



Department of Public Works

June 4, 2001

Dawson Grimsley
General Manager
Davis Moore Auto Group
5805 E. Kellogg, PO Box 780047
Wichita, KS 67278-0047

RE: Drainage Plan-Davis Moore 5th & 13th Additions

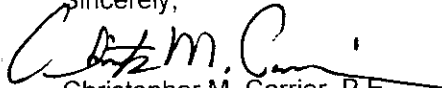
Dear Mr. Grimsley:

In February 1999, Davis Moore purchased some homes along Lightner & Lexington just north of Orme and purposed to remove those homes and construct additional parking facilities on the area in question. That action required a rezoning that was opposed by many of the residents living south of Orme because they were concerned with the additional storm water runoff that would come off of your property. In order for the rezoning to be approved, the City required that storm water detention be built into the parking area. The design for this facility was done by Baughman Company, PA and after review, was approved by this office on February 17, 1999.

On Thursday, May 31, 2001 this office received a drainage complaint in this area and we stopped to inspect the storm water detention facility in your parking area. During this inspection, we found that the facility that you agreed to construct does not exist. There was to be a foot high combination curb and earth embankment that would trap almost a foot of water in the south end of the parking lot. The curb certainly is not a 6-inch curb and the embankment that was to be placed along the backside of it does not exist. Additionally, someone has cut a hole in the curb to let the water off of the parking lot faster. This facility was not built to the plans that were presented to the City at the time the rezoning was approved.

Please be advised that the City feels that this is a serious situation, which must be corrected within the next thirty days. I would request that you get with Baughman Engineering to determine what needs to be done to install the detention area as they designed it. We would request that you advise this office of your intentions concerning this problem sometime within the next two weeks. If you have any questions concerning the above, you may reach me at 268-4498.

Sincerely,


Christopher M. Carrier, P.E.
Storm Water Engineer

cc: Steve Lackey, Director of Public Works
Marvin Krout, Director of MAPD
Doug Moshier, Senior Asst. Attorney
Brent Wooten, Baughman Company, P.A.
Everett C. Fettis, 720 S. Market, 67214
Mike Lindebak, City Engineer

Storm Water Management Division

City Hall • 8th Floor • 455 N. Main • Wichita, Kansas 67202

T 316.268.4498

Function 06
Key No.: C -47922
Page: 1

View Property Information
Ownership

TXRP0601
CCOOPER
Level 00
Pin: 127250120100100

Name DAVIS, T G JR
Situs 5805 E KELLOGG
WICHITA KS 67218

Tax 78,781.99
Specials 7.40
Total 78,789.39

Phone
Mail PO BOX 780047
To WICHITA KS 67278-0047

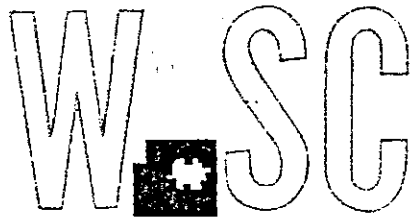
Tax Unit 6702 WICHITA
COUNTY
CITY OF WICHITA
USD 259

Levy 107.622
Control 195040

Add Keys

PF1-Exit PF2-Previous Page PF3-Next Page PF9-History PF11-Cama PF12-Help
PF19-Previous Parcel PF20-Next Parcel

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

October 30, 1998

Grant Davis Jr

KDA Inc

P.O. Box 780047

Wichita, KS 67218

RE: **Z-3298 (assoc. w/DP-183#10) - Zone change from "TF-3" Two-Family Residential to "LC" Limited Commercial on property generally located at the Northeast corner of Orme & Lightner.**


Dear Mr. Davis:

At its regular meeting on Thursday, October 29, 1998, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE, subject to platting the south 180 feet of the west 420 feet within one year and the following conditions:

1. The applicant shall show on the revised site plan, required to be submitted, a parking plan designating the areas to be devoted to the required employee and customer parking, display area for vehicles, and the area for storage of vehicles. The parking plan shall state the number of stalls to be provided for each. The revised site plan and parking plan shall be submitted to the Planning Department by November 6, 1998, or the City Council date of November 17, 1998, will be postponed.
2. The following words in General Provision #6A shall be deleted: "... and to allow for easy expansion should additional property be acquired. A building permit shall be obtained prior to the construction of any fences".
3. General Provision #10 shall be revised to state: "Lighting for the south 180 feet of the C.U.P. shall have a maximum height of 15 feet and be shielded to reflect away from the residential properties adjacent to the C.U.P." The existing lighting fixtures on the south 180 feet of the C.U.P. property shall be changed to meet the requirements of the C.U.P. and the Unified Zoning Code.
4. General Provision #12 shall be revised to state: "No exterior audio systems shall be permitted within the south 180 feet of the C.U.P."

DAVIS MOORE 11 H
10 H
7 H
6 H

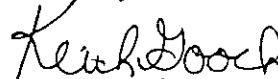
FILE COPY

- 
5. At the time of replatting, drainage issues will be addressed for the entire C.U.P. At the time of platting, the design for the detention of storm water runoff shall be established for a five year flood and the drainage plan shall look at appropriate detention for the entire property within the Davis-Moore C.U.P. (DP-183).
 6. One emergency access point shall be permitted from the south property line to Orme Street. This access point shall be gated and provide solid screening when the gate is closed.
 7. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 8. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
 9. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, thus said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
 10. The applicant shall submit 4 revised copies of the C.U.P. to the Metropolitan Area Planning Department within 30 days after approval of this amendment by the Governing Body, or the request shall be considered denied and closed.

This matter will be forwarded to the City Council for consideration at their regular meeting on Tuesday, November 17, 1998. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas, beginning at 9:00 a.m. We would remind you that zoning items are considered after all other matters of business. In recognition of the official public hearing held by the Planning Commission, the City Council does not permit additional debate by proponents or opponents of zone change requests.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this matter, please contact our office at 268-4421.

Sincerely,



Keith Gooch
Senior Planner

INTEROFFICE MEMORANDUM

Sensitivity: COMPANY CONFIDENTIAL

Date: 17-Feb-1999 02:12pm
From: Christopher Carrier
Dept: Public Works
Tel No: 268-4498

To: Neil Strahl
CC: Vicky Huang

Subject: Davis-Moore Drainage

FYI. I have met with reps. of Baughman Engineering several times about a detention design for this project and they have now submitted plans to me that I am satisfied will accomplish what the MAPC wanted done to reduce any adverse impact on those people living on the streets south of this site. The resulting runoff will not be any more than what existed when the area in question was residential. Now, let's just be sure they build it and maintain it.

You may want to touch base with Vicki to make sure she's okay with it.



BAUGHMAN COMPANY, P. A.
ENGINEERING & SURVEYING
315 ELLIS WICHITA, KANSAS 67211
(316) 262-7271 FAX (316) 262-0149

LETTER OF TRANSMITTAL

DATE: 1/26/99
JOB NO.
ATTENTION:
RE:

TO: Mr. Christopher Carrier
City of Wichita

JAN 26 1999

WE ARE SENDING YOU Attached Under separate cover via the following items:

- Plans Prints Shop drawings Samples Copy of letter
 Specifications Change order Computer disk Other

COPIES	DATE	DESCRIPTION
1	1/26/99	Davis Moore 5th & 13th Addition Drainage Plan

5th C-47922
13th C-53407

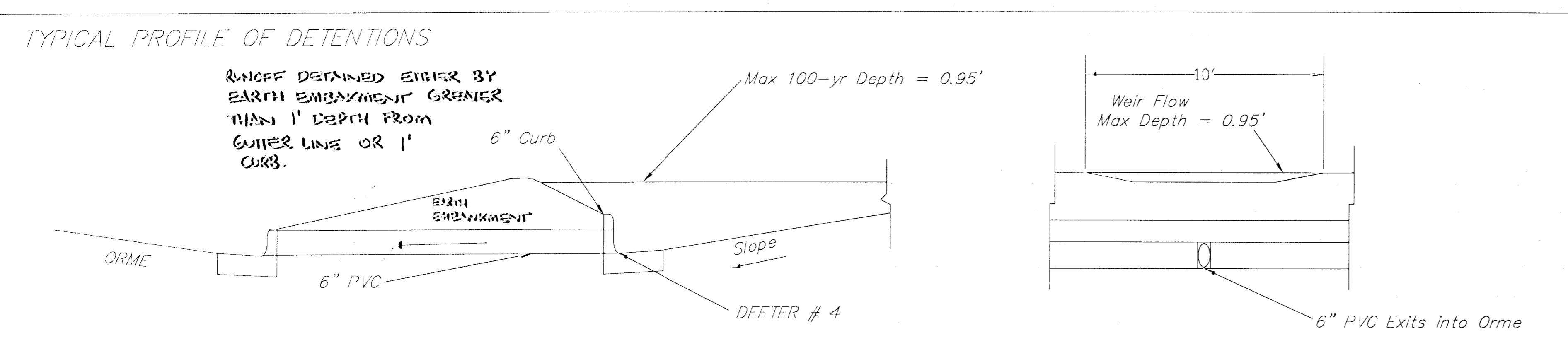
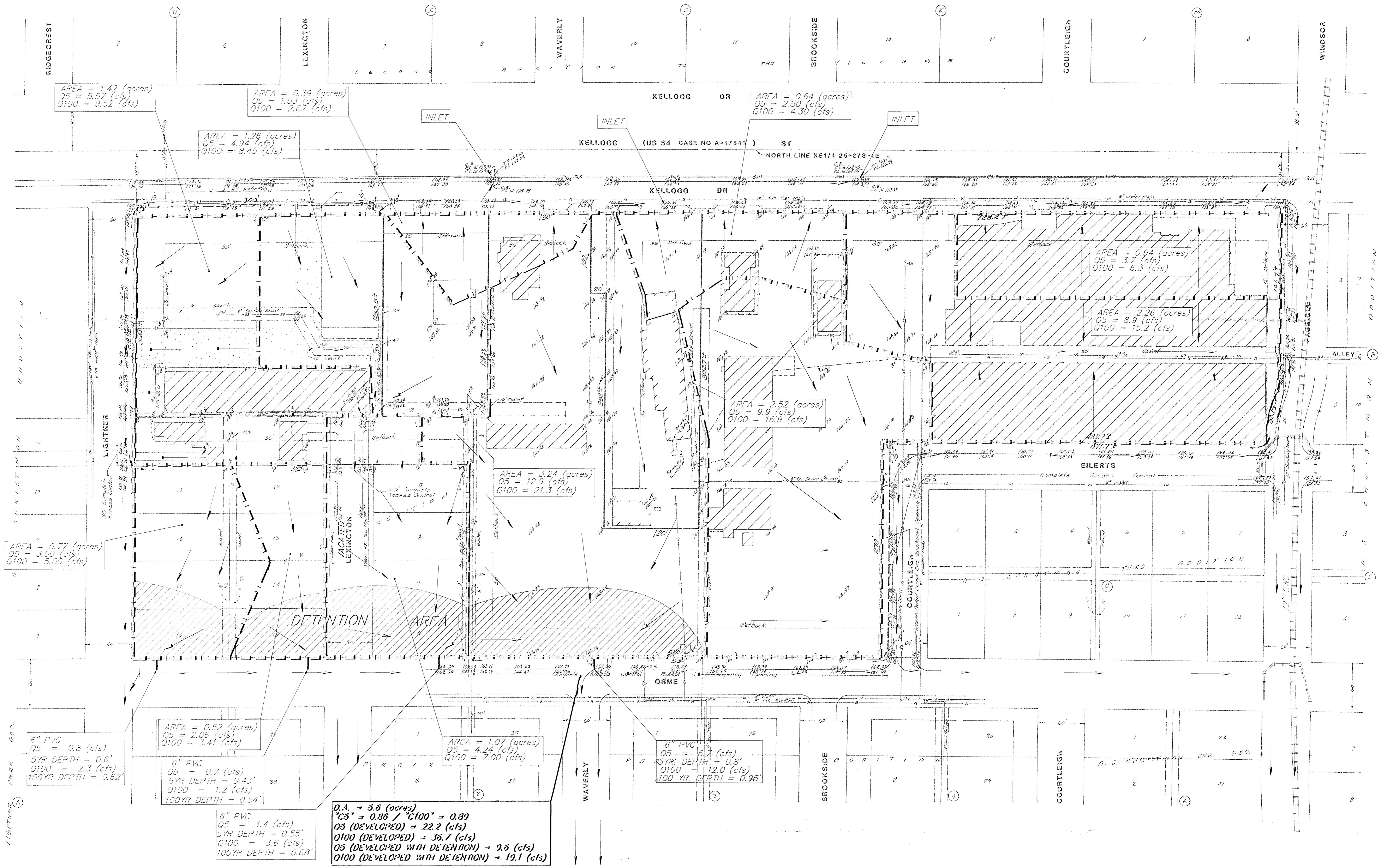
THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted For review and comment
 For your use & information Approved as noted FOR BIDS DUE
 As requested Return for corrections For Signatures

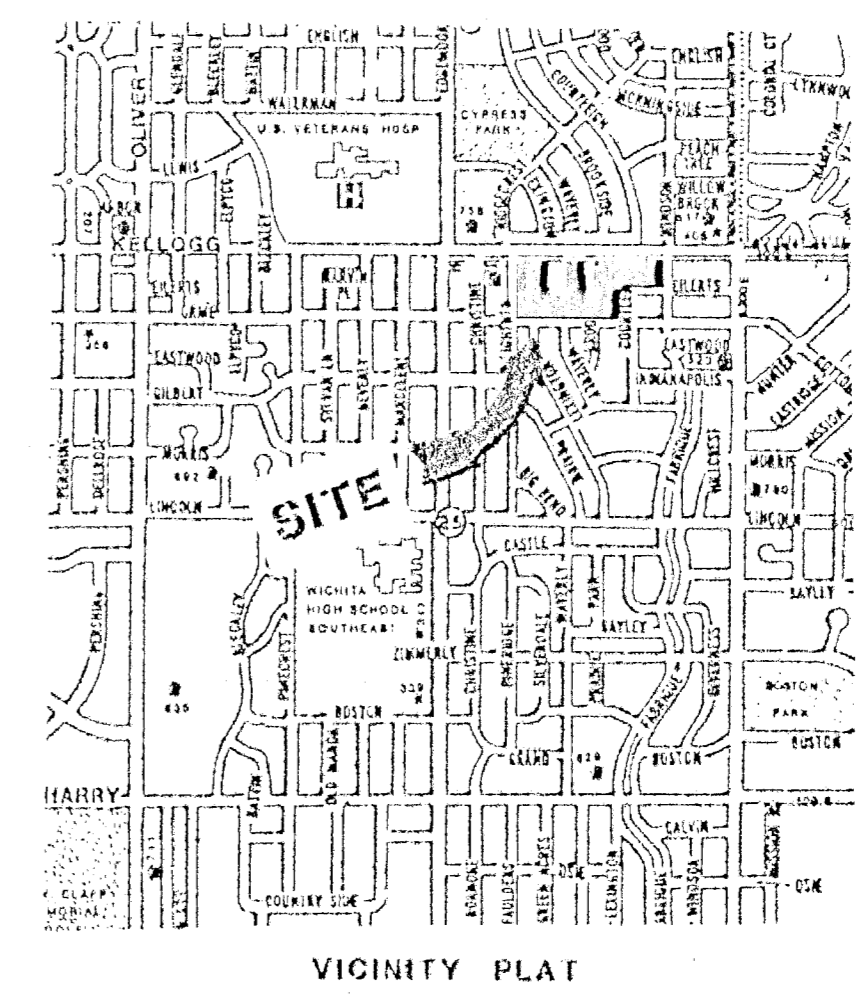
REMARKS:

COPY TO: Vicky Hung, P.E.
Subdivision Engineer
City of Wichita

SIGNED: Scott Lindk



ORME
C100
2-17-99

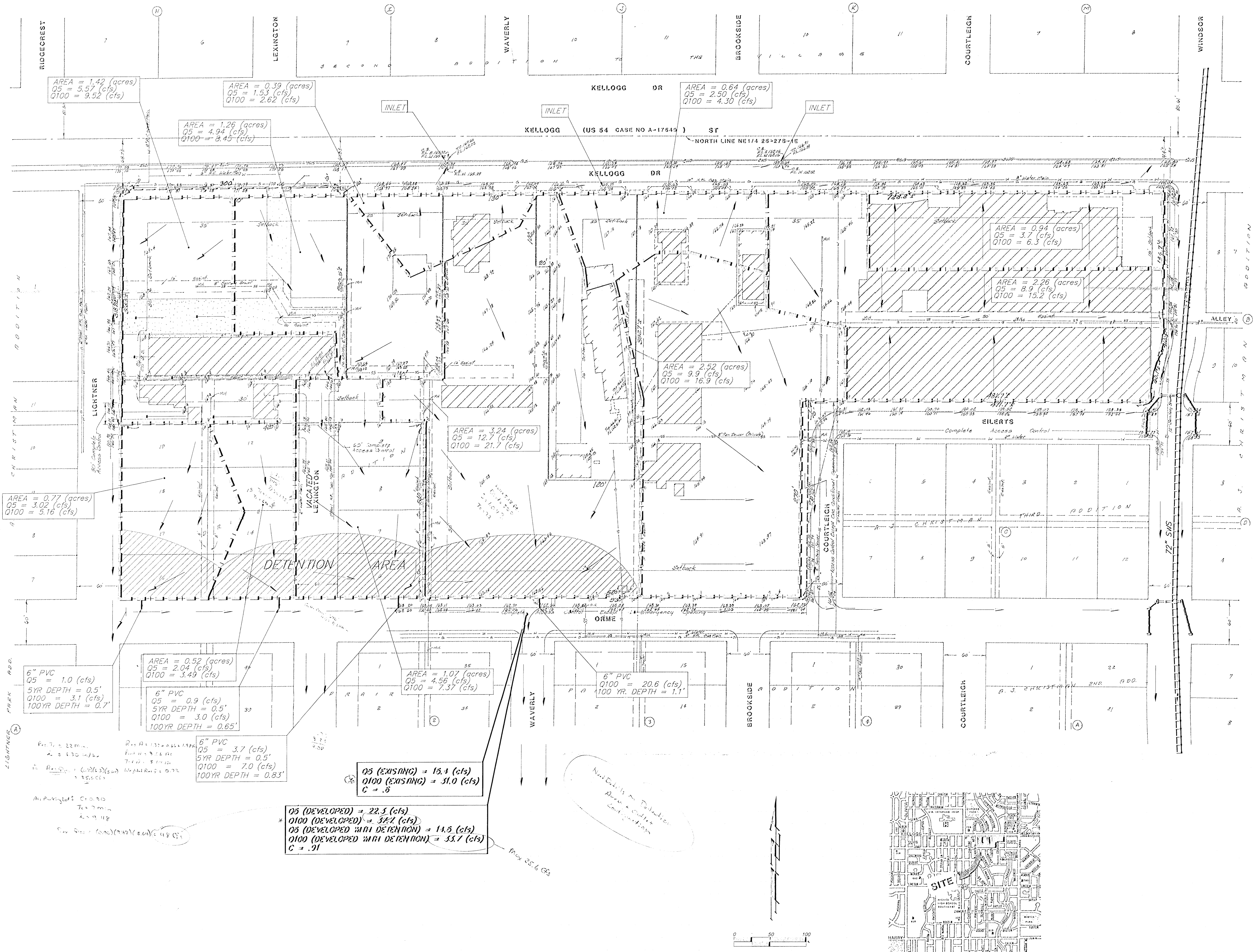


DRAINAGE PLAN

DAVIS MOORE 5TH & 13TH ADDITIONS

Owner: D. and M. Investments, a partnership

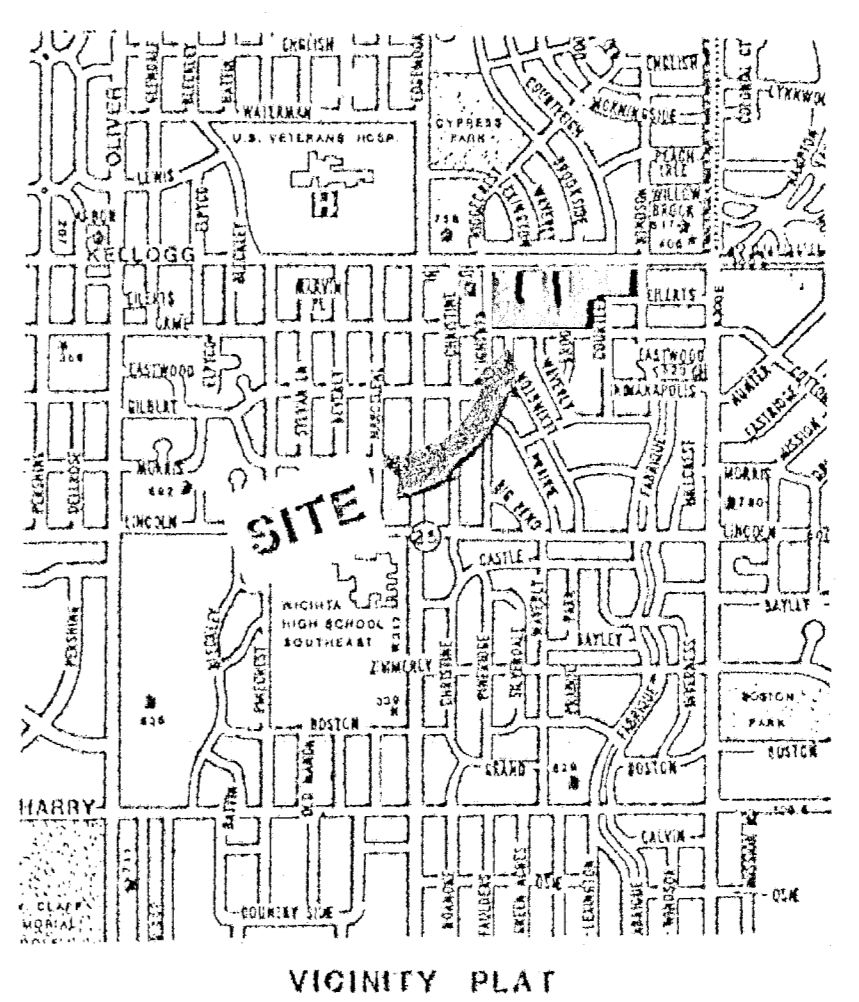
This proposed Drainage Plan will detain the peak runoff from existing paved areas and the new Davis Moore 13th Addition by detaining the runoff in the parking lot before discharging off the property. Under this plan, the 100 year storm will discharge 17.6 (cfs) less with the proposed detention.

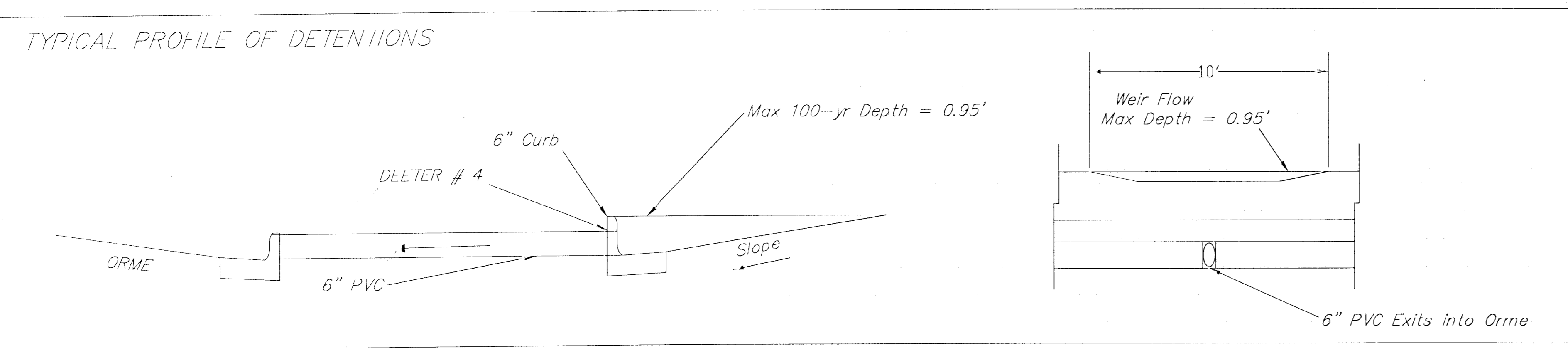
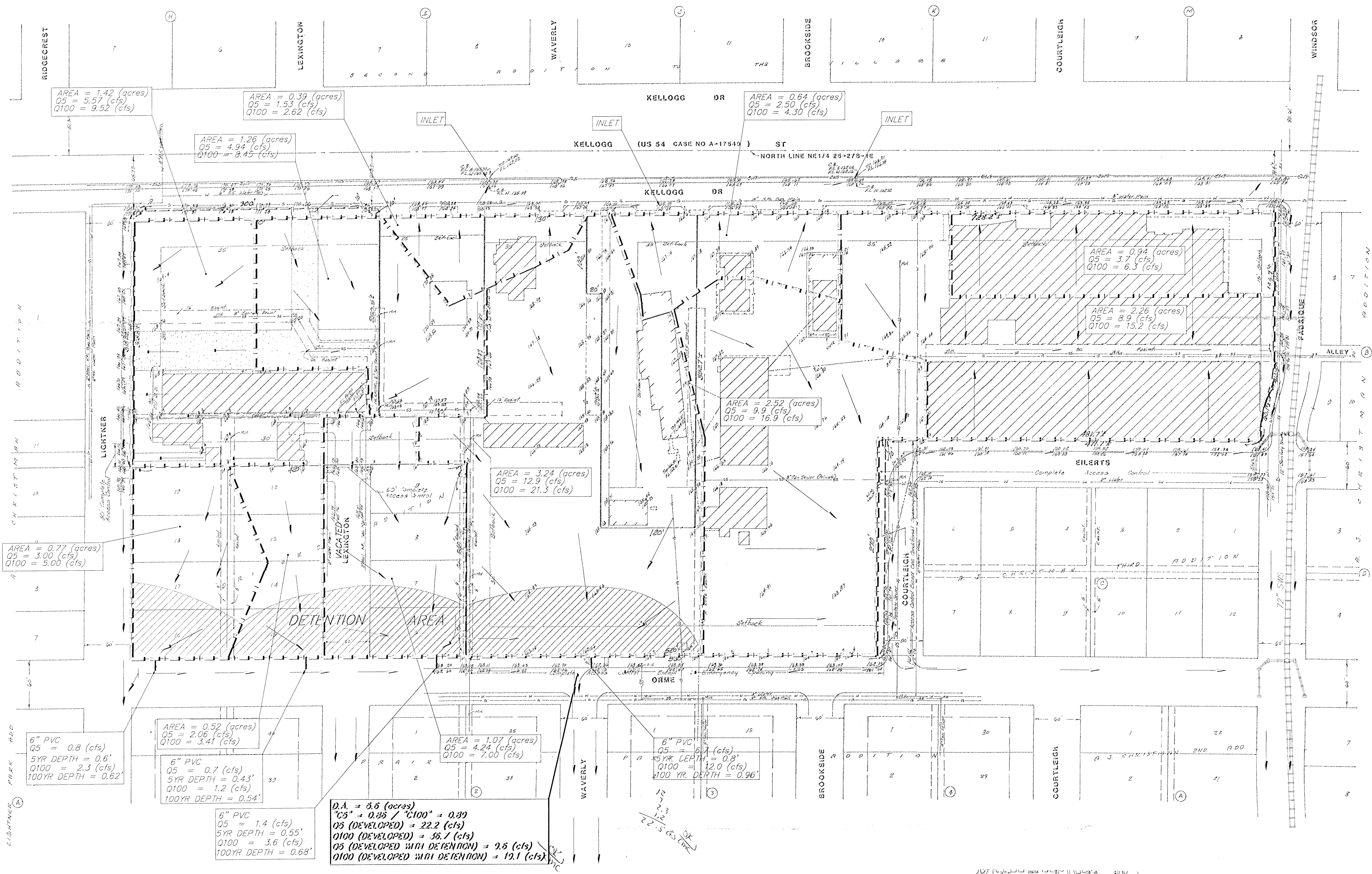


DRAINAGE PLAN
DAVIS MOORE 5TH & 13TH ADDITIONS

Owner: D. and M. Investments, a partnership

NOTE: RUNOFF COEFFICIENTS "C" ASSUMED FOR ROOFS AND PAVEMENT.
 C5 = 0.86 / C100 = 0.91
 TIME OF CONCENTRATION ASSUMED 15 MIN.
 Q FROM RATIONAL FORMULA





DRAINAGE PLAN

DAVIS MOORE 5TH & 13TH ADDITIONS

Owner: D. and M. Investments, a partnership

This proposed Drainage Plan will detain the peak runoff from existing paved areas and the new Davis Moore 13th Addition by detaining the runoff in the parking lot before discharging off the property. Under this plan, the 100 year storm will discharge 17.6 (cfs) less with the proposed detention.

