

Lindebak, Scott

From: Lindebak, Scott
Sent: Wednesday, December 28, 2005 1:30 PM
To: Ken Lee (E-mail); Chris Bohm (E-mail)
Cc: Strahl, Neil ; Huang, Vicky
Subject: Cheryl's Hollow 2nd Addition - Drainage

Sensitivity: Private

Ken:

We have not received a drainage plan for Cheryl's Hollow 2nd or an updated plan from Cheryl's Hollow Addition. The Final Drainage Plan for Cheryl's Hollow dated October 21, 2004 did not include all supporting stormwater documentation for the 2nd Addition. The drainage will be approved subject to a revised drainage plan being submitted within the next two weeks. Based on the previous drainage plan, I have the following comments:

1. The plat needs to be revised to include drainage easements along the backyard common lot lines and over stormwater sewer lines 2, 6, 10 & 11. These locations include the following : rear of Lots 1-7, Blk 1; rear of 1-21, Blk 2; rear of 1-12, rear of Blk 3; 1-11, rear of Blk 4; 1-4, Blk 5; rear of 11-15, Blk 6; rear of 1-13, Blk 7; Between lots 10 & 11, Blk 7, North 20' of Lot 1, Blk 10; Between lots 5 & 6, Blk 10; rear of Lots 1 -15, Blk 10; rear of Lots 5-17 and 1-4, Blk 8; Between lots 5 & 6, Blk 8; Between lots 3 & 4, Blk 9; East 20' of Lot 1, Blk 9; rear of lots 16 - 20, Blk 10, and the south 10' of Lot 25, Blk 12.
2. There are sws profiles shown for Lines 1 - 11, however the plan does not include hydraulic data for lines 9 - 11. There appears to be some changes to some of the lines alignments and possible grades. This information should be updated and reflected in the Cheryl's Hollow 2nd Addition Drainage Plan.
3. The plan does not address how the backyards of lots 16 - 21, Blk 2 & 1-4, Blk 3 will drain. These backyards are not tributary to the west and should be routed to one of the proposed detention ponds or have a drainage agreement between Blackstone Addition to accept this additional runoff. A revised plan should be submitted that shows the offsite stormwater sewers that will drain these lots, only if necessary. Are they draining back to front? 2% grade?? Which ones and provide a typical drainage detail.
4. The plan did not include an overall exhibit of the existing conditions, including offsite flow basins, onsite basins, DA, flow rates, TC path, etc. This information is in the body of the report, but not shown on an exhibit.
5. The drainage plan should be stamped and signed by an engineer with pdfs of report and plans. The pdfs that had been submitted earlier did not include all the entire report that was originally submitted.
6. A revised pdf of the Cheryl's Hollow Addition - Ph I grading plan should be submitted in pdf format for our records.
7. What happened to Block 11, It appears the plat skips 11 and goes to Blk 12??
8. The inlets in line 7 along Autumn Ridge are by-pass inlet. The pipe size and inlets should be sized for the hundred year event to prevent runoff from leaving the site undetained. What is the inlet capacity of the two double inlets?
9. The plan does not show the size, flow line, and drainage calculations for the proposed Kentucky Lane entrance culvert along 13th Street North. Please provide this information with the revised plan.

The grading plan for Cheryl's Hollow 2nd was submitted on December 12, 2005 and we have the following comments:

1. The grading plan does not meet the minimum backyard grade requirements at the following locations:

Lots 16-17, Blk 2
Lot 21, Blk 2
Lots 2-3, Blk 3
Lot 11, Blk 4
Lot 4, Blk 6
Between Lot 8 & Lot 7, Blk 6

Between Lot 1 & 2, Blk 7

2. The grading plan should show spot elevations between the following lots:

Lots 4 & 5, Blk 7

Lots 14 & 15, Blk 10

Lots 10 & 11, Blk 7

Lots 5 & 6, Blk 10

Lots 9 & 10, Blk 2

3. The grading plan should show match elevations along the plat's perimeter boundary *and lot corners*.

4. Between lots 5 & 6, Blk 2 shows the runoff draining from back to front. Please revise or explain.

5. The grading plan should show all stormwater sewer locations, inlet top elevations, drainage easements, proposed contours, and label existing contours. There are low points shown on this grading plan that does not match inlet locations shown on the original drainage plan. Please revise as necessary.

6. We request future subdivision grading plans to be submitted using a scale not to exceed 60 feet per inch.

STAFF REPORT

(Final Portion of Preliminary Plat, Overall Preliminary Plat Approved 8/12/04)

CASE NUMBER: SUB 2005-149 -- CHERYL'S HOLLOW 2nd ADDITION

OWNER/APPLICANT: Rick Thompson Construction, 250 N. Gleneagles Ct., Wichita, KS 67212

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Chris Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: North side of 13th St. North, West of 135th St. West

SITE SIZE: 55.17 acres

NUMBER OF LOTS

Residential:	174
Office:	
Commercial:	
Industrial:	
Total:	<u>174</u>

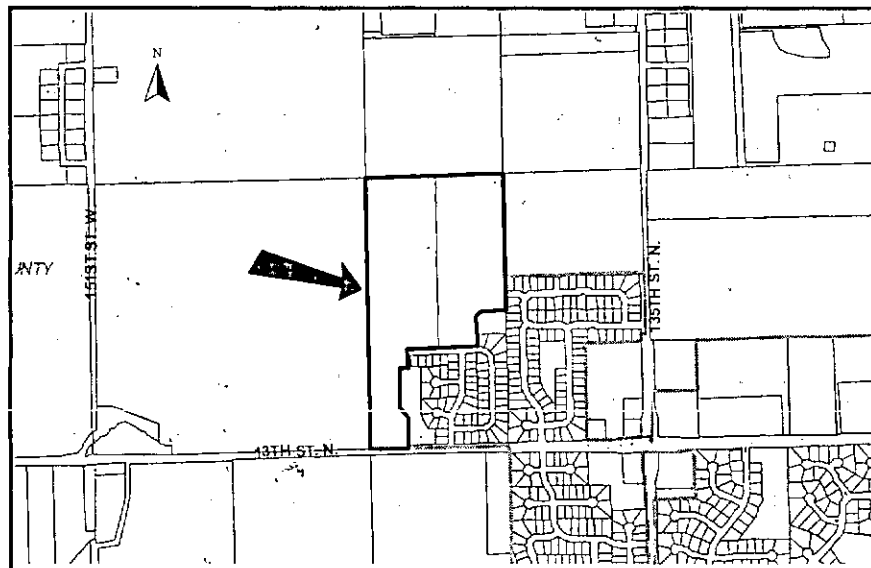
MINIMUM LOT AREA: 7,049 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

4-0
APPROVED

VICINITY MAP



NOTE: This final plat is the north portion of the preliminary plat and represents the second phase of development.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer main and laterals and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. County Engineering needs to review the drainage plan. Applicant needs to discuss with the County the need for the easement for channel change.
- D. The lots in Block 12 need to be renumbered.
- E. No Block 11 is shown.
- F. Traffic Engineering has requested a petition for left turn lanes.
- G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac (64-ft) streets.
- H. The Applicant shall guarantee the paving of 13th St. North from the end of paving for Cheryl's Hollow Addition to the first entrance of this plat.
- I. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 2, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. During preliminary plat review, the Subdivision Committee has approved this modification.

- N. GIS needs to comment on the street names. *New street names are needed.*
- O. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- P. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- R. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- S. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- X. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Y. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

CHERYL'S HOLLOW SECOND ADDITION

Wichita, Sedgwick County, Kansas

Course: N 00-11-54 E	Distance: 1308.16
Course: S 89-39-20 W	Distance: 1313.99
Course: S 00-21-50 W	Distance: 2636.30
Course: N 89-35-25 E	Distance: 362.94
Course: N 00-24-35 W	Distance: 329.50
Course: N 33-55-43 W	Distance: 114.25
Course: N 00-24-35 W	Distance: 370.05
Course: N 89-35-25 E	Distance: 76.38
Course: N 00-24-35 W	Distance: 191.37
Course: N 89-35-25 E	Distance: 554.00
Course: S 00-24-35 E	Distance: 3.00
Course: N 89-35-25 E	Distance: 120.00
Course: N 00-24-35 W	Distance: 297.55
Course: N 45-53-20 E	Distance: 67.12
Course: N 89-44-20 E	Distance: 236.95

Perimeter: 7981.56

Area: 2403312.33

55.17 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Press any key for more...

Error of Closure: 0.004

Precision 1: 2040900.11

Course: S 40-28-36 W