

OFFICIAL PUBLIC NOTICE



**AMENDMENT NO. 14 TO THE DESIGN CRITERIA
AND STANDARD SPECIFICATIONS**

Date: October 14, 2025

Attention: Engineers, Landscape Architects, Architects, Developers and Contractors

Subject: Revisions to the 2023 Stormwater Management Criteria to Adopt Program Standards for the Alternative Offsite Stormwater Treatment Program

Effective Tuesday, October 21, 2025, the following changes in policies, design standards and specifications within the 2023 Stormwater Management Criteria shall apply to all new projects:

A. To Chapter 9 of the 2023 Stormwater Management Criteria (SMC), add Section 9.4, as follows:

9.4 Program Standards – Alternative Offsite Stormwater Treatment

Developments that intend to utilize the Alternative Offsite Stormwater Treatment Program (the “Program”) as authorized by Sec. 32-193 of the Code of Ordinances of the City of Manhattan shall adhere to these Program Standards for enrollment and participation. Additional requirements and information related to this Program are contained in Resolution 100725-A of the governing body of the City of Manhattan by which this Program was established.

9.4.1 Enrollment

Developers wishing to enroll their Developments in the Program shall submit an application on a form approved by the Director of Public Works (Director) and include such information as necessary to evaluate the Program’s applicability to the request and to calculate pollutant impacts and fees. The request will be incorporated into the Drainage Submittal process in Chapter 3 of these Design Criteria and Standard Specifications. Enrollment is open to all Developments located within the Manhattan city limits or proposed for annexation into the City of Manhattan. Developers may request that their entire Development site be enrolled in the Program or may request that a designated portion of their Development site be enrolled in the Program while another portion utilizes on-site stormwater treatment.

9.4.2 Equivalent Commercial Acre, Defined

As set forth in the governing body resolution authorizing this Program, pollutant loads and corresponding pollutant removal efforts are measured in units of “Equivalent Commercial Acre”

(ECA), which is defined as “the stormwater pollutant impact of a typical development, one acre in size, of the type allowed within with Community Commercial Zoning District (CC) as described in the Manhattan Development Code, and consisting of 85 percent impervious surface and the remainder in maintained urban lawn grasses.”

9.4.3 Calculation of ECA

For each Development, a calculation will be made of the Equivalent Commercial Acres (“ECAs”) represented by the Development. The quantity of ECAs associated with a particular Development will be calculated as the total Development area (excluding conservation areas) multiplied by a scaling factor as listed in Table 9.1. ECA calculations shall be rounded to the hundredth decimal point (0.01).

Table 9.1: ECA Scaling Factors

Impervious surface cover (See Note A)	ECA scaling factor (ECAs/acre)	Impervious surface cover	ECA scaling factor (ECAs/acre)
0%	0.06	60%	0.72
10%	0.17	70%	0.83
20%	0.28	80%	0.94
30%	0.39	85% (baseline)	1.00
40%	0.50	90%	1.06
50%	0.61	100%	1.17

Notes: (A) Scaling factor = $0.0614 + 1.1043 * (\text{impervious cover})$ or interpolate as needed between values on this chart, rounding to the hundredth unit. (B) For applications submitted on or prior to Oct 30, 2025, enrollment calculations may be completed using the scaling factor table circulated in the Aug 2025 draft standard for public comment.

The calculated impervious percentage shall be based on the reasonably estimated and approved total impervious surface area associated with final construction, including all buildings, driveways, sidewalks, accessory structures, common space amenities, and associated streets and street improvements. Areas dedicated for long-term conservation and natural space are deducted from the Development Area and are not considered either as part of the total area nor in calculating the scaling factor. In cases of redevelopment, the ECAs associated with a revised enrollment will be calculated as the difference between the ECA value of the entire Development area as proposed less the ECA value of the site prior to redevelopment. Existing impervious surfaces that were not initially constructed in conformance with then-applicable drainage/stormwater management regulations will not be included in the predevelopment ECA calculation.

9.4.4 Payment of Fees

As set forth in the governing body resolution authorizing this Program, the lump-sum fee to participate in the Program is based on a unit charge per each ECA associated with the Development. For projects that include construction of new public infrastructure, including all new residential subdivisions, the total fee shall be paid prior to issuance of a notice to

proceed for the street, stormwater, and/or public utility construction associated with the project. For projects that do not include construction of new public infrastructure, the total fee shall be paid prior to issuance of a building permit. Developers constructing new residential subdivisions shall be required to make payment for the associated public or private streets, all planned and anticipated dwelling units on approved buildable lots, and common amenities at time of payment. The approval of any phased payment plans for situations where future impervious coverage is highly uncertain shall be at the discretion of the Director. If a fee change takes place following the submission of a complete application for enrollment, the applicant will have up to 90 calendar days following the effective date of the new fee to complete their enrollment and make payment at the prior fee level. Once approved for enrollment in the Program, including the payment of any fee, the Development or portion thereof will be relieved of the duty to provide onsite post-construction stormwater treatment up to the level of pollutant impact indicated in the enrollment.

9.4.5 Record of Enrollment

The record of enrollment in Alternative Offsite Stormwater Treatment Program” will be prepared and filed with the City Clerk.

9.4.6 Disenrollment

There is no provision within these Program Standards for disenrolling a Development or portion thereof from the Program or receiving any refund or rebates for fees paid. The Director will consider any written requests for disenrollment but any decision whether to permit a Development or portion thereof to convert to approved onsite stormwater treatment methods will be at the Director’s sole discretion.

9.4.7 City’s Strategy for Pollutant Offsets

As set forth in the governing body resolution authorizing this Program, the Director has adopted a strategy for obtaining pollutant removal from offsite agricultural activities sufficient to offset the pollutant impact from Developments enrolled in the Program. The strategy is published as a separate document, subject to periodic updates and approval by the Kansas Department of Health and Environment (KDHE).

Respectfully,



Brian Johnson, P.E., Director of Public Works/City Engineer

Cc: Wyatt Thompson, PLA, ASLA, Assistant Director of Public Works
Karen Becker, P.E., Principal Civil Engineer
Bill Heatherman, P.E., Stormwater Compliance Engineer

Revision History: A version of this amendment was circulated for public comment in August and September, 2025. Final revisions included several refinements related to ECA calculations, the scaling factor table, and to the processing of fee payments and enrollment.