



INTEROFFICE MEMORANDUM

TO: Planning Commissioners
FROM: Scott Lindebak, P.E., Stormwater Division Manager *SL*
SUBJECT: ZON2012-00024 & CUP2012-00021 (Sam's Club)
DATE: October 31, 2012

Stormwater Management a Division of Public Works & Utilities has completed its review of the subject site with regards to City of Wichita stormwater and floodplain ordinances. The items submitted for review by Kimley-Horn and Associates, Inc. were as follows:

1. Preliminary Detention Pond Design Report, dated October 16, 2012
2. C-05 Storm Drainage Plan.pdf, received October 22, 2012
3. C-06 Storm Drainage Plan.pdf, received October 22, 2012

Based upon the above items, the drainage concept is approved subject to the following comments:

1. The proposed drainage concept for the Maize and 29th Commercial Community Unit Plan (CUP) includes measures to satisfy the City's requirements for detention, water quality treatment, compensatory storage, and 10% excess storage for developments within Cadillac Lake.
2. It appears that DA-B of the existing conditions drainage area map is tributary to DA-C, rather than draining directly to Maize Rd at the development's northwest corner. The proposed condition drainage area map shall be revised to direct DA-B to DA-C and/or DA-D1.
3. Composite curve number calculations should be included with the post-construction analysis at the time of platting. A plan shall clearly identify the 9.69 acres of development that will remain pervious.
4. The proposed CUP is providing 8.2 ac-ft of storage volume of which 5.6 ac-ft is required for compensatory storage for the existing FEMA flood hazard area below a 1351.7 NAVD 88 datum. The net 2.6 acre-feet of detention storage being provided to reduce post-construction runoff rates to pre-developed conditions appears to be insufficient. As a comparison, Stonebridge Commercial Addition, a 36 acre development located within Cadillac Lake, generally 2,400 feet north of the proposed CUP, constructed 11.5 acre-feet of detention storage. Page 3 of the preliminary report noted that the detention ponds will be resized accordingly, if needed, to continue to meet the City of Wichita stormwater requirements.
5. The use of proprietary stormwater quality treatment devices are approved by the City of Wichita as long as the units have been evaluated and tested to satisfy 80% TSS removal by a third party.

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6. The final drainage and grading plan shall include berms sufficiently elevated along the development's north and east boundary to eliminate possible storm sewer surcharge or overflow runoff into Fox Ridge Addition.
7. The final drainage plan submitted at the time of platting shall locate and size future stormwater sewer to serve each lot.