

MKEC ENGINEERING CONSULTANTS, INC.

K a n s a s C i t y O k l a h o m a C i t y W i c h i t a

August 11, 2010

Mr. Scott Lindebak, P.E., Storm Water Engineer
City of Wichita
Department of Public Works
455 N. Main, 8th Floor
Wichita, KS 67202

Reference: Site Drainage from Proposed Cypress Springs Development
 on Lot 3, Block 1, Wilson Estates Medical Park 2nd Addition

Dear Mr. Lindebak:

This is written to summarize MKEC's review of site drainage concerns at the proposed Cypress Springs Alzheimer's Care Facility to be built on the westerly portion of Lot 3, Block 1, Wilson Estates Medical Park 2nd Addition.

MKEC has reviewed information obtained from the Storm Water Division regarding:

1. The drainage plans for the Bradley Fair 2nd Addition area (which encompassed the entire area between Rock Road and Webb Road, north of the abandoned rail corridor).
2. The drainage plans for the Wilson Estates Medical Park 2nd Addition area.
3. And the latest drainage report prepared by MKEC for the Waterfront Commercial, Office, and Residential development which addresses the Beech Lake.

In comparing the information from the Wilson Estates Medical Park with the MKEC Beech Lake report, it is our conclusion and position that no additional detention is required for the Wilson Estates area because there is sufficient runoff storage volume in Beech Lakes to accept the runoff from the Wilson Estates Medical Park area.

The approved PEC drainage report for the area that includes the current Wilson Estates Medical Park 2nd Addition indicated no detention on the Wilson Estates tract. The PEC report also concluded that the existing drainage conveyance structures that convey runoff from the Wilson Estates area under Webb Road are sized sufficiently to carry runoff from the site without flooding Webb Road.

Both the PEC and MKEC drainage reports appear to use approximately the same runoff area in the Wilson Estates area draining to the Beech Lake area. The latest approved MKEC drainage report for Beech Lake included Wilson Estates Medical Park 2nd detention volume calculations for developed conditions to be handled in the Beech Lakes.

The report demonstrates these lakes have the capacity to handle the developed runoff from the Medical Park with on-site detention. Therefore in consideration of both the Beech Lake report and the previous PEC and MKEC drainage reports for the Wilson Estates area, it is apparent that on-site detention in Wilson Estates Medical Park 2nd Addition is not warranted and should not be required.

Thank you for your review and assistance in this matter. Please let me know if you have any questions, or need further information.

Sincerely,

MKEC ENGINEERING CONSULTANTS, INC.


Greg Allison, P.E.

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