

Lindebak, Scott

From: Lindebak, Scott
Sent: Wednesday, April 26, 2006 10:32 AM
To: Trevor R. Kurth (E-mail); Phil Meyer (E-mail)
Cc: Huang, Vicky ; Strahl, Neil
Subject: Pier 37 Addition - Drainage Review Comments #1

Sensitivity: Private

Trevor:

We have reviewed the drainage concept for Pier 37 Addition as submitted on April 25 and have the following comments:

1. The concept notes that the floodway and floodplain boundary is as built. Please include the case number and FEMA approval documentation in the drainage plan.
2. The floodway boundary appears to be in the middle of the slough, d/s of the 37th Street bridge. Typically the expansion of a floodplain is twice the width of the bridge. Has fill been placed on the western portion of the area d/s of the bridge? Please provide some cross sections of the existing conditions and proposed conditions.
3. The City requires detention for all ranges of storm events. The discharge calculations shows existing conditions equal to developed conditions. Please explain and include discharge calculations for the minor storm events.
4. Will Reserve A, be used for an offline detention pond?
5. All property located below the 100-year water surface elevations should be located within a Reserve.
6. The concept should have provided offsite drainage information, including BFE, drainage areas, flow rates, etc.
7. The concept did not label the contours or identify the pipe sizes and flow lines of the sws systems draining into the plat along the east bank.

The concept is **approved** on the condition the drainage plan addresses these comments. Thanks.

Scott C. Lindebak, P.E. & CFM
Civil Engineer (Stormwater)
Public Works - Engineering Division
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Lindebak, Scott

From: Kris [krose@baughmanco.com]
Sent: Thursday, April 27, 2006 8:52 AM
To: Gunzelman, Paul ; Lindebak, Scott
Cc: 'Phil'
Subject: Proposed Bridge location for Pier 37 Addition (with Attachment)
Attachments: PIER37PROPOSEDBRIDGE.pdf

Gentlemen,

Attached is a copy of Pier 37 Addition with the proposed bridge location for your review. Please contact me if need anything else or have trouble reading the pdf.

Thanks,

Kris Rose
Baughman Company
315 S. Ellis
Wichita, KS 67211
316-262-7271
316-262-0149 (fax)
krose@baughmanco.com

<<...>>

From: Trevor Kurth [tkurth@baughmanco.com]
Sent: Tuesday, April 25, 2006 1:34 PM
To: Lindebak, Scott
Subject: RE: Pier 37 Drainage Concept
Good catch!!
trk

From: Lindebak, Scott [mailto:SLindebak@wichita.gov]
Sent: Tuesday, April 25, 2006 1:30 PM
To: Trevor Kurth
Subject: RE: Pier 37 Drainage Concept

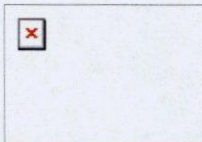
Can you please attached the pdf. Thanks.

-----Original Message-----

From: Trevor Kurth [mailto:tkurth@baughmanco.com]
Sent: Tuesday, April 25, 2006 1:15 PM
To: Lindebak, Scott
Cc: krose@company.mail
Subject: Pier 37 Drainage Concept

Scott,
Attached is the drainage concept for the above referenced site. If there are any questions please let me know.
trk

Trevor R. Kurth, I.E.
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Lindebak, Scott

From: Lindebak, Scott
Sent: Wednesday, September 27, 2006 11:15 AM
To: Trevor R. Kurth (E-mail); Phil Meyer (E-mail)
Cc: Strahl, Neil ; Huang, Vicky
Subject: Subdivision Drainage Plans

Sensitivity: Private

Trevor:

I have reviewed this weeks drainage plans and concept and have the following comments for each:

Meadowlake Beach Addition: Approved

1. Please provide a copy of the concept in pdf format for future reference.

Golden Corral Addition: Approved

1. The 10' utility easement shown on the plat along the north property line needs to be labeled as a 20' drainage and utility easement.
2. Please provide a copy of the plan and calculations in pdf format (one file preferably).
3. The pond shall include an outfall control structure prior to leaving the site, Preferably a concrete weir.

Pier 37 Addition: Approved

1. 20' drainage easements shall be shown on the plat between lots 4&5, 14&15, 21&22 and 27&28, Blk A.
2. The minimum pad elevation between the plat and the drainage plan do not match.
3. Please provide a copy of the drainage plan, grading plan and calculations in pdf format.
4. A LOMR-f will need to be filed with FEMA to remove all the lots out of the floodplain prior to a building permit being issued.

Please let me know if you have any further questions. Thanks.

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Lindebak, Scott

From: Lindebak, Scott
Sent: Thursday, October 12, 2006 8:33 AM
To: 'Trevor Kurth'
Cc: Strahl, Neil ; Huang, Vicky ; Phil Meyer (E-mail)
Subject: RE: Drainage Plans

Trevor:

I never received the Star Lumber drainage plan or exhibit, please resubmit. I have reviewed the drainage plan submitted for this week's subdivision meeting and have the following comments:

PEIR 37:

1. 20' drainage easements shall be shown on the plat between lots 4&5, 14&15, 21&22 and 27&28, Blk A.
2. The minimum pad elevation between the plat and the drainage plan do not match.
3. Please provide a copy of the drainage plan, grading plan and calculations in pdf format.
4. A LOMR-f will need to be filed with FEMA to remove all the lots out of the floodplain prior to a building permit being issued.

Ecco Industrial 2nd Addition:

1. The detention pond shall be located within a platted Reserve, specify the maintenance responsibility in the plat's text.
2. The drainage plan does not calculate the offsite drainage area tributary to the 4-36"x48" HECMPs and how it relates to this plat. It appears the plat by itself will use the entire capacity of the existing culverts. This site may need to over detain based on the limited capacity of the existing structures and the COE ponding area that may effect the capacity of this system east of Hoover. Additional information will need to be obtained from the COE ponding area to determine the effects on this plat.
3. What is the capacity of the offsite ditch to the north and what is the tributary area? Does there need to be additional easement along the north side of the plat because of limited capacity due to downstream conditions?
4. The pre/post conditions models use a TC of .61 hours. Should these values be different?
5. What is the existing drainage flow conditions, how does Wheatland Place and Gray's 4th backyards drain? What is the drainage area coming from the south through the 8'x5' RCBC and the exhibit delineating the basin's limits.
6. What is the flow line of the proposed 24" RCP and Pond's HWL?
7. The plat should include 20' drainage easements along the north, west, south and east property line.
8. A revised plan should be submitted in pdf format.
9. The HY8 calculations should be submitted in pdf format.
9. A minimum pad elevation should be established relative to the ditch, undersized structure under Hoover, ponding area east of Hoover and the proposed detention pond.

Neal-Cline Addition:

1. The plat will need to obtain an offsite drainage easement/agreement to drain onto the adjacent landowner.
2. Onsite detention for the proposed development shall be provided if required as part of the drainage agreement.
3. The drainage plan shall state in the event the site is leveled, all future runoff shall drain to Median Ave.
4. A 20' drainage easement shall be granted along the west and south property line.
4. Revised drainage plan shall be submitted in pdf format.

Autocraft Addition:

1. We are requesting a 20 drainage easement along the north and east property line for offsite stormwater sewer improvements. (see the attachment).
2. An offsite drainage easement will need to be obtained from the landowner to the east for the sws system draining to the RCBC.
3. What is the tributary are of the 3x6 RCBC as it relates to the development, please provide exhibit.
4. As you are aware, we have ongoing issues with the Doonan's Body Shop to the west with homes flooding from drainage flowing into the old vacated Lark r/w. We will need to work with this developer to find a solution to the problem.

Please let me know if you have any questions. Thanks.

-----Original Message-----

From: Trevor Kurth [mailto:tkurth@baughmanco.com]

Sent: Tuesday, October 10, 2006 10:00 AM

To: Lindebak, Scott

Subject: Drainage Plans

Scott,

Is the Ecco Industrial 2nd Drainage Plan approved?

Phil Meyer is looking into the Autocraft Addition easements that we visited about.

Also, what is the status of the Star Lumber railroad spur? I sent you the exhibit a month or so ago. If you need me to resend it, let me know. We were planning on expanding the existing detention and using that material for fill on the upstream channel/water surface with a single crossing for the spur.

Thanks.

trk

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Lindebak, Scott

From: Strahl, Neil
Sent: Saturday, December 30, 2006 7:03 AM
To: Lindebak, Scott
Subject: Pier 37 Addition

Sensitivity: Private

Scott:

Your request below was not met on the mylar we just received. Please let me know if it still is needed.

- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. 20' drainage easements shall be shown on the plat between lots 4&5, 14&15, 21&22 and 27&28, Block A.**

Neil Evan Strahl, Senior Planner
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