

Professional Engineering Consultants, P.A.

July 3, 2006

City of Wichita
7th Floor, City Hall
Wichita, KS 67202

Attention: Scott Lindebak
Storm Water Management

Reference: Oak Creek 2nd Addition Comments
PEC Project No. 36-04115-003-5526

Dear Mr. Lindebak:

Here are the replies to your comments that are in your email letter dated May 9, 2006, for Oak Creek 2nd Addition. I have included this letter with the revision package for your use.

1. Each pond should provide a stage/storage/discharge table on the plan for each detention pond.

I have included an Excel table in the revision package for your use and files.

2. The ponds are to be contoured to be able to verify the area assumed is constructible within the reserve and the contours tie into the existing contours.

This will be addressed on the final design drawings which will be delivered to the City Engineering Department. PEC will also make sure that you receive a set of final plans for your use and files.

3. Provide an exhibit that delineates offsite drainage conditions.

This map has been provided in the revision package.

4. Plan to show a detail of each pond outfall (e.g., Pond 3 shows a 48" RCP and control is labeled as 5' weir; Pond 5's five foot weir should dimensions size, side slopes, elevation, depth, etc)

The pond details will be in the design set of drawings that will be submitted to the City of Wichita Engineering Department and to Storm Water Management. Final design will conform to City of Wichita policies.

5. Retention Area located in the SE corner should construct an outfall on-site and limit runoff to the capacity of the 36" culvert or not to exceed existing conditions for all storm events, which ever is most restrictive.

DIRECTORS:

D.E. MALTBI, P.E.
M.D. SCHOMAKER, P.E.
G.D. SCHOCK, P.E.
J.H. BAILEY, P.E., Ph.D.
D.I. NORTON, P.E.
B.E. REMSBERG, P.E.
G.K. GREENWOOD, P.E.
D.E. HAGER, P.E.
M.W. BERRY, P.E.
J.B. GEORGE, P.E.
R.A. SCHLITT, P.E.

ASSOCIATE

DIRECTORS:

K.L. ROOD, P.E.
W.G. BRITSON, P.E.
T.M. LENZ, P.E.
R.R. YOUNG, P.E.
J.P. MOORE, P.E.
J.L. MARTIN, P.E.
W.G. MOHR, P.E.
W.D. HUBBARD, P.E.
B.J. EDMUNDSON, P.E.
D.L. DOWNES, P.E.

■

303 S. TOPEKA
WICHITA, KANSAS
67202
316-262-2691
316-262-3003 FAX
www.pec1.com

■

WICHITA
TOPEKA
TULSA
LAWRENCE
PITTSBURG

The retention area in the SE corner of the site is located in Oak Creek 1st Addition. This addition meets the City's requirements and was approved previous to the 2nd Addition submittal.

6. All ponds to provide 1-ft freeboard on-site.

This will be addressed in the design drawings that will be submitted to the Storm Water Management Dept.

7. Existing and proposed drainage conditions are to be evaluated using same methodology. An event hydrograph method should be used to evaluate all ranges of storm events for a 24-hour storm duration to verify post-developed runoff conditions do not exceed pre-developed conditions.

The rational method in the pre-development condition has been updated to a HEC-1 model. This model has been included in the revision package.

8. The summary for basin runoff rates should show the pre/post values side by side.

This has been revised and submitted with this revision package.

9. In general, I would disagree with the statement that the increases in flow rates have little or no impact on downstream properties.

This is a general note comment and no response is needed.

10. Storm sewer or a ditch needs to be extended from the retention area to serve Lots 4 thru 7, Block 1.

This area is in Oak Creek 1st Addition which was previously approved by the City of Wichita. There is a 30' drainage & utility easement on the south side of Lots 2 thru 6 and will be extended west along Lot 7.

11. The Retention area is to be constructed in a drainage Reserve and is not shown on the plat.

The retention area was approved and shown on the original drainage plan submitted in 2004. This area is still under design and shown in a drainage easement which can not be abandoned without the approval the City of Wichita Planning Dept. and Storm Water Dept.

12. The 30 foot drainage easement and utility easement should be extended across Lot 7, Block 1.

This easement has been revised to reflect being extended across Lot 7, Block 1.

13. A 20' Drainage easement should be shown on the plat along the west property line and north line.

This easement will be added to the plat drawing.

14. It appears the 20' drainage easement needs to be widened from Pond No. 5's outfall to Pond No. 3. Contour the ditch or show the storm water sewer. Proposed ditches should show typical sections (depth, side slopes, width, etc)

This easement will be included along with pond 3 and pond 5 in a new plat as Oak Creek 3rd Addition. This will be submitted within the next few weeks.

15. The delineations of the proposed basins and sub-basins are not clear, with the boundaries shown. Provide and exhibit that clearly delineates the sub-basins like the 8.99 acre basin draining to inlet 420.

This map has been included in the comment package. Both the basins and sub-basins have been color coded to clarify the difference.

16. The plan should show flow arrows on each lot for future drainage patterns.

The flow arrows have been added to the revised drainage plan.

17. Explain how Lots 1 thru 7, Block 2 plan to drain. Overland back lot, street, storm water sewer? Additional easements may be necessary along the property line to provide a flat 10 foot section for access?

Lots 1 thru 7, Block 2 currently have a 30' drainage & utility easement located along 19th Street North. This easement will have a drainage swale to drain the water from the lots to inlet node 310 & 740. The front part of the properties could drain into drainage node 521 & 40 if needed. The runoff would then drain into the drainage system.

Mr. Scott Lindebak
July 3, 2006
Page 4

18. Each pond to provide a flat min. ten feet area for maintenance and access.

These ponds will be privately owned and maintained. The slopes on the ponds are proposed to be at 4:1 or flatter this will allow for maintenance of the ponds.

19. Explain Reserve C's panhandle, Ditch? Provide detail?

Reserve "C" is an open area with landscaping. This area isn't a platted drainage area except for what would naturally accumulate during a rainfall event.

20. The report does not locate this subdivision on the FEMA flood insurance rate maps.

The subdivision has been located on the FEMA flood maps and is included in this package.

21. Has DWR, COE and KWP permits been obtained for the channel straitening project?

The channel project is currently in the planning phase and once a concept has been agreed upon the necessary documents will be submitted for permit.

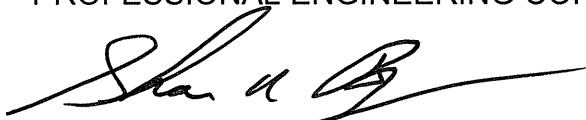
22. Has FEMA CLOMR been submitted?

The FEMA CLOMR has not been submitted and once the project is complete a LOMR will be submitted to FEMA for approval.

If you have any questions feel free to contact me at (316) 206-1316.

Sincerely,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



Shawn R. Bryan, P.E.
Design Engineer

SRB:amha