

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 14
OCTOBER 16, 2003

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-110 -- SAND PLUM ADDITION

OWNER/APPLICANT: Sand Plum Investments, LLC, 7541 Killarney Ct., Wichita, KS 67206

AGENT: Joel & Associates, Attn: Len Marotte, 1999 N. Amidon, Wichita, KS 67203

SURVEYOR/ENGINEER: AM Consulting Inc., 142 N. Emporia, Wichita, KS 67202

LOCATION: South of 45th St. North, West side of Webb Road

SITE SIZE: 10 Acres

NUMBER OF LOTS

Residential:	18
Office:	
Commercial:	
Industrial:	2
Total:	20

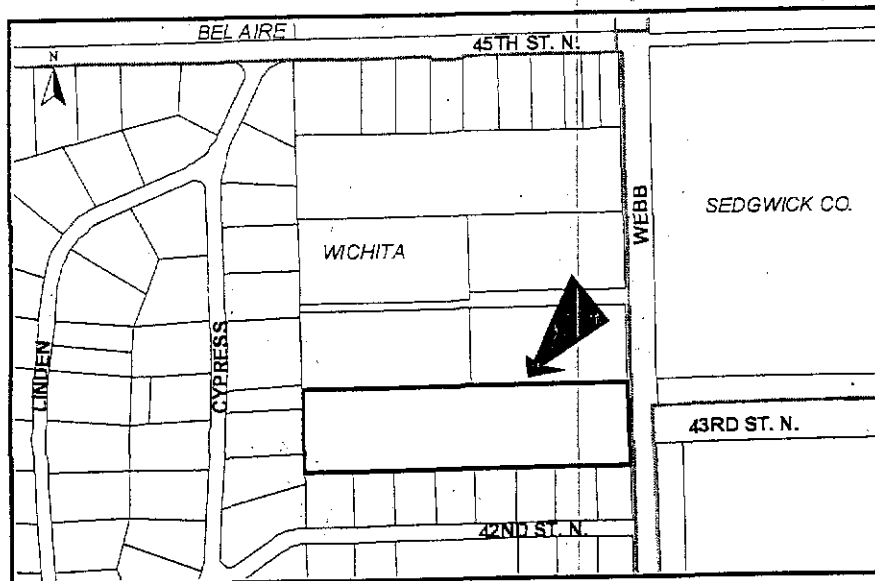
MINIMUM LOT AREA: 14,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential; LI, Limited Industrial

PROPOSED ZONING: Same

Drainage?

VICINITY MAP



NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- 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. Traffic Engineering needs to comment on the access controls. The plat proposes complete access control along the Webb Road frontage. The access controls are approved; however the street opening needs to be aligned with 43rd Street.
- E. City Fire Department requests 20-foot roadway for ingress and 29-foot roadway for egress at the street entrance.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. Traffic Engineering has requested additional right-of-way along 43rd St. Circle. A 70-foot right-of-way for a commercial street is needed from Webb Road to the west line of Lot 19 tapering to a 64-foot right-of-way.
- H. The Applicant shall guarantee the paving of the proposed street. Traffic Engineering has requested a guarantee for the paving of the street to the business/industrial street standard from Webb Road to the west line of Lot 19, then transitioning to the 64-foot residential street standard.
- I. The use of the Reserve B should be referenced in the plattor's text.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- L. City Fire Department needs to comment on the street length of 43rd St. Circle (1,075 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. MAPD recommends a street stub to the north in order to provide for connection with potential subdivision of the adjacent property.

- M. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- N. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".
- O. The MAPC signature block needs to be added and reference "John L. Schlegel, Secretary" and "Ronald L. Marnell, Chair".
- P. GIS needs to comment on the plat's street names. GIS has requested the street name be revised to "E 43rd Cir N".
- Q. County Surveying requests distance and direction to all the monuments used to locate the land described in the certificate of survey.
- R. Interior monuments as found in legend need to be shown.
- S. "CAC" needs to be added to legend.
- T. A bench mark needs to be added.
- U. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- V. The plattor'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.
- W. 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. (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.)
- X. 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.
- Y. 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.
- Z. 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.

- AA. 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.
- BB. Perimeter closure computations shall be submitted with the final plat tracing.
- CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- DD. 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.
- EE. 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.



AM CONSULTING, INC.

142 N. Emporia , Wichita, Kansas 67202 316.265.2870 fax: 316.265.2839 e-mail:mperez@amconsultinginc.com

TRANSMITTAL

October 29, 2003

To: Vicki Huang
City of Wichita Eng. Dept.
City Bldg. Main St.
Wichita, KS 67202

RE: Sand Plum Addition Drainage Plan

City No:

AM No: 02153-02

We transmit the following:

<input type="checkbox"/> Bluelines	<input type="checkbox"/> Photocopies	<input type="checkbox"/> Legal Desc.
<input checked="" type="checkbox"/> Originals	<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Application

Copies
1 set

Dated
10/29/03

Description
Drainage Plan

Remarks: For review and comment.

Thank you for help with this project.

AM CONSULTING, Inc.


Matt Perez

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 5
OCTOBER 30, 2003**

STAFF REPORT
(One-Step Final Plat, Deferred 10/16/03)

CASE NUMBER: SUB 2003-110 -- SAND PLUM ADDITION

OWNER/APPLICANT: Sand Plum Investments, LLC, 7541 Killarney Ct., Wichita, KS 67206

AGENT: Joel & Associates, Attn: Len Marotte, 1999 N. Amidon, Wichita, KS 67203

SURVEYOR/ENGINEER: AM Consulting Inc., 142 N. Emporia, Wichita, KS 67202

LOCATION: South of 45th St. North, West side of Webb Road

SITE SIZE: 10 Acres

NUMBER OF LOTS

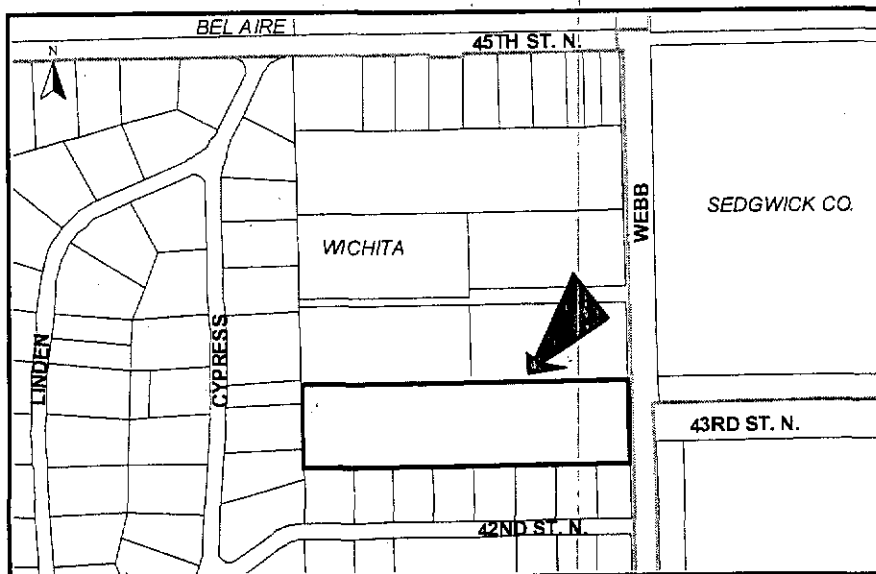
Residential:	18
Office:	
Commercial:	
Industrial:	<u>2</u>
Total:	20

MINIMUM LOT AREA: 14,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential; LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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. Access controls need to be platted along Webb Road.
- E. **City Fire Department** needs to comment on ingress and egress at the street entrance.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. **Traffic Engineering** has requested additional right-of-way along 43rd St. Circle. A 70-ft right-of-way for a commercial street is needed from Webb Road to the west line of Lot 19 tapering to a 64-ft right-of-way.
- H. The Applicant shall guarantee the paving of the proposed street. **Traffic Engineering** has requested a guarantee for the paving of the street to the business/industrial street standard from Webb Road to the west line of Lot 19, then transitioning to the 64-ft residential street standard.
- I. The Reserve shall be denoted as Reserve A.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- L. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- M. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".

SUB 2003-110 -- One-Step Final Plat of SAND PLUM ADDITION
October 30, 2003 - Page 4

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.

- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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.
- DD. 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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- N. The MAPC signature block needs to be added and reference "John L. Schlegel, Secretary" and "Ronald L. Marnell, Chair".
- O. The Register of Deeds signature block needs to be added.
- P. GIS needs to comment on the plat's street names. ***GIS has requested the street name be revised to "E 43rd Cir N". A street name is needed for the street stub to the north.***
- Q. County Surveying requests distance and direction to all the monuments used to locate the land described in the certificate of survey.
- R. Lots 19 and 20 should be in a new block.
- S. Interior street monuments need to be shown.
- T. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- U. The platator'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.
- V. 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. (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.)
- W. 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.
- X. 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.
- Y. 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.
- Z. 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

AM Consulting, Inc.

142. N. Emporia. Wichita, KS. 67202
316.265.2870 fax: 316.265.2839



January 13, 2004

Ms. Vicki Huang, PE
City of Wichita
455 N. Main; 7th Floor
Wichita, KS 67202

**RE: Proposed Plat of Sandplum Addition
Sanitary Sewer Guarantees**

Dear Vicki:

On behalf of our client, we request that the City of Wichita extend sanitary sewer (off-site) to serve the subject property and obtain the necessary easements to provide sewer service to the property. Over the past several months, we have had discussions with the city over this issue, but the issue remains unresolved.

The nearest sanitary sewer is 900 feet south of the southwest corner of this property. The additional cost to extend sanitary sewer to the site puts this property at an economic disadvantage and does not make it viable for development.

Please let me know if you have any questions or need additional information.

Respectfully,
AM Consulting, Inc.

Tim Austin, PE

Cc: Neil Strahl

STAFF REPORT
(One-Step Final Plat, Deferred 10/16/03, 10/30/03)

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LOCATION: South of 45th St. North, West side of Webb Road

SITE SIZE: 10 Acres

NUMBER OF LOTS

Residential:	18
Office:	
Commercial:	
Industrial:	<u>2</u>
Total:	20

MINIMUM LOT AREA: 14,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential; LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



1-228

SUB 2003-110 -- One-Step Final Plat of SAND PLUM ADDITION

January 15, 2004 Page 2

NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. **An off-site utility easement is needed.**
- 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. **A drainage plan is needed.**
- D. Complete access control needs to be shown on the east line of Lots 1 and 20.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. **Traffic Engineering** has requested additional right-of-way along 43rd St. Circle. A 70-ft right-of-way for a commercial street is needed from Webb Road to the west line of Lot 19 tapering to a 64-ft right-of-way.
- G. The Applicant shall guarantee the paving of the proposed street. **Traffic Engineering** has requested a guarantee for the paving of the street to the business/industrial street standard from Webb Road to the west line of Lot 19, then transitioning to the 64-ft residential street standard.
- H. The Reserve shall be denoted as Reserve A.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
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- L. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".
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- N. The Register of Deeds signature block needs to be added.

- O. GIS needs to comment on the plat's street names. GIS has requested the street name be revised to "E 43rd Cir N". A street name is needed for the street stub to the north.
- P. County Surveying requests distance and direction to all the monuments used to locate the land described in the certificate of survey.
- Q. Lots 19 and 20 should be in a new block.
- R. County Surveying advises that monuments along 43rd Street Circle (Block Boundary) need to be shown and installed.
- S. County Surveying advised that the benchmark has no description or elevation.
- T. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- U. 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.
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SUB 2003-110 -- One-Step Final Plat of SAND PLUM ADDITION

January 15, 2004 Page 4

- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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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DA-1

$Q_{u_{100}} = (.35)(5.26)(7.37) = 13.6 \text{ cfs} \rightarrow \frac{1}{2} N \frac{1}{3} \frac{1}{2} S$
 $Q_{D_{100}} = (.51)(5.26)(7.37) = 19.8 \text{ cfs} \rightarrow \frac{1}{2} N \frac{1}{3} \frac{1}{2} S$

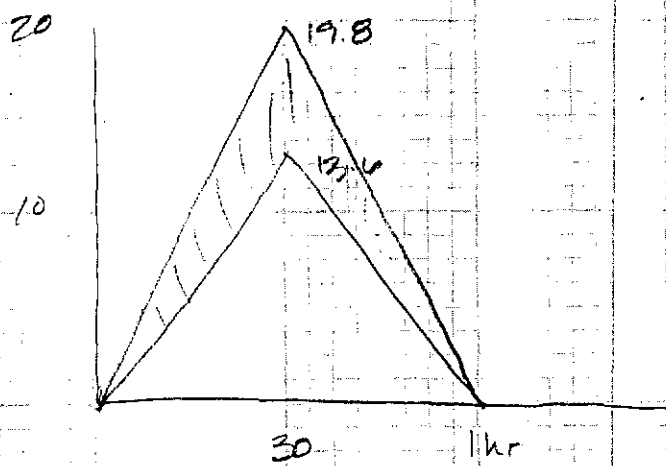
$L = 700'$ $S = 0.6\%$ Flow velocity = $1.5' / \text{sec}$

$t_c = 8 \text{ min}$

duration = 15 min

assume $t_c = t_r$

$t_p = (0.6)(.25) + (0.5)(.25) = .275 \text{ hr} = 30 \text{ min}$



Storage Req'd =
 $\frac{1}{2}(19.8)(3000) = 35610$
 $\frac{1}{2}(13.6)(3600) = 24480$
11,160 cfs

OK Pipe Capacity =

$15" \text{ RCP } S = 2\% \quad n = 0.13 \quad Q = 9.14 \text{ cfs} \quad \text{OK}$

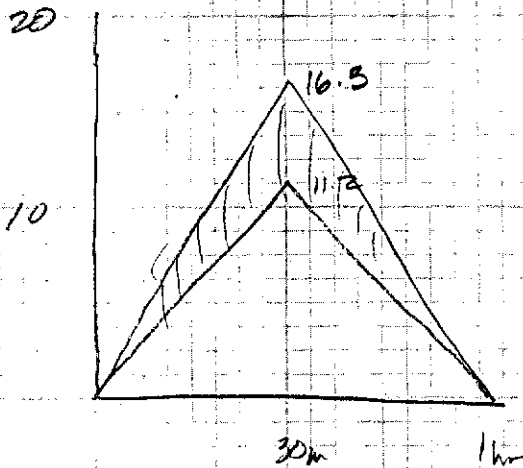
DA-2

$$Q_{4,100} = (.35)(4.33)(7.37) = 11.2 \text{ cfs}$$

$$Q_{D,100} = (.51)(4.33)(7.37) = 16.3 \text{ cfs}$$

$$L = 570' \quad S = 1.79\% \quad \text{Flow} = 1.5' / \text{sec}$$

$$\text{assume } t_c = t_r \quad t_p = 30 \text{ min}$$



Storage Req'd:

$$\frac{1}{2}(16.3)(3600) = 29,340$$

$$\frac{1}{2}(11.2)(3600) = 20,160$$

$$9,180 \text{ cf}$$

$$\begin{aligned} \text{Total Vol. Req'd} &= 11,160 \\ &+ 9,180 \\ \hline &20,340 \text{ cf} \end{aligned}$$

$$\text{Def. Area} = 13,819 \text{ ft}^2$$

$$\text{Inflow} = \frac{1}{2}(16.3) = 8.2 \text{ cfs}$$

SAND PLUM ADDIT WICHITA, SEDGW

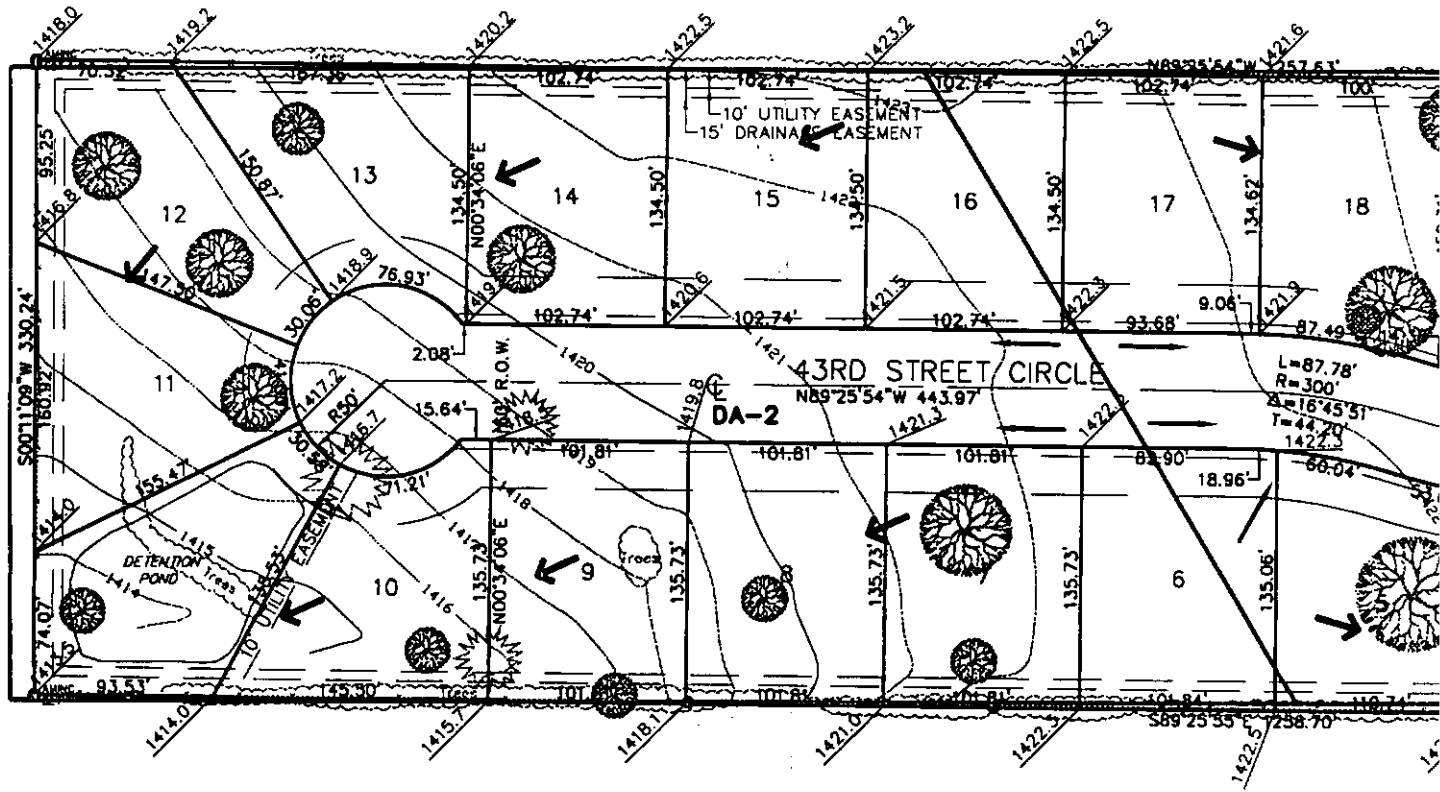
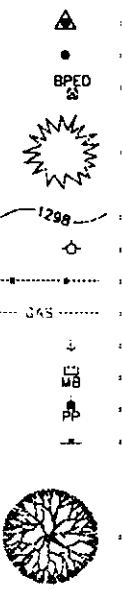
LEC

Area #	Area (sq ft)	L	L ₁₀₀	Undeveloped		Developed	
				Q ₁ (cfs)	Q ₁₀₀ (cfs)	Q ₁ (cfs)	Q ₁₀₀ (cfs)
1	5.26	4.56	7.37	8.4	18.8	8.4	18.8
2	4.33	4.56	7.37	6.9	16.3	6.9	16.3
TOTAL	9.59			15.3	35.1	15.3	35.1

NOTES:

- Determination of Q's was made using the rational method.
- C's used were as follows:

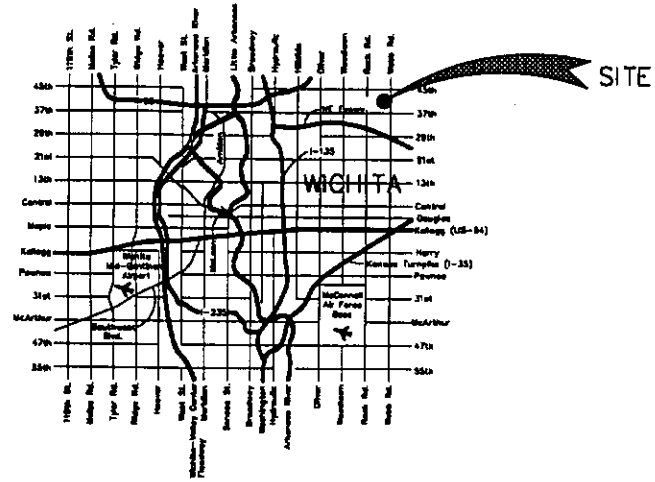
	Undeveloped	Developed
5 yr frequency	.35	.51
100 yr frequency	.35	.51



ION DRAINAGE PLAN CK COUNTY, KANSAS

END

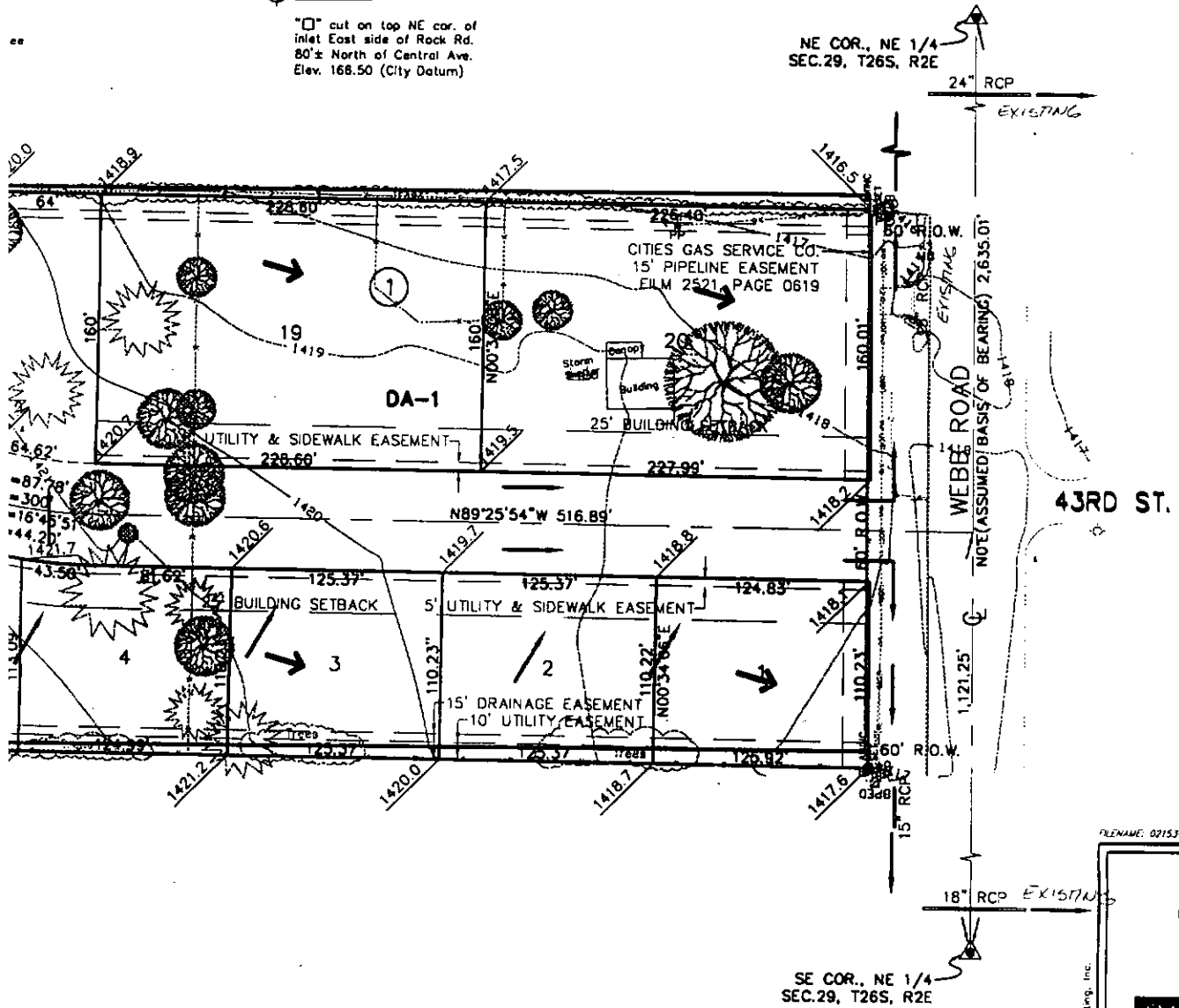
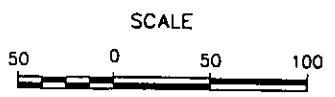
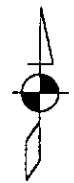
- action Corner
- 1/8" Rebar (found)
- ell Pedestal
- edar
- ontour Elevation
- ra Hydrant
- ence
- as
- ly Anchor
- oilbox
- ower Pole
- gn



VICINITY MAP



"□" cut on top NE cor. of inlet East side of Rock Rd. 80'± North of Central Ave. Elev. 168.50 (City Datum)



FILENAME: 02153-02-drainage

© M. Consulting, Inc.

M CONSULTING
ENGINEERING SERVICES
147 N. Englewood Wichita, KS 67202
316/265-2870 fax 316/265-2830

DA-1

$Q_{U_{100}} = (.35)(5.26)(7.37) = 13.6 \text{ cfs} \rightarrow \frac{1}{2} N \frac{1}{3} \frac{1}{2} S$

$Q_{D_{100}} = (.51)(5.26)(7.37) = 19.8 \text{ cfs} \rightarrow \frac{1}{2} N \frac{1}{3} \frac{1}{2} S$

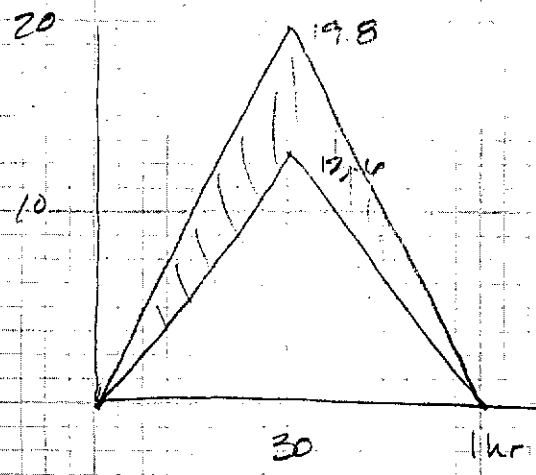
$L = 700'$ $S = 0.6\%$ Flow velocity = $1.5' / \text{sec}$

$t_c = 8 \text{ min}$

duration = 15 min

assume $t_c = t_r$

$t_p = (0.6)(.25) + (0.5)(.25) = .275 \text{ hr} = 30 \text{ min}$



Storage Req'd =

$\frac{1}{2}(19.8)(3600) = 35640$

$\frac{1}{2}(13.6)(3600) = 24480$

11,160 cfs

Ok Pipe Capacity =

• 15" RCP $S = 2\%$ $n = 0.13$ $Q = 9.14 \text{ cfs}$ ok

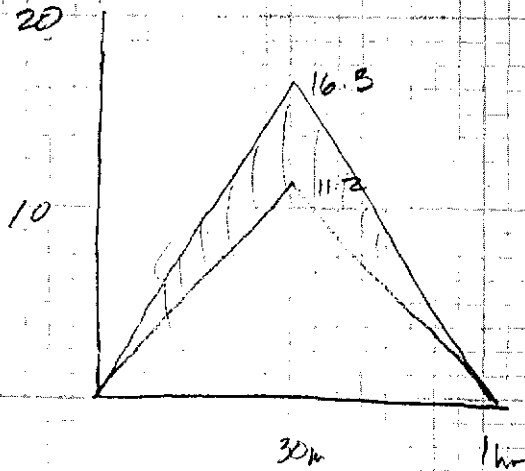
DA-2

$$Q_{4,100} = (.35)(4.33)(7.37) = 11.2 \text{ cfs}$$

$$Q_{D,100} = (.57)(4.33)(7.37) = 16.3 \text{ cfs}$$

$L = 570'$ $S = 1.7\%$ $\text{Flow} = 1.5' / \text{sec}$

assume $t_c = t_r$ $t_p = 30 \text{ min}$



Storage Req'd:

$$\frac{1}{2}(16.3)(3600) = 29,340$$

$$\frac{1}{2}(11.2)(3600) = 20,160$$

9,180 cf

Total Vol. Req'd = 11,160
 + 9,180
20,340 cf

Def. Area = 13,819 #

Inflow = $\frac{1}{2}(16.3) = 28.0 \text{ cfs}$ Outflow = 8.2 cfs max

Design streets to drain an add'l 1.4 acres

