

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-15 -- M A A ADDITION

OWNER/APPLICANT: MAA, LLC, 12183 SW Butler Road, Andover, KS 67007

SURVEYOR/ENGINEER: Savoy Company, P.A., 535 S. Emporia, Suite 104, Wichita, KS 67202

LOCATION: East of Broadway, south side of 43rd St. South

SITE SIZE: 16.3 acres

NUMBER OF LOTS

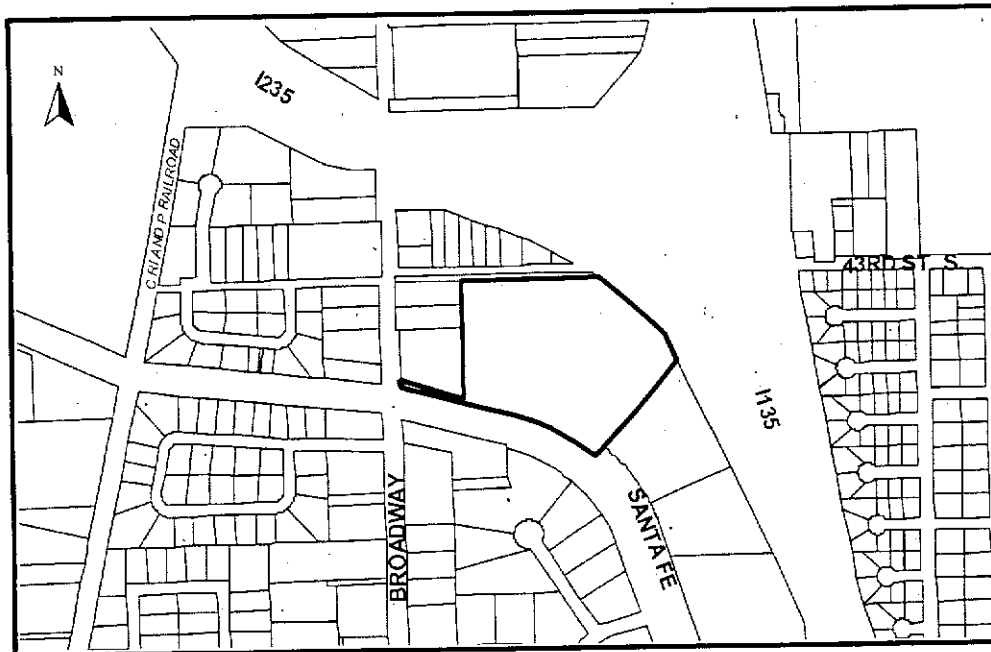
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 15.66 acres

CURRENT ZONING: SF-5, Single-Family Residential, LC, Limited Commercial

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2004-24) from SF-5, Single-Family Residential and LC, Limited Commercial to LI, Limited Industrial. A Protective Overlay (P-O #142) was also approved for this site addressing screening and lighting. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Sanitary sewer services are available to serve the site. The applicant shall guarantee the extension of City water to serve the site. Fees in lieu of assessment are needed to connect to sewer services.
- B. A sewer easement needs to be denoted that was established by separate instrument along the south line of the plat. The recording information should be shown.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The Applicant is advised to contact Riverside Drainage District concerning drainage to Riverside drainage canal (Roscoe Sanborn, Riverside Drainage District, 130 W. 45th South, Wichita, KS 67216, 524-6135).
- F. Traffic/City Engineering needs to comment on the need for any improvements to perimeter streets. *The applicant shall provide a guarantee for the paving of 43rd St. South to industrial street standards.*
- G. Traffic Engineering requests complete access control along Broadway. The final plat shall reference the dedication of access controls in the plat's text.
- H. Traffic Engineering needs to comment on the need for additional right-of-way along Broadway. The Subdivision Regulations require a 60-ft half-street right-of-way width along urban arterials. *The 50-ft street right-of-way is approved.*
- I. City Fire Department and City Engineering requests a turnaround for Santa Fe and 43rd St. South.
- J. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- K. The legal description should reference "Twp 28-S".
- L. A PO Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PO and its special conditions for development on this property.
- M. The MAPC signature block needs to reference "Morris K. Dunlap, Chair".
- N. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".

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February 17, 2005 - Page 3

- O. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- P. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- R. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- S. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- X. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Y. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 7
FEBRUARY 9, 2006**

STAFF REPORT

(Revised One-Step Final Plat, One-Step Final Plat Approved 2/17/05)

CASE NUMBER: SUB 2005-15 -- M A A ADDITION

OWNER/APPLICANT: MAA, LLC, 12183 SW Butler Road, Andover, KS 67007

SURVEYOR/ENGINEER: Savoy Company, P.A., 535 S. Emporia, Suite 104, Wichita, KS 67202

LOCATION: East of Broadway, south side of 43rd St. South

SITE SIZE: 16.3 acres

NUMBER OF LOTS

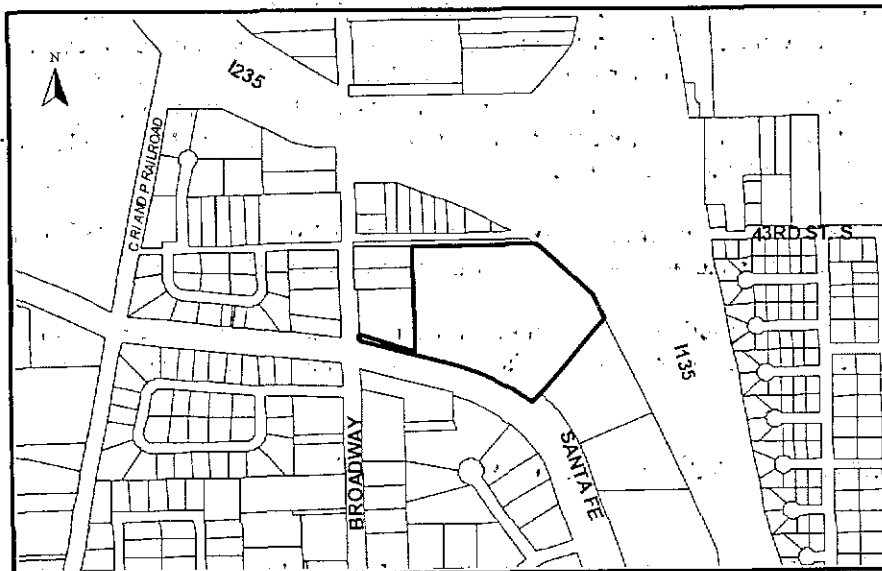
Residential:	
Office:	
Commercial:	
Industrial:	6
Total:	6

MINIMUM LOT AREA: 1.1 acres

CURRENT ZONING: SF-5, Single-Family Residential, LC, Limited Commercial

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2004-24) from SF-5, Single-Family Residential and LC, Limited Commercial to LI, Limited Industrial. A Protective Overlay (P-O #142) was also approved for this site addressing screening and lighting. The site is located within the 100-year floodplain.

This revised plat contains six lots to be served by an internal street.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- D. The Applicant is advised to contact Riverside Drainage District concerning drainage to Riverside drainage canal (Roscoe Sanborn, Riverside Drainage District, 130 W. 45th South, Wichita, KS 67216, 524-6135).
- E. **Traffic/City Engineering** needs to comment on the need for any improvements to perimeter streets. The applicant shall provide a guarantee for the paving of 43rd St. South to industrial street standards.
- F. The Applicant shall guarantee the paving of the proposed street to the industrial street standard.
- G. **Traffic Engineering** requests complete access control along Broadway.
- H. **Traffic Engineering** needs to comment on the need for additional right-of-way along Broadway. The Subdivision Regulations require a 60-ft half-street right-of-way width along urban arterials. The 50-ft street right-of-way is approved.
- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- J. A PO Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PO and its special conditions for development on this property.
- K. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- L. "Dedication" is misspelled in owners block.
- M. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

SUB 2005-15 – Revised One-Step Final Plat of MAA ADDITION

February 9, 2006 - Page 3

- N. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- O. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- R. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- U. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
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STAFF REPORT

(Revised One-Step Final Plat, One-Step Final Plat Approved 2/17/05)

CASE NUMBER: SUB 2005-15 -- M A A ADDITION

OWNER/APPLICANT: MAA, LLC, 57 Via Verde, Wichita, KS 67230

SURVEYOR/ENGINEER: Savoy Company, P.A., 535 S. Emporia, Suite 104, Wichita, KS 67202

LOCATION: East of Broadway, south side of 43rd St. South

SITE SIZE: 16.3 acres

NUMBER OF LOTS

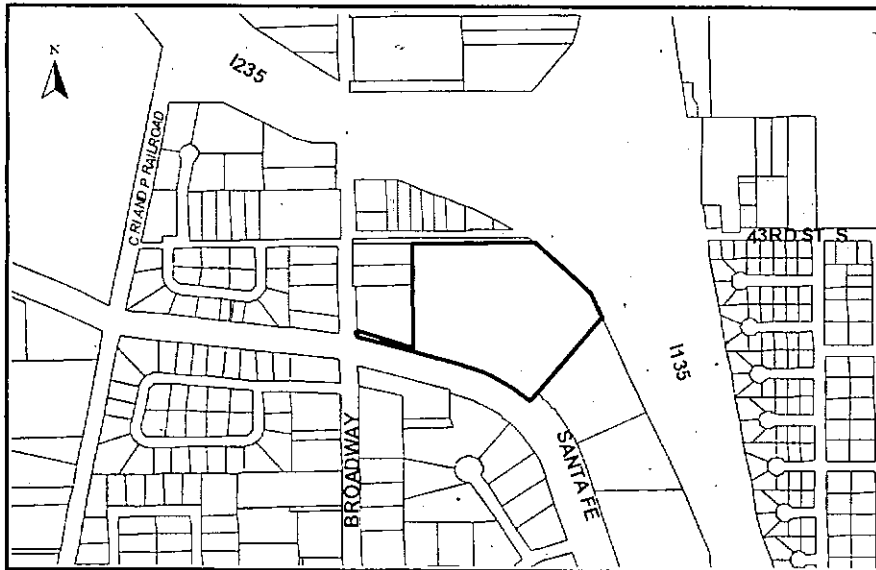
Residential:	
Office:	
Commercial:	
Industrial:	6
Total:	6

MINIMUM LOT AREA: 1.1 acres

CURRENT ZONING: SF-5, Single-Family Residential, LC, Limited Commercial

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



SUB 2005-15 -- Revised One-Step Final Plat of MAA ADDITION
February 23, 2006 - Page 2

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STAFF COMMENTS:

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- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The Applicant is advised to contact Riverside Drainage District concerning drainage to Riverside drainage canal (Roscoe Sanborn, Riverside Drainage District, 130 W. 45th South, Wichita, KS 67216, 524-6135).
- E. Traffic/City Engineering needs to comment on the need for any improvements to perimeter streets. *The applicant shall provide a guarantee for the paving of 43rd St. South to industrial street standards.*
- F. The Applicant shall guarantee the paving of the proposed street to the industrial street standard.
- G. Traffic Engineering requests complete access control along Broadway.
- H. Traffic Engineering needs to comment on the need for additional right-of-way along Broadway. The Subdivision Regulations require a 60-ft half-street right-of-way width along urban arterials. *The 50-ft street right-of-way is approved.*
- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
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- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- U. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **Westar Energy has requested additional easements.**
- V. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

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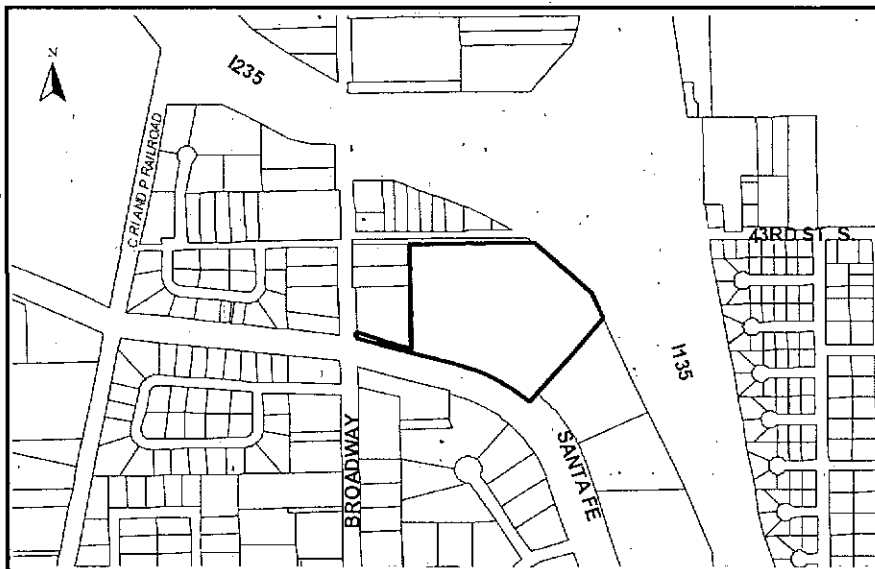
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- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. *The drainage concept is approved subject to revisions.*
- D. The Applicant is advised to contact Riverside Drainage District concerning drainage to Riverside drainage canal (Roscoe Sanborn, Riverside Drainage District, 130 W. 45th South, Wichita, KS 67216, 524-6135). *An off-site drainage agreement will be needed.*
- E. *The applicant shall provide a guarantee for the paving of 43rd St. South to industrial street standards.*
- F. The Applicant shall guarantee the paving of the proposed internal street to the industrial street standard.
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Hydrograph Plot

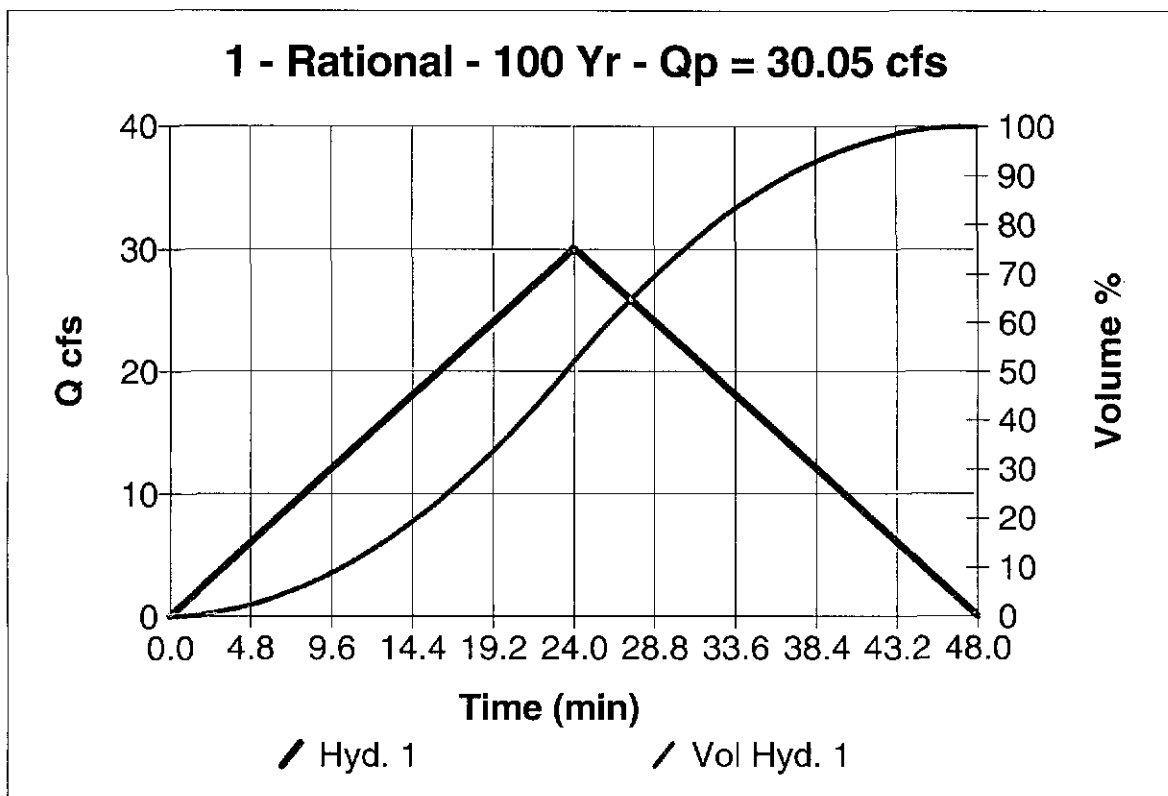
Hydraflow Hydrographs by Intelisolve

Hyd. No. 1

MAAWestSide

Hydrograph type	= Rational	Peak discharge	= 30.05 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Drainage area	= 5.5 ac	Runoff coeff.	= 0.9
Intensity	= 6.071 in/hr	Time of conc. (Tc)	= 24 min
IDF Curve	= SedgwickCounty1.idf	Asc/Rec limb fact	= 1/1

Hydrograph Volume = 43,273 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Hyd. No. 2

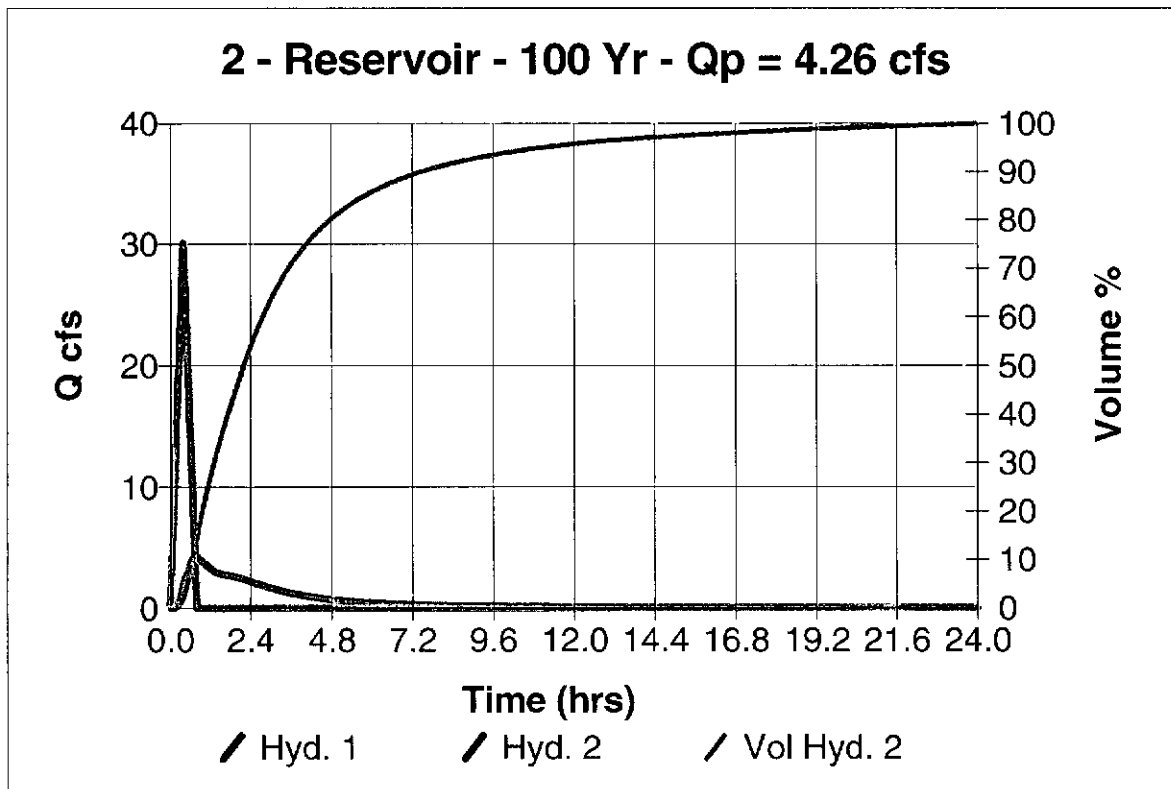
MAA S Pond Discharge

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 1
Max. Elevation = 1270.55 ft

Peak discharge = 4.26 cfs
Time interval = 1 min
Reservoir name = MAA South Pond
Max. Storage = 37,768 cuft

Storage Indication method used.

Hydrograph Volume = 42,176 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

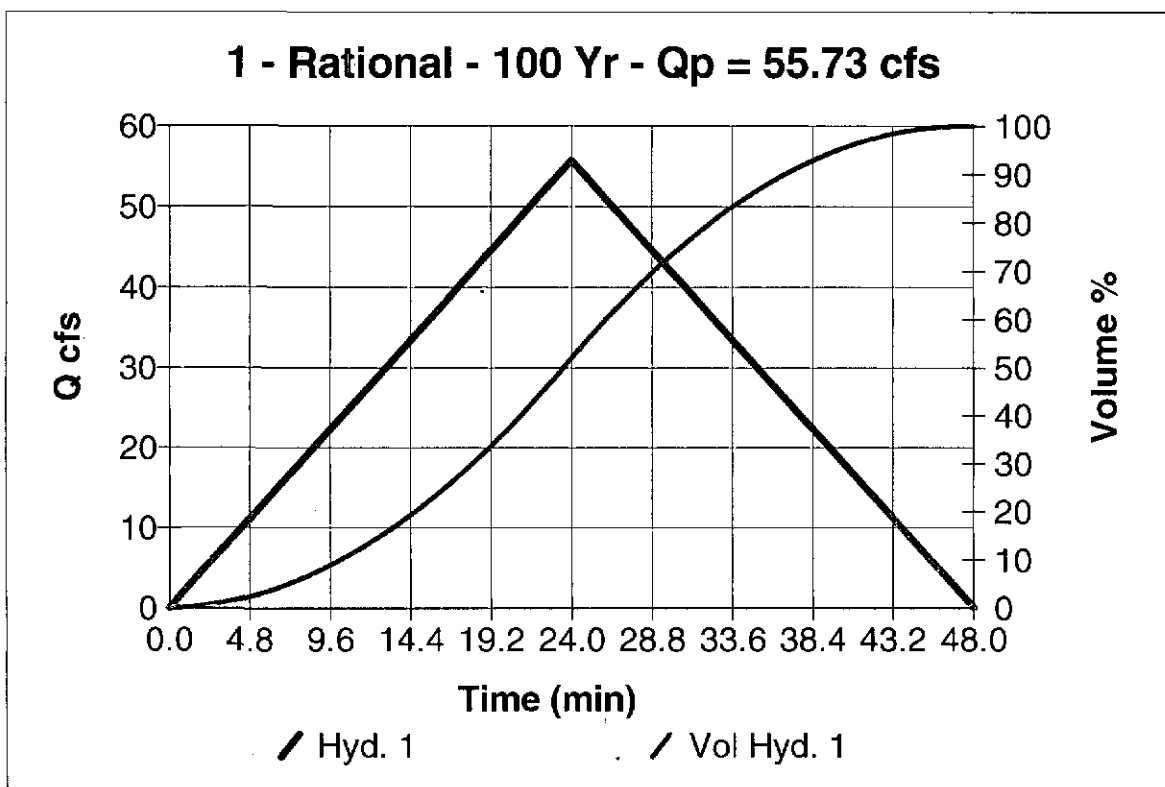
Hyd. No. 1

MAA ~~West~~Side
~~East~~

Hydrograph type = Rational
Storm frequency = 100 yrs
Drainage area = 10.2 ac
Intensity = 6.071 in/hr
IDF Curve = SedgwickCounty1.idf

Peak discharge = 55.73 cfs
Time interval = 1 min
Runoff coeff. = 0.9
Time of conc. (Tc) = 24 min
Asc/Rec limb fact = 1/1

Hydrograph Volume = 80,252 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Hyd. No. 2

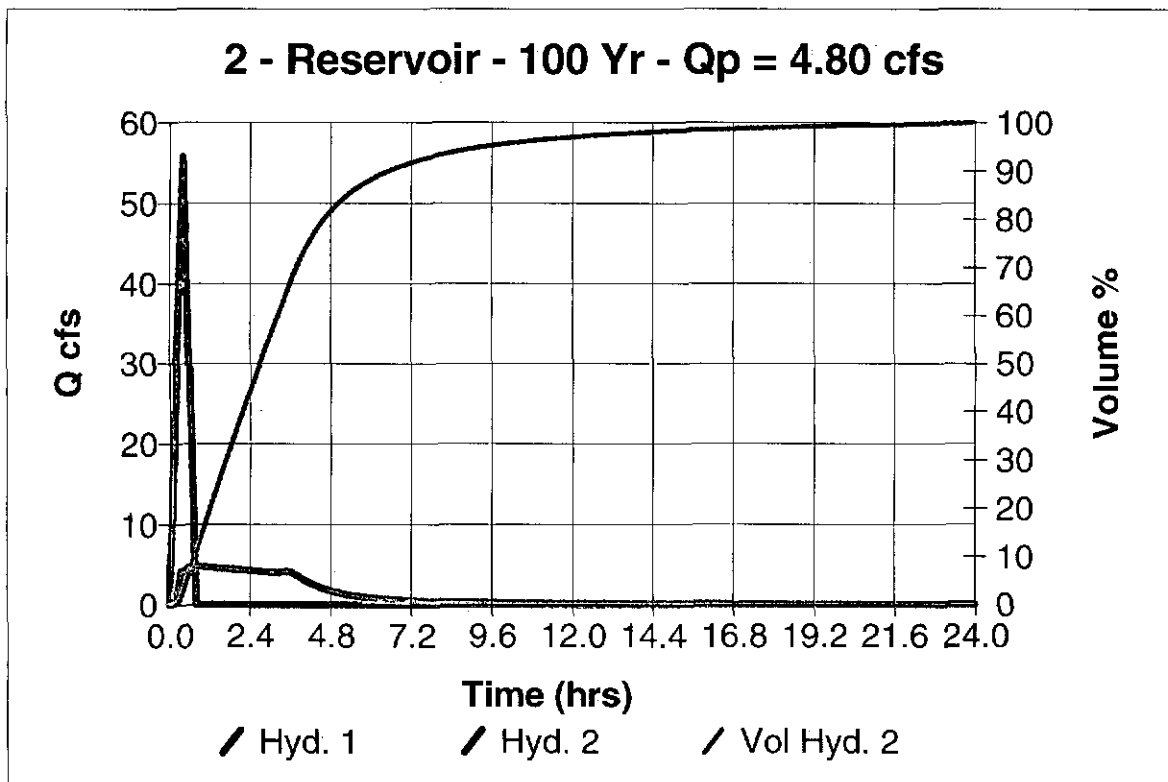
MAA N Pond Discharge

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 1
Max. Elevation = 1270.65 ft

Peak discharge = 4.80 cfs
Time interval = 1 min
Reservoir name = MAA North Pond
Max. Storage = 71,827 cuft

Storage Indication method used.

Hydrograph Volume = 78,807 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Hyd. No. 2

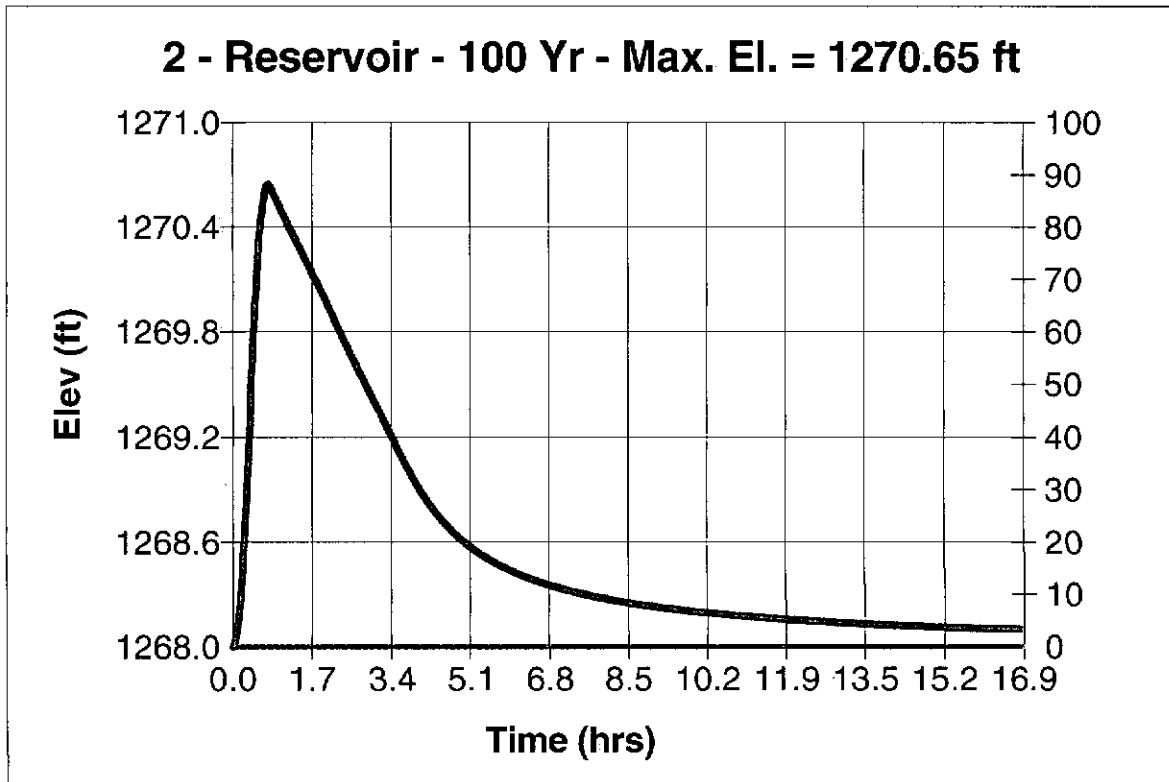
MAA N Pond Discharge

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 1
Max. Elevation = 1270.65 ft

Peak discharge = 4.80 cfs
Time interval = 1 min
Reservoir name = MAA North Pond
Max. Storage = 71,827 cuft

Storage Indication method used.

Hydrograph Volume = 78,807 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Hyd. No. 2

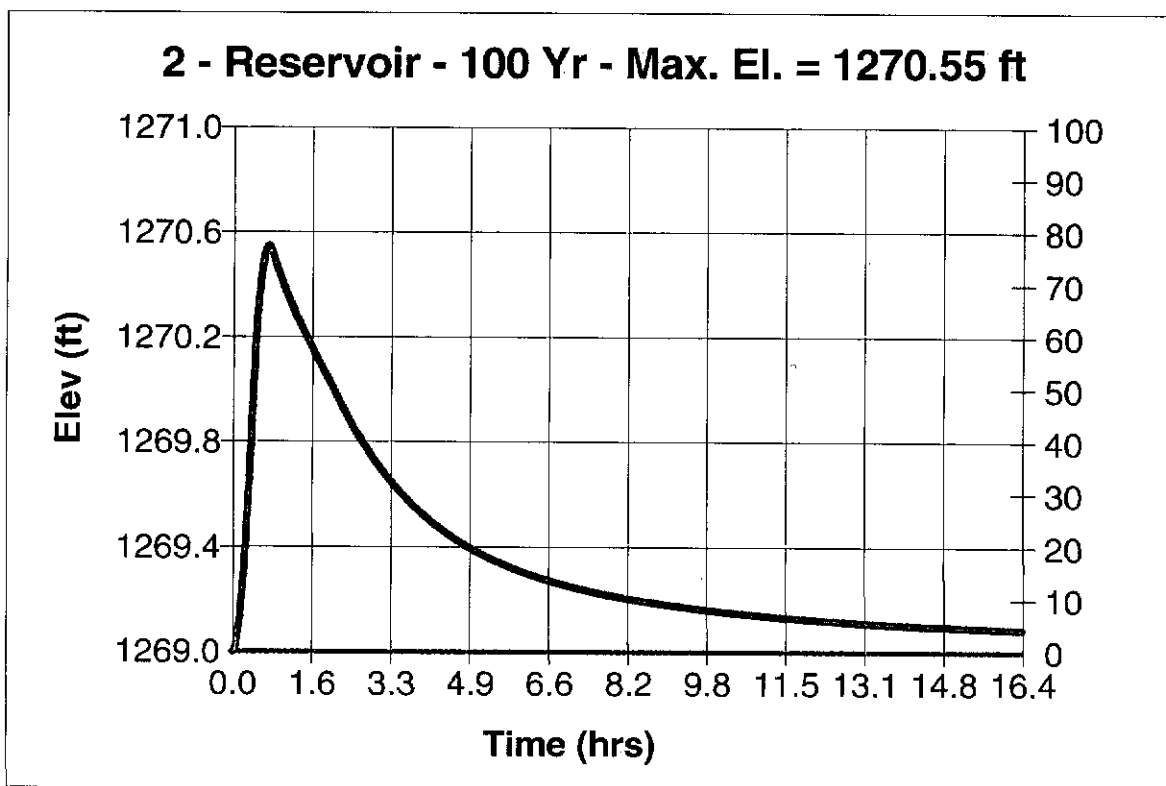
MAA S Pond Discharge

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 1
Max. Elevation = 1270.55 ft

Peak discharge = 4.26 cfs
Time interval = 1 min
Reservoir name = MAA South Pond
Max. Storage = 37,768 cuft

Storage Indication method used.

Hydrograph Volume = 42,176 cuft



CERTIFIED ENGINEERING DESIGN, P.A.

810 W. Douglas, Suite C
Wichita, KS 67203
(316) 262-8808 Office
(316) 262-1669 Fax

LETTER OF TRANSMITTAL

DATE: February 21, 2006

TO: Mr. Scott Lindebak
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

SUBJ: MAA Addition

FROM: Harlan D. Foraker *HDF*

COMMENTS: Attached please find a drainage plan and supporting hydrographs for a revised plat for MAA Addition which is on the agenda for the Thursday, February 23, 2006, Subdivision Committee Meeting. Please review and if you have any questions or comments, please contact me at (316) 262-8808.

Attachments

FLOODING SOURCE		FLOODWAY				BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/SEC.)	REGULATORY (FEET NGVD)	WITHOUT FLOODWAY (FEET NGVD)	WITH FLOODWAY (FEET NGVD)	INCREASE (FEET)	
BIG SLOUGH SOUTH:									
A	0.38	300 ²	350	5.7	1259.2	1259.2	1259.2	0.0	
B	0.63	67 ³	411	4.9	1261.8	1261.8	1261.8	0.0	
C	0.78	95 ³	631	3.2	1262.7	1262.7	1262.8	0.1	
D	1.00	94 ³	532	3.8	1263.6	1263.6	1263.8	0.2	
E	1.82	400	694	2.8	1268.3	1268.3	1268.4	0.1	
F	2.33	216	665	3.2	1269.7	1269.7	1270.4	0.7	
G	2.59	550	1933	1.1	1270.2	1270.2	1270.9	0.7	
H	2.83	180	863	2.4	1272.3	1272.3	1273.1	0.8	
I	3.09	448	2083	1.1	1272.3	1272.3	1273.3	1.0	
J	3.37	260	1011	2.3	1274.1	1274.1	1274.8	0.7	
K	3.47	102	691	3.4	1274.3	1274.3	1275.1	0.8	
L	4.05	151	765	3.1	1276.5	1276.5	1276.9	0.4	
M	4.53	100	577	3.3	1278.6	1278.6	1278.8	0.2	
N	4.69	154	624	3.0	1279.2	1279.2	1279.5	0.3	
O	4.82	150	770	2.5	1279.4	1279.4	1279.9	0.5	
P	4.97	130	687	2.8	1280.1	1280.1	1280.8	0.7	
Q	5.35	297	1595	0.9	1280.5	1280.5	1281.4	0.9	
R	5.70	150	1089	2.3	1282.0	1282.0	1282.5	0.5	
S	5.91	150	620	4.0	1283.0	1283.0	1283.5	0.5	
T	6.09	69	408	6.1	1285.2	1285.2	1285.3	0.1	
U	6.36	69	428	5.8	1286.8	1286.8	1286.8	0.0	

¹MILES ABOVE MOUTH

²THIS WIDTH EXTENDS BEYOND CORPORATE LIMITS

³THIS WIDTH IS BEYOND CORPORATE LIMITS

TABLE 4

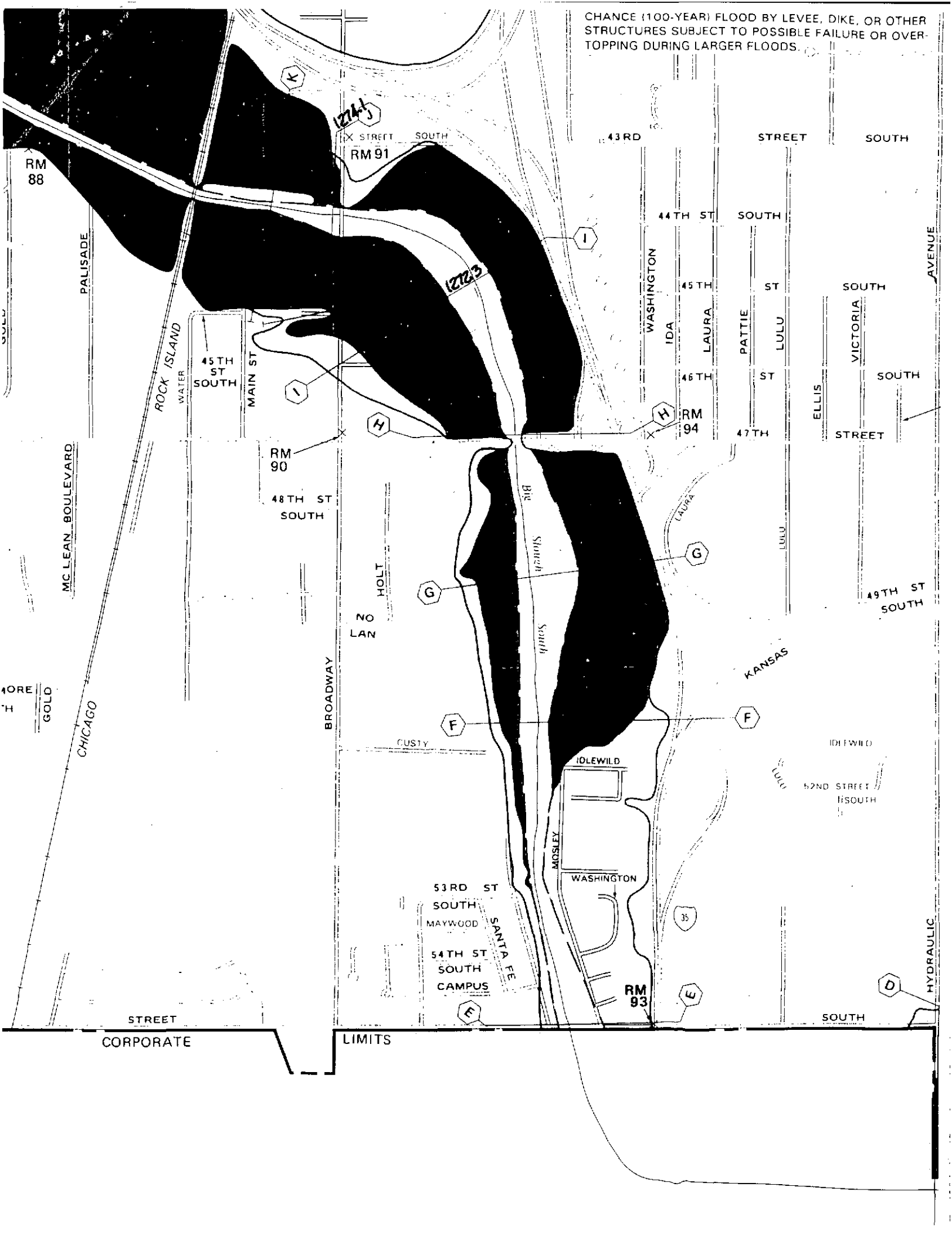
FEDERAL EMERGENCY MANAGEMENT AGENCY

CITY OF WICHITA, KS
(SEDGWICK CO.)

FLOODWAY DATA

BIG SLOUGH SOUTH

CHANCE (100-YEAR) FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS.



CORPORATE

LIMITS

HYDRAULIC AVENUE

DRAINAGE PLAN AND SUPPORTING CALCULATIONS

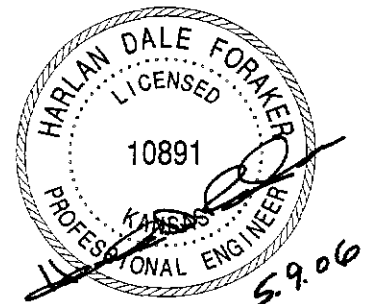
FOR

**MAA ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS**

MAY 9, 2006

PREPARED BY:

**CERTIFIED ENGINEERING DESIGN, P.A.
810 WEST DOUGLAS, SUITE C
WICHITA, KANSAS 67203-6105
(316)262-8808 PHONE
(316)262-1669 FAX**



Developed Runoff Conditions

The developed peak runoff for the 5 and 100 year rainfall events have been computed using the Rational Method. The area proposed for development has been subdivided into 2 subareas. The time of concentration for the developed site improvements has been determined to be 24 minutes. The following table presents the developed peak discharges:

DEVELOPED PEAK RUNOFF	Area	5 year return period			100 year return period		
		C 5	i 5	Q(cfs)	c100	i100	Q(cfs)
West Drainage Subarea	5.5	.85	3.72	17.4	.90	6.12	30.3
East Drainage Subarea	10.2	.85	3.72	32.3	.90	6.12	56.2
							86.5

A detention pond is being proposed on the east side of Lots 2 and 3, Block B in order to reduce the developed peak discharge to the undeveloped peak discharge for the proposed site. The two drainage subareas of the plat are proposed to be directed into the detention pond and the total drainage area is 15.7 acres. The following table summarizes the detention calculations for the Detention Pond which were performed using Hydraflow Hydrographs software:

DETENTION SUMMARY FOR DEVELOPED RUNOFF				Stor. Vol.	
Description	Q Inflow	Q Out*	Peak Stage	Req'd.(cu.ft.)	Top Pond
Detention Pond(2 yr.)	86.5	9.56	1269.65	109,872	1271.0
*2-15" Dia. Outlet Pipe Flow Out =1268.0					

Summary

The construction of a detention pond on the east side of Lots 2 and 3, Block B in conjunction with the commercial development of the MAA Addition decreases the developed peak discharge for the 100 year rainfall events from 86.5 cfs to 9.56 cfs. The existing peak discharge the undeveloped MAA Addition is 26.4 cfs so the discharge from the detention pond is reduced below the existing undeveloped peak discharge.

The proposed detention pond will reduce the increase in the peak runoff discharge as a result of the development of this property with no adverse impacts to downstream properties and existing drainage systems. If you have questions or require additional information please call me at (316)262-8808.

Sincerely,



Harlan D. Foraker, P.E.
 Kansas P.E. No. 10891

CERTIFIED ENGINEERING DESIGN, P.A.

attachments

cc: David Udden, 12183 SW Butler Road, Andover, KS, 67007

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Hyd. No. 2

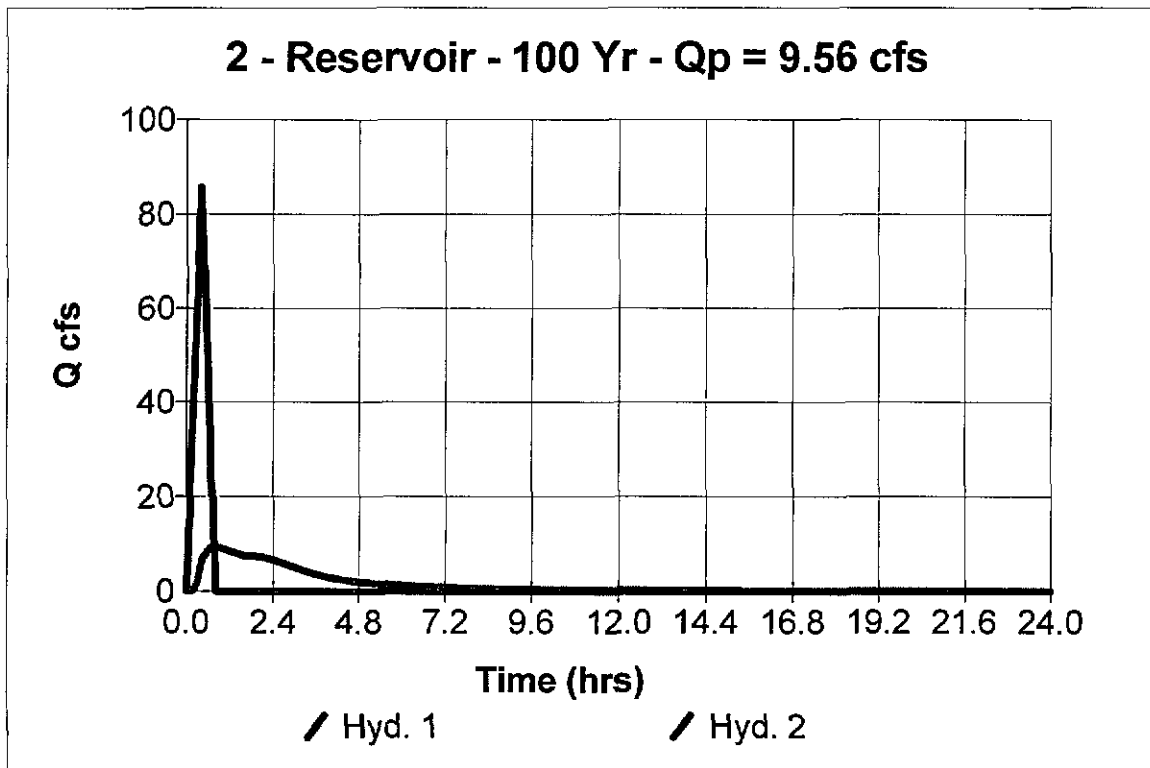
MAA N Pond Discharge

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 1
Max. Elevation = 1269.65 ft

Peak discharge = 9.56 cfs
Time interval = 1 min
Reservoir name = MAA North Pond
Max. Storage = 109,872 cuft

Storage Indication method used.

Hydrograph Volume = 118,823 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Hyd. No. 2

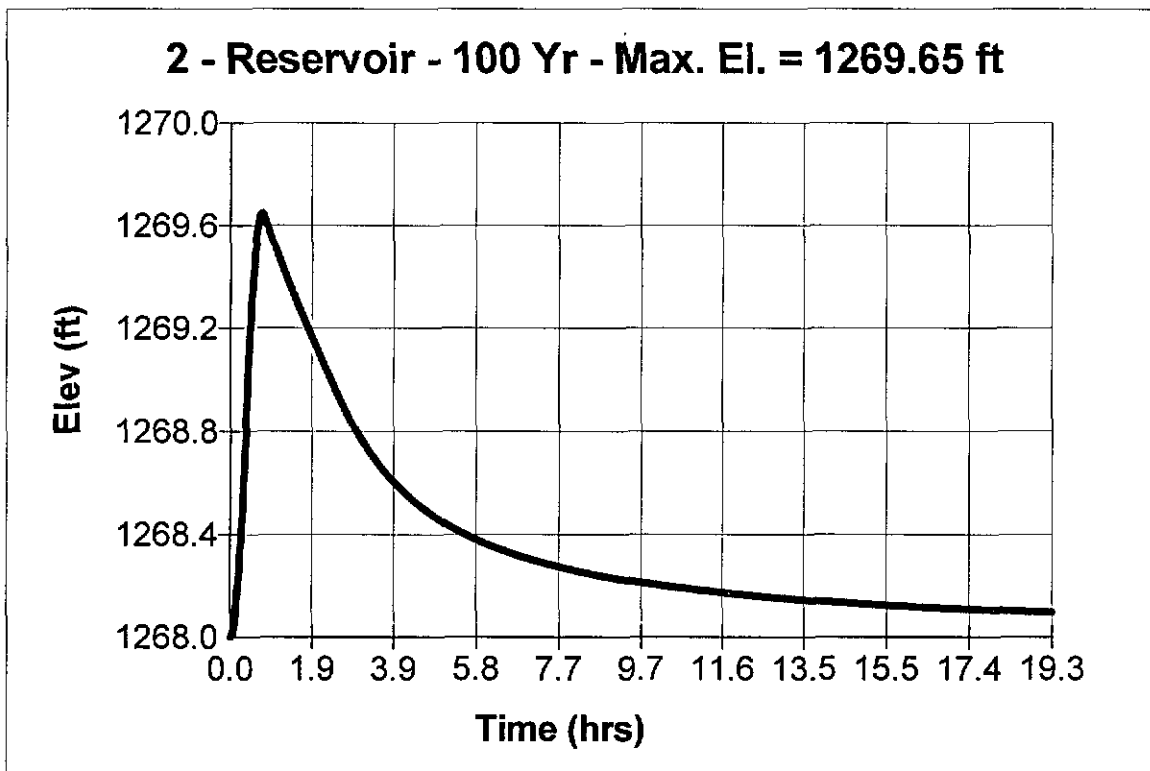
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Hydrograph type = Reservoir
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CERTIFIED ENGINEERING DESIGN, P.A.

810 W. Douglas, Suite C
Wichita, KS 67203
(316) 262-8808 Office
(316) 262-1669 Fax

LETTER OF TRANSMITTAL

DATE: February 16, 2005

TO: Ms. Vicki Huang, P.E.
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

SUBJ: M A A Addition

FROM: Harlan D. Foraker, P.E. *HDF*

COMMENTS: Attached please find the drainage plan for the above referenced project which is on the agenda for the Thursday, February 17, 2005, Subdivision Committee Meeting. Please review and if you have any questions or comments, please contact me at (316) 262-8808.

Attachments

cc: Mark Savoy, Savoy Company, 535 S. Emporia, Suite 104, Wichita, KS 67202

