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July 24, 2006

Mr. Scott Lindebak, PE
City of Wichita
455 N. Main; 7th Floor
Wichita, Kansas 67202

**RE: Oak Cliff Estates 6th Addition
Drainage Plan**

Scott:

Transmitted herewith for your review is the most recent drainage plan for the plat. Our response to your comments as detailed in your e-mail to me dated July 6th are noted as follows:

1% minimum grades along rear lot line. The policy to provide 1% grades along the rear lot line was not intended to be implemented for "in-fill" development residential plats. This project is an in-fill project that has existing development surrounding it. The existing grade across the property is approximately 0.67%. Achieving 1% slope along the rear lot lines will require a significant investment that is unjustified, arbitrary and capricious given the amount of drainage area and run-off. A more important controlling factor is to assure that sufficient slope is achieved away from the building foundations. In this case we have approximately 5% drainage away from the structures.

Concrete flume. The use of a concrete flume in this case is justifiable in this instance for the same reasons as the previous paragraph. Furthermore, we are concerned with running a storm sewer line parallel to an existing sanitary sewer main that is approximately 20 feet in depth. We believe that the flume is an appropriate method in this situation if adequate maintenance is performed.

Drainage Area. The 18" stub from Maize Road was never intended to serve the entire development. The area west of the area being platted drains to the south to an area inlet located behind Gross Floor Tile & Covering. That inlet was constructed specifically to drain the area west of this plat when the Gross site was developed.

Inlet Capacity. The Subdivision Regulations, Section 7-208, do not require the entire drainage system to be designed as a function of the plat. For your convenience, I've included the language in the Regulations that pertains to the drainage plan that is required to accompany the plat. The design of the inlets is part of the overall system design and historically is not included as part of the drainage plat of the plats.

- (F) A detailed drainage plan shall be submitted for urban-scale, multi-lot subdivisions and shall specify existing contour lines, finish grade elevations at all corners and, if the lot is crowned to drain two or more directions, the direction of storm water flow by arrows. For lots in the federal flood

As a practical matter, we are in the process of finalizing the design of the public improvements to serve the Addition and will have plans submitted shortly for review.

Scott Lindebak, PE
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Drainage Plan narrative. Both the Subdivision Regulations and Interim Drainage and Storm Sewer Policy as ambiguous as to the requirements of a “narrative.” We believe that the accompanying drainage plan is sufficient in detail and information for review and approval.

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

Respectfully,

A handwritten signature in black ink that reads "Tim Austin". The signature is written in a cursive style with a large, sweeping initial "T".

Tim Austin, PE

Enclosure

Cc: Larry Bottenberg
Neil Strahl