

## Lindebak, Scott

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**From:** Lindebak, Scott  
**Sent:** Thursday, October 01, 2009 12:56 PM  
**To:** 'Trevor Kurth'  
**Cc:** 'Kris Rose'; Strahl, Neil; Taylor, Paul; Ryn, Paul; Carrier, Christopher; Pajor, Joseph  
**Subject:** Dugan West Kellogg Commercial - Drainage Concept Review Comments  
**Attachments:** mapimage.jpg

Trevor:

The City of Wichita will require the following to be completed during the preparation of the final drainage plan for the proposed subdivision. Since the proposed 55 acre commercial development is located upstream of a volume sensitive and flood prone watershed, additional efforts will be required to ensure storm water impacts to the surrounding area is minimized. I have attached a map of the proposed FEMA flood study completed by HNTB, which has been technically approved and is awaiting Region VII processes to complete the PRM for the Calfskin Creek watershed.

1. I am in agreement, that Lot 5, Block A can be developed, since it is not located in the proposed FEMA floodway that was established through a detailed study.
2. All existing floodplain storage at each incremental elevation shall be preserved through providing compensatory storage. The compensatory storage shall be hydraulically connected to the Calfskin Creek floodplain.
3. The entire development shall be routed through the proposed detention pond, which shall be hydraulically disconnected from the floodplain, i.e. Floodwaters shall not be able to displace the storage volumes intended to be utilized by the sites future runoff.
4. A permanent outlet structure shall be designed for the pond. i.e: concrete overflow weir and/or concrete pipe with a flap gate.
5. Discharge from the pond shall not exceed the following criteria :  
10-year runoff rates: 0.48 cfs/ac  
50-year runoff rates: 0.83 cfs/ac  
100-year runoff rates: 0.99 cfs/ac  
500-year runoff rates: 1.34 cfs/ac  
2, 5, and 25 year runoff rates will need to be derived from the basins existing HEC-HMS modeling.  
Through your typical pond sizing methods, please verify that the discharges will meet these requirements.
6. Offsite drainage has not been delineated.
7. It does not appear the existing north Park Board Property ditch will carry much water, since now offsite runoff drains on to the proposed subject plat at the SW corner.
8. It appears at least 35 acres drains through this property from the west, a ditch located in a reserve shall be constructed or a storm water sewer system to convey the offsite runoff through the site.
9. Existing storm water sewer in Kellogg Drive shall be shown, including pipe sizes and flow lines.
10. The ponds outfall shall be located 440 feet from the north line of the subdivision, which is the true location of the natural low tributary channel to the Calfskin Creek, rather than 270 feet south of the north line as shown. Make sure the pond outlet design includes area to help dissipate erosive velocities.
11. You may consider making the reserve large enough to address water quality, since I doubt this property will develop within the next five years. This is only a suggestion and not a requirement.

Please let me know if you have any questions. Thank you!

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**From:** Trevor Kurth [mailto:tkurth@baughmanco.com]  
**Sent:** Monday, September 21, 2009 4:33 PM  
**To:** Lindebak, Scott  
**Cc:** 'Kris Rose'  
**Subject:** Dugan West Kellogg Commercial

Scott,

Attached is the Drainage Concept that you and I talked about this morning. As you can see (as of know) were are planning on building a pond along the east line of the property – partially in the LOMR studied floodplain – and filling in a couple frontage lots to remove them from the FP. No calculations have been performed yet for this as we will do that at the Plan stage.

Please let me know of comments or concerns. I am aware you may require more stringent water quantity and quality controls when this gets developed/final platted as we discussed earlier.

trk

**Trevor R. Kurth, P.E., CFM**  
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