

**SEDGWICK COUNTY/CITY OF WICHITA
BACKYARD DRAINAGE POLICY
REVISED EFFECTIVE _____**

Developer Requirements:

1. Provide a conceptual master drainage plan as a part of the final plat process. This plan must be submitted for review purposes at least two weeks before the final plat is to be considered by the Subdivision Committee.
2. The final master drainage plan will be developed by the developer's engineer in conjunction with the plans for other infrastructure improvements, such as streets, storm drains, etc. The drainage and street plans (including storm drains) must be approved by the City prior to any building permits being issued for structures in the subdivision. When the plans are approved, the City's subdivision engineer shall so notify the Superintendent of Central Inspection in writing.
3. The final master drainage plan will show, at a minimum, the following:
 - A. Street and lot layout
 - B. Underground storm drain locations, and overflow locations for storms exceeding their design capacity
 - C. Locations of open ditches and lakes
 - D. Flow lines of storm drains at all inlets, manholes, and outfalls
 - E. Proposed flow lines of all open ditches at minimum 100 feet intervals, and 100 year flood elevations thereon
 - F. The following information on lakes:
 1. Bottom of lake elevation
 2. Normal pool elevation
 3. Two year and 100 year flood elevations
 4. Two year and 100 year inflows and outflows
 - G. Design top of curb elevation at all points where drainage will be required to flow over the curb, or gutter line elevations at deeter box locations.
 - H. The flow lines of all open ditches or swales located within drainage easements at all lot corners and 50 feet maximum intervals in between. Minimum slope for grassed ditches or swales shall be 1.00%. For lesser slopes, paved concrete swales or underground pipe with inlets shall be required.
 - I. For all lots, the following elevations:
 1. Lowest viewout window (if no window wells)
 2. Walkout threshold elevation (if walkout is at grade)
 3. Lowest water entry level if different than 1 or 2 above (for window wells or walkout pit)
 4. Basement floor elevation, if not a walkout

Note: There shall be a minimum of 2 percent fall from the lowest water entry point to a positive point of drainage on the lot. Also, the lowest

water entry point must be at least one-foot above any identified 100-year flood levels.

4. When approved by the City, the final Master Drainage Plan will be recorded at the Register of Deeds office prior to building permits being issued.
5. The Master Drainage Plan will provide detailed information for individual builders so that they will have all necessary information as to the type of structures that can be built on certain lots.
6. Subdivision plats shall clearly label all easements, right-of-ways, or reserves as drainage facilities when said facilities are used as a part of the Master Drainage Plan or Lot Grading Plan. Easements are required for underground pipe overflow facilities.
7. The subdivision plat shall clearly state that a drainage plan has been developed for the subdivision and that all drainage easements, right-of-ways, or reserves shall remain at the established grades and unobstructed to allow for the conveyance of storm water. [The plat shall state that “The maintenance of the drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners Association and be provided for in the homeowner’s covenants.”](#)

Builder Requirements:

1. Builders will be required to develop individual lot grading plans consistent with the subdivision Master Drainage Plan and to construct basement and foundation walls to comply with said plan. The objective is to make sure that final grades can be set so that they will work in substantial compliance with the Master Drainage Plan for the lot and area. Minor variances may be allowed providing there is no negative impact on the Master Drainage Plan.
2. All structures will be constructed in strict accordance with the approved lot grading plans.
3. Builders will be required to get a verification after basement walls are poured and before plumbing groundwork inspection to verify that wall elevations are built in accordance with the lot grading plan. This verification can be provided by a licensed P.E. or land surveyor and must be submitted to the appropriate building code enforcement agency in order to get the plumbing groundwork inspection.

Note: Some minor variations may be allowed so long as they have no substantial impact on the master drainage plan. Builders are urged to review proposed changes with the developer’s engineer before proceeding.

4. Builders are strongly urged to have a P.E. or land surveyor verify that the backyard drainage elevations are consistent with the approved master drainage

plan when yard landscaping work is complete. Certifications should be provided to the Office of Central Inspections, for record purposes.

5. If a walkout or view-out basement is designated as the correct residence on a particular lot and the builder wishes to construct a standard basement, it will be allowed providing the lowest water entry point is maintained and it does not conflict with the approved Master Drainage Plan.