

CERTIFIED ENGINEERING DESIGN, P.A.

810 W. Douglas, Suite C
Wichita, KS 67203
(316) 262-8808 Office
(316) 262-1669 Fax

November 9, 2005

Mr. Scott Lindebak, P.E.
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

Re: Auxiliary Parking Lot for Retail
Lot 3, Robson Heights Addition
Wichita, KS

Dear Mr. Lindebak:

Attached please find a drawing and a PDF file of the survey for the rear yard of residences located on the north half of lots 3 and 4, Robson Heights Addition. Contours are set at 3" increments and topography points are turned on.

A brief history of the properties involved entails the owners of Lots 3 & 4 of Robson Heights selling the south half of their lots to two different owners. The south halves remained undeveloped while the north halves contained residences. The current owner of the south half of Lot 3 is proposing the ancillary parking lot to serve his retail center directly west and adjacent to the south half of Lot 3.

In an email to Neil Strahl, you expressed concern for the backyard drainage of existing residences on these two lots. As you stated in the email, the proposed parking lot is above existing ground, approximately 9". To keep the parking lot elevation down as low as possible, we have proposed a 4' wide concrete flume to be constructed at 0.50% slope from Diane to the north end of this parking lot.

North Half of Lot 3:

Additional topography was taken that shows elevations at the SW and the SE corners of the Lot 3 House to be at elevations of 95.74 and 95.98 respectively. Diane Street is located 140' south of the south edge of the residential yard and is a 30' wide concrete street with an invert in the middle to carry surface drainage. The topography shows that at two points due south from the SW and SE corner of the Lot 3 House at the north edge of Diane Street concrete, elevations area at 96.15 and 96.14 respectively.

Based on the elevations, it appears that the rear of the north half of Lot 3 was not intended to flow south across the south half of lot 3 to the north edge of concrete at Diane St. The backyard of this house actually has a low spot in the middle with the ground around the perimeter of this yard being slightly higher. Current elevations show that standing water would have to rise as high as three inches before it spilled over to the existing ground of the south half. The south half also has a depression.

North Half of Lot 4:

The rear yard of the north half of lot 4 appears to drain to the southeast away from the parking lot area.

In summary, as with all proposed developments, the City of Wichita requires that each development takes care of its own drainage while not negatively impacting surrounding lots. In this case, however, the south half of lot 3 which is proposing the parking lot is currently being negatively impacted by the drainage from the north half of Lot 3, the residential lot. It appears that the current drainage of this north half entails possible ponding before infiltrating, a condition, that apparently has worked to date. I am unaware of any drainage study for this residential lot that shows that three inches of ponding is even possible, even in as large of a storm event as a 100 year. Please keep in mind that the proposed parking lot does not encroach the 10' Utility Easement allowing the residential owner to direct the drainage east or west. I am unaware of any drainage easement and understand that it would take an offsite drainage agreement between the two owners involved in order for the residential lot owner to grade their lot to ensure positive drainage occurs onto and within this south half of Lot 3.

Not allowing the south half of Lot 3 to build a parking lot because this area could potentially act as a holding area(retention) in large storm events only further acknowledges the negative impact that the north half might have on the south half. This, of course, is assuming that drainage from the north half ever makes it to this south half. If the north half of lot 3 owner is aware of drainage problems in their back yard, then I am sure they could be informed of implementing methods to improve their own drainage while not negatively impacting the surrounding properties. I await your prompt decision on this matter.

Please review this information at your earliest convenience and notify me of your comments. If you have questions, please call me at 262-8808.

Sincerely,

Christopher K. Winkler
Civil Engineering Technician