee recommended a waiver of the 60-foot minimum lot frontage requirement and reduction of platted building setbacks to 20 and 10 feet as noted on the preliminary plat.

H. 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.

I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

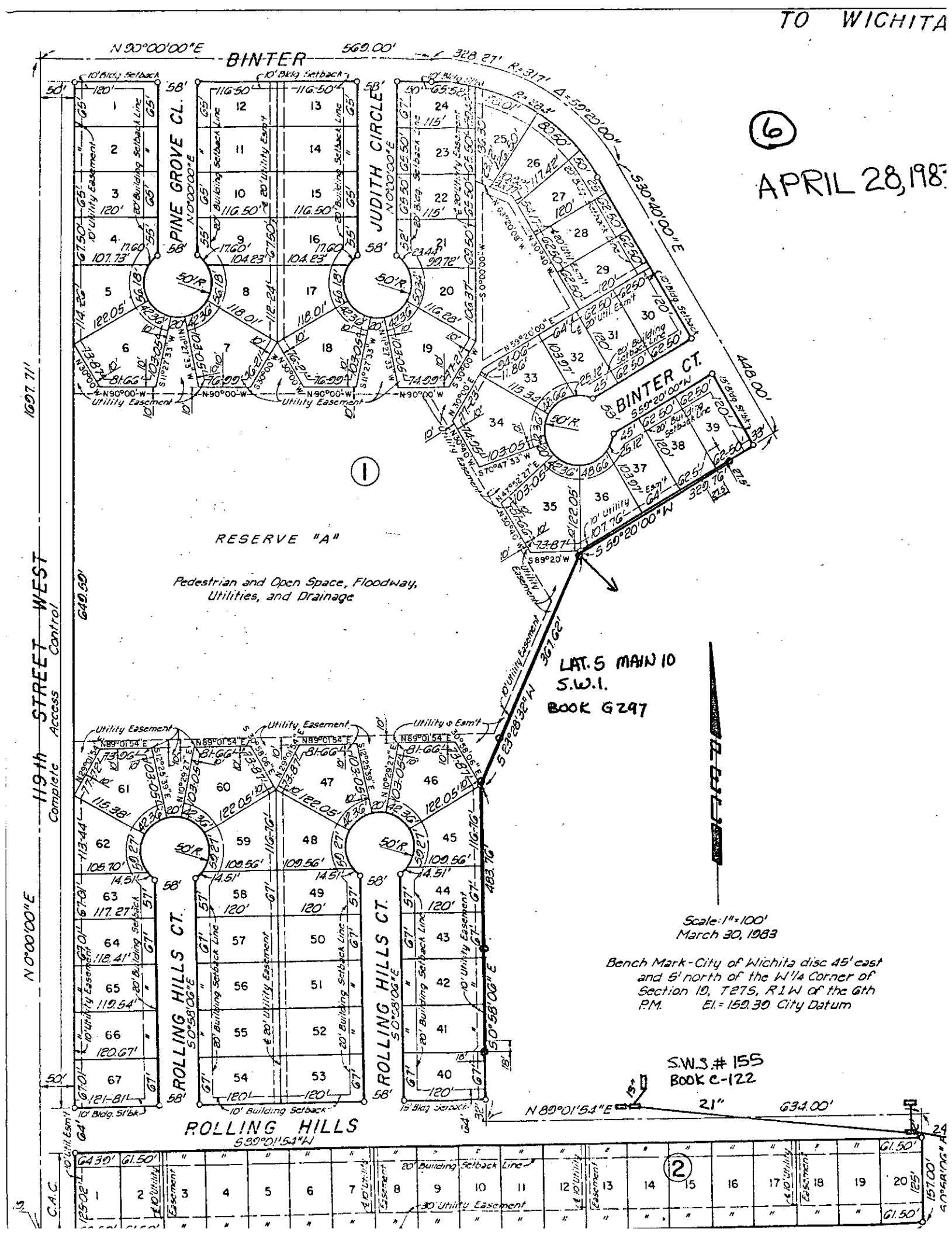
Sincerely,

L.O.

Louise Olivarez
Senior Planner

LO:bh

cc: Thurman W. Smith, 10300 W. Central, 67212
Mike Lindebak, City Engineering


TO WICHITA
N 90°00'00"E
BINTER
569.00'
328.27'
R=317'
Δ=59°20'00"
S30°40'00"E
448.00'
10' Bldg. Setback
PINE GROVE CL.
JUDITH CIRCLE
N0°00'00"E
1607.71'
119th STREET WEST
Complete Access Control
649.50'
BINTER CT.
S50°20'00"W
50'R
RESERVE "A"
Pedestrian and Open Space, Floodway, Utilities, and Drainage
S 50°20'00"W
367.62'
S 23°28'32"W
LAT. 5 MAIN 10
S.W.I.
BOOK G297
483.76'
S0°58'06"E
ROLLING HILLS CT.
ROLLING HILLS
S89°01'54"W
N89°01'54"E
634.00'
S.W.S. # 155
BOOK C-122
Scale: 1"=100'
March 30, 1983
Bench Mark - City of Wichita disc 45' east and 5' north of the W1/4 Corner of Section 19, T27S, R1W of the 6th P.M. El. = 1519.30 City Datum
(1)
(2)
(6)
APRIL 28, 198

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

April 29, 1983

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, Kansas 67211

Re: S/D 83-13 - Preliminary plat of Sandalwood Village

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 28, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The final plat tracing shall indicate a minimum building pad as required by City Engineering. This shall be referenced in the plattor's text as well as on the face of the plat.

B. The applicant shall re-petition for street paving, sanitary sewer, storm sewer and sidewalk improvements as required for this development. A certificate listing the petitions shall be submitted to the Planning Department for recording.

C. The necessary documents revising The Block 14, Westlink Nineteenth Addition Homeowners' Association, which provides for ownership and maintenance of Reserve A, shall be submitted to the Planning Department for review and for recording with the plat.

D. For all lots fronting on a 58-foot street, there shall be submitted a covenant which requires 4 off-street parking spaces per dwelling unit.

E. The applicant shall make satisfactory arrangements with the water Department for relocation of some existing water meters.

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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 5, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Thurman W. Smith, 10300 W. Central, 67212
Mike Lindebak, City Engineering

October 18, 1985

Mr. Keith D. Callison
Real Estate Appraiser
Post Office Box 343
Wichita, Kansas 67201

Subject: Street Improvements in Sandalwood Village Addition

Dear Mr. Callison:

Please be advised that the street improvements to serve the above-referenced addition have been installed in accordance with the City's plans and specifications.

Upon acceptance by the City, these improvements are being maintained by the City's Department of Operations and Maintenance.

Yours truly,

Michael E. Lindebak, P.E.
City Engineer

MEL:cgr

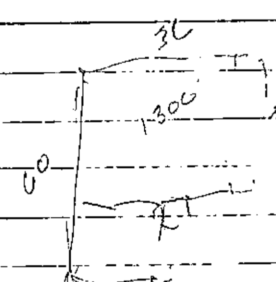
Westlink 19th – Paving Petition

Sec. 1 (d)				existing pet	Suggested new
lots 12	thru 29	, Blk 8		210 / 65,940	210/ 65,900
" 1	" 5	" 10		"	"
" 27	31	10		"	"
" 4	6	10		"	"
" 1	" 11	" 8		420/ 65,940	420/ 65,900
1	" 16	9		"	"
6	" 26	10		"	"
1	" 13	11		"	"
2	" 17	12		"	"
1	" 3	13		"	"
" 1	" 32	14		420/65,940	305/ 65,900
45	68	14		"	"
1	8	24		"	"

Note: key to fraction is the estimated cost to ben. dist. 659,400 vs 659,000

New lots = 88 × 305 = 26,840   dd 64 × 420 = 26,880
                                   − 40
sandpiper   to balance 26,840
lots 1 thru 76 Blk 1
" 1 " 12 " 2

88 lots vs 64



MIKE LINDEBAK
ADD AQUATIC CENTER
AS 1 SHARE FOR SANITARY SEWERS

WESTLINK 19TH PHASE III STORM SEWER
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
NODES 10-16 PROJ:82081-2 2-YR MWB 6-28-82

STORM FREQUENCY = 2-YEAR

12/12

* * * HYDROLOGY * * *

TRIBUTARY AREA									HYDROLOGY SUMMATION				CONDUIT DATA				
NODE	TO NODE	C	AREA (AC)	SLOPE (%)	LENGTH (FT)	TC(Ø) (MIN)	I(Ø) (IN/HR)	Q(Ø) (CFS)	TC (MIN)	I (IN/HR)	Q (CFS)	SUM Q (CFS)	SIZE	VELOCITY (FT/SEC)	LENGTH (FT)	TT (MIN)	TT+TC (MIN)
16	15	.50	1.60	0.00	0.0	28.00	3.04	2.48	28.00	3.04	2.48	2.48	15"	2.02	40.00	.33	28.33
15	14	.62	.70	0.00	0.0	22.00	3.50	1.52	28.33	3.02	1.31	3.79	15"	3.09	125.00	.67	29.00
14	13	.62	.70	0.00	0.0	20.00	3.63	1.58	29.00	2.96	1.29	5.08	15"	4.14	45.00	.18	29.19
13	12	.69	.40	0.00	0.0	15.00	4.06	1.13	29.19	2.95	.82	5.90	18"	3.34	250.00	1.25	30.43
12	11	.53	1.40	0.00	0.0	28.00	3.04	2.29	30.43	2.85	2.15	8.05	18"	4.56	60.00	.22	30.65
11	10	.52	3.80	0.00	0.0	32.00	2.75	5.41	30.65	2.84	5.18	13.23	36"	1.87	130.00	1.16	31.81

NODES 10-16 PROJ:82081-2 2-YR MWB 6-28-82

* * * HYDRAULICS * * *

NODE	HYD-SLOPE (FT/FT)	FRICTION (FT)	BEND (FT)	TRANSITION (FT)	MANHOLE (FT)	DEFLECTION (FT)	JUNCTION (FT)	TOTAL (FT)	HYD-GL ELEVATION	DESIRED ELEVATION	DIFF. (FT)
16	.00147	.0590	0.0000	0.0000	0.0000	0.0000	0.0000	.0590	153.7927	156.5000	2.71
15	.00345	.4306	0.0000	.0085	0.0000	.0068	.1822	.6282	153.7338	156.5000	2.77
14	.00619	.2785	0.0000	.0118	0.0000	.0159	.2606	.5668	153.1056	156.1000	2.99
13	.00316	.7893	0.0000	.0186	0.0000	0.0000	-.0042	.8037	152.5388	155.9000	3.36
12	.00587	.3524	0.0000	.0149	0.0000	.0101	.3211	.6985	151.7351	155.1000	3.36
11	.00039	.0512	0.0000	.0536	0.0000	0.0000	-.0681	.0366	151.0366	155.0000	3.96
10	0.00000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	151.0000	154.0000	3.00

WESTLINK 19TH PHASE III STORM SEWER
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
NODES 101-225 & 212-225 PROJ:82081-2 MWB 6-25-82

STORM FREQUENCY = 2-YEAR

8/12

* * * HYDROLOGY * * *

TRIBUTARY AREA									HYDROLOGY SUMMATION				CONDUIT DATA				
NODE	TO NODE	C	AREA (AC)	SLOPE (%)	LENGTH (FT)	TC(Ø) (MIN)	I(Ø) (IN/HR)	Q(Ø) (CFS)	TC (MIN)	I (IN/HR)	Q (CFS)	SUM Q (CFS)	SIZE	VELOCITY (FT/SEC)	LENGTH (FT)	TT (MIN)	TT+TC (MIN)
101	102	.50	2.00	0.00	0.0	29.00	2.96	2.97	29.00	2.96	2.97	2.97	15"	2.42	75.00	.52	29.52
102	103	.50	2.30	0.00	0.0	43.00	2.19	2.52	43.00	2.19	2.52	4.74	18"	2.68	223.00	1.38	44.38
103	104	.50	2.50	0.00	0.0	34.00	2.62	3.28	44.38	2.13	2.67	7.41	21"	3.08	63.00	.34	44.73
105	104	.50	1.10	0.00	0.0	31.00	2.81	1.55	31.00	2.81	1.55	1.55	15"	1.26	35.00	.46	31.46
104	106	.50	2.20	0.00	0.0	40.00	2.31	2.55	44.73	2.12	2.34	10.94	24"	3.48	439.00	2.10	46.83
107	106	.50	1.20	0.00	0.0	27.00	3.13	1.88	27.00	3.13	1.88	1.88	15"	1.53	35.00	.38	27.38
106	109	.50	1.20	0.00	0.0	27.00	3.13	1.88	46.83	2.05	1.23	13.41	30"	2.73	200.00	1.22	48.05
109	110	0.00	0.00	0.00	0.0	0.00	0.00	0.00	48.05	2.01	0.00	13.41	30"	2.73	121.00	.74	48.79
108	110	.50	.60	0.00	0.0	21.00	3.56	1.07	21.00	3.56	1.07	1.07	15"	.87	35.00	.67	21.67
112	111	.50	3.10	0.00	0.0	41.00	2.27	3.52	41.00	2.27	3.52	3.52	15"	2.87	100.00	.58	41.58
111	113	.50	2.00	0.00	0.0	42.00	2.23	2.23	41.58	2.24	2.21	5.73	18"	3.24	218.00	1.12	42.70
	WESTLINK 19TH																
110	113	.50	1.30	0.00	0.0	24.00	3.38	2.20	48.79	1.98	1.29	15.31	30"	3.12	75.00	.40	49.19
j 113	114	.60	.30	0.00	0.0	49.00	1.98	.60	49.19	1.97	.60	21.04	30"	4.29	140.00	.54	49.73
h 114	115	.73	1.91	0.00	0.0	18.00	3.78	5.25	49.73	1.96	2.72	23.76	30"	4.84	100.00	.34	50.07
g 115	225	.60	1.25	0.00	0.0	51.00	1.92	2.66	50.07	1.95	2.61	26.37	48"	2.10	215.00	1.71	51.78
212	213	.50	1.70	0.00	0.0	34.00	2.62	2.23	34.00	2.62	2.23	2.23	15"	1.82	268.00	2.46	36.46
	WESTLINK 19TH																
213	214	.50	4.30	0.00	0.0	38.00	2.41	3.97	38.00	2.41	3.97	6.13	18"	3.47	96.00	.46	38.46
218	217	.50	1.70	0.00	0.0	34.00	2.62	2.62	34.00	2.62	2.62	2.62	15"	2.13	250.00	1.95	35.95
217	216	.50	1.80	0.00	0.0	31.00	2.81	2.82	35.95	2.51	2.52	5.14	18"	2.91	250.00	1.43	37.39
216	215	.50	1.10	0.00	0.0	24.00	3.38	3.38	37.39	2.44	2.44	7.57	24"	2.41	80.00	.55	37.94
215	214	.50	.20	0.00	0.0	8.00	5.19	5.18	37.94	2.41	2.41	9.98	24"	3.18	200.00	1.05	38.99
214	219	.50	3.70	0.00	0.0	35.00	2.56	4.01	38.99	2.36	3.69	19.74	30"	4.02	43.00	.18	39.17
	WESTLINK 19TH																
f 219	220	.50	1.08	0.00	0.0	33.00	2.68	1.65	39.17	2.35	1.45	21.18	30"	4.32	130.00	.50	39.67

a	220	221	.53	1.25	0.00	0.0	28.00	3.04	2.03	39.67	2.33	1.55	22.73	30"	4.63	60.00	.22	39.88
b	221	222	.65	.52	0.00	0.0	20.00	3.63	1.22	39.88	2.32	.78	23.51	30"	4.79	150.00	.52	40.41
c	222	224	.65	2.01	0.00	0.0	20.00	3.63	4.40	40.41	2.29	2.78	26.30	36"	3.72	160.00	.72	41.12
d	224	225	.76	1.37	0.00	0.0	18.00	3.78	3.96	41.12	2.26	2.37	28.67	48"	2.28	100.00	.73	41.85

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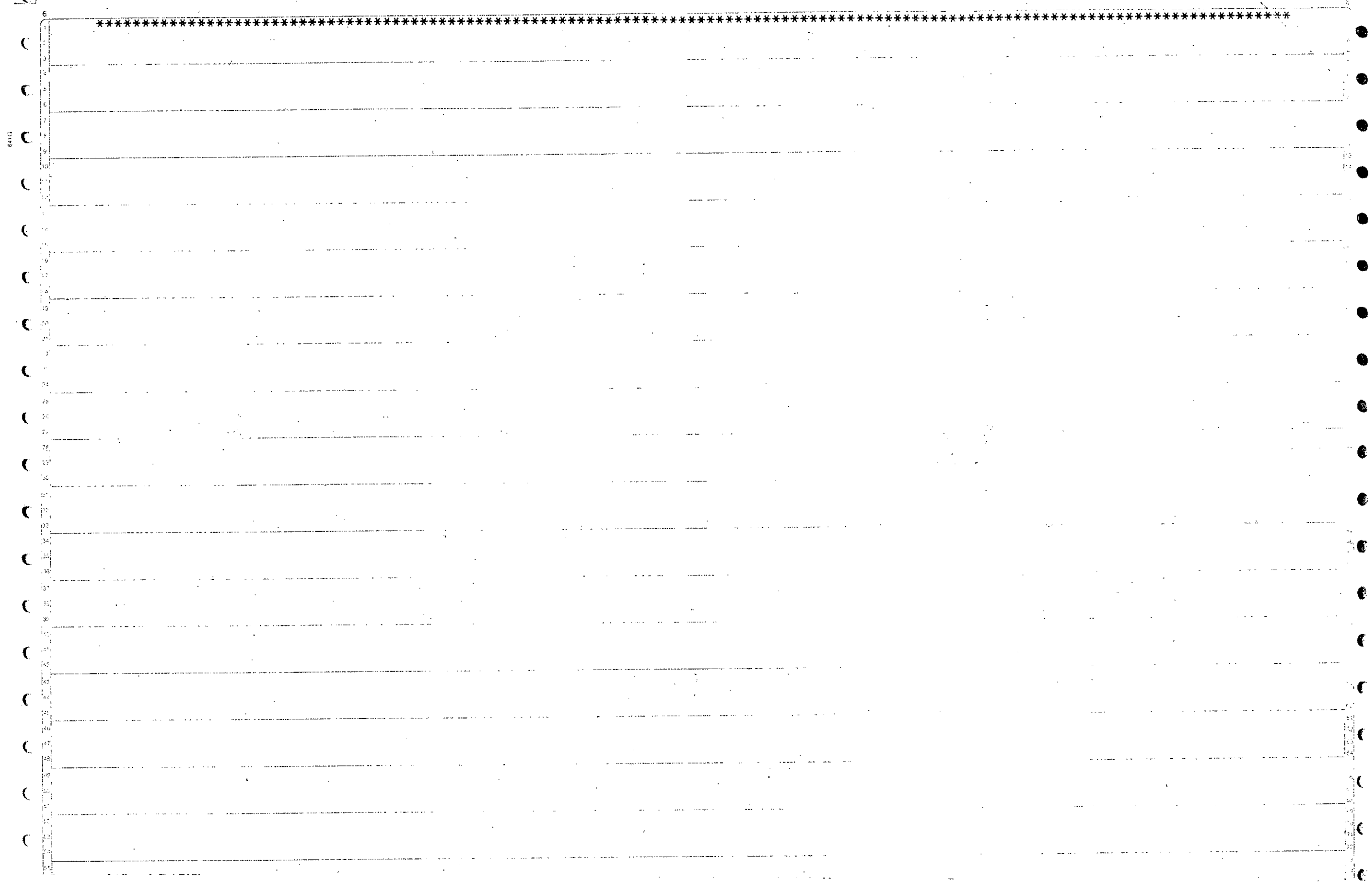
222	.00155	.2487	0.0000	.0283	0.0000	.1431	-.0648	.3553	151.3647	153.8000	2.44
224	.00040	.0398	0.0000	.0268	0.0000	.0406	-.0979	.0094	151.0094	154.0000	2.99
225	0.00000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	151.0000	153.0000	2.00



NODES 101-225 & 212-225 PROJ:82081-2 MWB 6-25-82

10/12

* * * HYDRAULICS * * *

NODE	HYD=SLOPE (FT/FT)	FRICTION (FT)	BEND (FT)	TRANSITION (FT)	MANHOLE (FT)	DEFLECTION (FT)	JUNCTION (FT)	TOTAL (FT)	HYD-GL ELEVATION	DESIRED ELEVATION	DIFF. (FT)
101	.00211	.1585	0.0000	.0000	0.0000	0.0000	0.0000	.1585	155.1310	157.3000	2.17
102	.00204	.4546	0.0000	.0021	0.0000	0.0000	.1256	.5823	154.9725	156.9000	1.93
103	.00219	.1379	0.0000	.0036	0.0000	.0635	.1616	.3666	154.3902	156.2000	1.81
104	.00234	1.0260	0.0000	.0041	0.0000	.0053	.1820	1.2174	154.0236	156.0000	1.98
105	.00058	.0202	0.0000	0.0000	0.0000	0.0000	0.0000	.0202	154.0438	156.0000	1.96
106	.00107	.2138	0.0000	.0145	0.0000	.0067	-.0026	.2324	152.8062	155.8000	2.99
107	.00085	.0296	0.0000	0.0000	0.0000	0.0000	0.0000	.0296	152.8359	155.8000	2.96
108	.00027	.0096	0.0000	0.0000	0.0000	0.0000	0.0000	.0096	152.4177	155.7000	3.28
109	.00107	.1293	0.0000	0.0000	.0058	.0252	.0054	.1657	152.5738	155.9000	3.33
110	.00139	.1044	0.0000	.0035	0.0000	0.0000	.0765	.1844	152.4081	155.7000	3.29
111	.00297	.6482	0.0000	.0035	0.0000	.0046	.1909	.8471	153.0708	157.0000	3.93
112	.00297	.2969	0.0000	0.0000	0.0000	0.0000	0.0000	.2969	153.3677	157.9000	4.53
113	.00263	.3684	0.0000	.0134	0.0000	.0054	.2792	.6665	152.2236	156.3000	4.08
114	.00336	.3355	0.0000	.0078	0.0000	.0235	.1721	.5389	151.5571	155.5000	3.94
115	.00034	.0725	0.0000	.0591	0.0000	.0898	-.2032	.0182	151.0182	155.0000	3.98
212	.00119	.3194	0.0000	0.0000	0.0000	0.0000	0.0000	.3194	154.3613	156.4000	2.04
213	.00341	.3269	0.0000	.0136	0.0000	.0069	.3692	.7165	154.0419	155.5000	1.46
214	.00231	.0995	0.0000	.0094	0.0000	.0129	.3789	.5008	153.3253	155.3000	1.97
215	.00195	.3891	0.0000	.0066	0.0000	0.0000	.1408	.5366	153.8619	156.2000	2.34
216	.00112	.0896	0.0000	.0082	0.0000	.0834	.0510	.2322	154.0942	156.2000	2.11
217	.00239	.5976	0.0000	.0060	0.0000	.0095	.2040	.8172	154.9113	156.5000	1.59
218	.00164	.4112	0.0000	0.0000	0.0000	0.0000	0.0000	.4112	155.3226	156.5000	1.18
219	.00267	.3467	0.0000	.0038	0.0000	.1255	.0889	.5649	152.8245	155.3000	2.48
220	.00307	.1843	0.0000	.0044	0.0000	.0104	.1024	.3015	152.2597	154.8000	2.54
221	.00329	.4929	0.0000	.0023	0.0000	.0358	.0625	.5935	151.9582	154.6000	2.64