

STAFF REPORT  
(Preliminary Plat)

**CASE NUMBER:** SUB 2005-98 -- CLIFTON HEIGHTS ADDITION

**OWNER/APPLICANT:** JRD, LLC, Attn: Jay Russell, P.O. Box 75337, Wichita, KS 67275-5337

**SURVEYOR/ENGINEER:** Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

**LOCATION:** East of Hillside, North side of 55th St. South

**SITE SIZE:** 84.8 acres

**NUMBER OF LOTS**

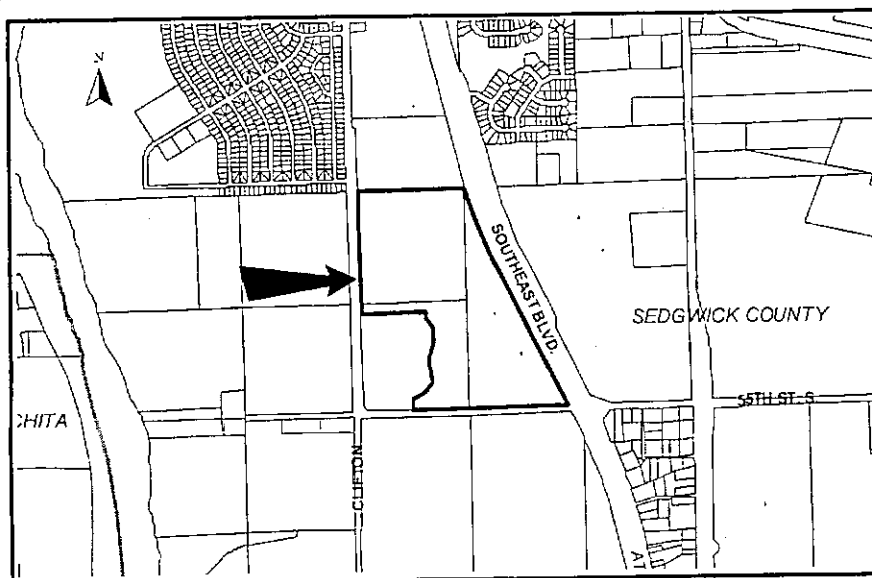
Residential:	204
Office:	
Commercial:	
Industrial:	
Total:	<u>204</u>

**MINIMUM LOT AREA:** 8,250 sq. ft.

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** SF-5, Single-Family Residential

VICINITY MAP



**NOTE:** This site is located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The site is currently zoned SF-20, Single-Family Residential. A zone request to SF-5, Single-Family Residential or an island annexation will be needed. The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. In the event annexation is not requested, a zone change will be needed. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- C. The applicant shall guarantee the extension of sanitary sewer (mains and laterals) and City water (mains and laterals) to serve the lots being platted.
- D. City Water and Sewer Department advises that a part of the northern portion of the plat will need to be removed from the Oaklawn Improvement District.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. City/County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering has requested a drainage plan. The applicant shall provide offsite easements between Clifton and Arkansas River to accommodate drainage project to substitute for existing county CIP project D-20.
- G. Traffic Engineering has requested a guarantee for the paving of 55th St. South and Clifton. A guarantee for appropriate left-turn lanes is needed.
- H. If any drainage will be directed onto K-15, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- I. Complete access control has been platted along Clifton and 55th St. South frontage. The final plat shall reference the dedication of access controls in the plat's text.
- J. 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 streets.
- K. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- L. 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.

**STAFF REPORT**

(Final Plat, Preliminary Plat Approved 9/15/05).

**CASE NUMBER:** SUB 2005-98 -- CLIFTON HEIGHTS ADDITION

**OWNER/APPLICANT:** JRD, LLC, Attn: Jay Russell, P.O. Box 75337, Wichita, KS 67275-5337

**SURVEYOR/ENGINEER:** Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

**LOCATION:** East of Hillside, North side of 55th St. South

**SITE SIZE:** 78.3 acres

**NUMBER OF LOTS**

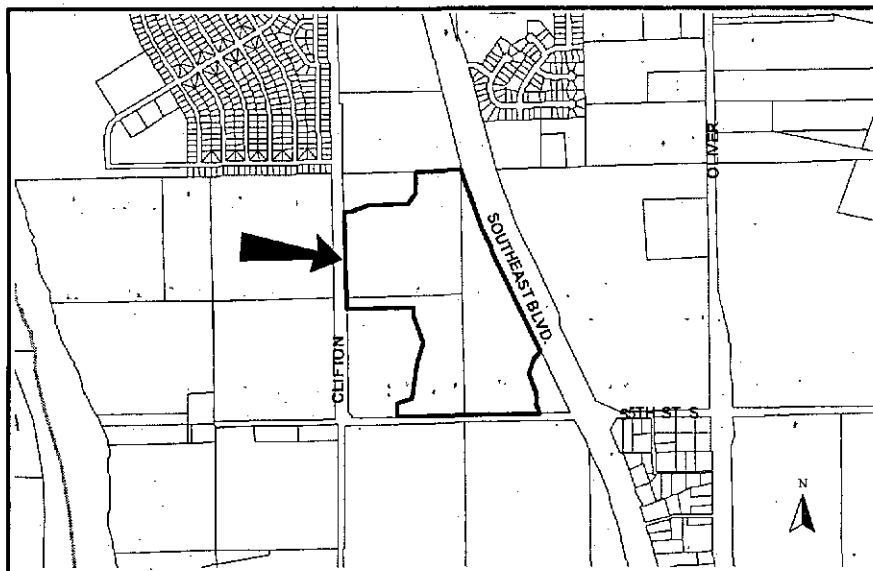
Residential:	178
Office:	
Commercial:	
Industrial:	
Total:	<b>178</b>

**MINIMUM LOT AREA:** 8,250 sq. ft.

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** SF-5, Single-Family Residential

**VICINITY MAP**



**NOTE:** This site is located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The site is currently zoned SF-20, Single-Family Residential. A zone request to SF-5, Single-Family Residential or an island annexation will be needed. The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. In the event annexation is not requested, a zone change will be needed. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- C. The applicant shall guarantee the extension of sanitary sewer (mains and laterals) and City water (mains and laterals) to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering has received a drainage concept. The applicant shall provide offsite easements between Clifton and Arkansas River to accommodate drainage project to substitute for existing county CIP project D-20.
- F. County Engineering recommends that Reserves 8 through 31 and 50 through 59 should be platted as a single reserve to be maintained by homeowners association.
- G. The Y-intersections should be redesigned into T-intersections.
- H. The plattors text shall include the standard floodway comment for Reserve C.
- I. Traffic Engineering has requested a guarantee for appropriate left-turn lanes along 55th St. South and Clifton.
- J. If any drainage will be directed onto K-15, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- K. Complete access control has been platted along Clifton and 55th St. South frontage. The final plat shall reference the dedication of access controls in the plattor's text.  
  
Access control has been platted as requested.
- L. 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 streets.

- M. 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.
- N. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- O. 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.
- P. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- Q. GIS needs to comment on the plat's street names. Street names are approved.
- R. The plattor's text should include language that protects the public from cost of reconstructing improvements in Reserves A and B.
- S. Because of the landlocked nature of Reserve D being platted, a means of access for maintenance shall be provided.
- T. 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.
- U. The plattor's 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.
- V. 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.)
- W. 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.
- X. 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.

- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- CC. 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.
- DD. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD and pdf (or tiff). If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov) <<mailto:cholloway@wichita.gov>>). Please include the name of the plat on the disc.

- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- N. 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.
- O. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- P. GIS needs to comment on the plat's street names. Bluff Ct shall be replaced with Bluff Cir adjoining Lots 53-64, Block B. Bluff Ct shall be replaced with Maywood Ct adjoining Lots 27-37, Block B.
- Q. AT&SF railroad should be labeled "BNSF RR".
- R. Complete access control should be denoted along K-15 Highway and BNSF RR.
- S. The plat's text should include language that protects the public from cost of reconstructing improvements in Reserves A and B.
- T. 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.
- U. The plat's 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.
- V. 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.)
- W. 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.
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- Y. 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.

- Z. 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.
  
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
  
- BB. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
  
- CC. 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.
  
- DD. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD and pdf (or tiff). If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov) <<mailto:cholloway@wichita.gov>>). Please include the name of the plat on the disc.



RECEIVED  
NOV 18 2005  
CITY-ENGINEERING

# TRANSMITTAL

TO:	FROM:
Scott Lindebak	Trevor Kurth
COMPANY:	DATE:
City of Wichita	11-18-05
ADDRESS:	PROJECT:
7 <sup>th</sup> Floor - City Hall	Clifton Heights Addition
CITY/STATE:	PROJECT NUMBER:
Wichita, KS	

RE:  
Clifton Heights Drainage Revisions

VIA: DELIVERY

We are sending you  ATTACHED  UNDER SEPARATE COVER

PLANS  PRINTS  SHOP DRAWINGS  SAMPLES  SPECS  
 COPY OF LETTER  CHANGE ORDER  DISK  OTHER

COPIES	DATE	DESCRIPTION
1	11-18-05	Clifton Heights Addition Revisions

URGENT  FOR APPROVAL  FOR YOUR INFO  FOR REVIEW & COMMENT

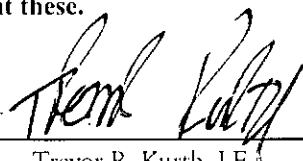
APPROVED AS NOTED  REVISE AS NOTED  REVISE AND RETURN

AS REQUESTED  PLEASE REPLY  FOR BIDS DUE

ENGINEERING  
SURVEYING  
PLANNING  
LANDSCAPE  
ARCHITECTURE

**NOTES/ COMMENTS:**

Scott, upon approval I will send you the approved documents in .pdf form. Let me know when you want these.

SIGNED:   
Trevor R. Kurth, I.E.

Copy: file

B a u g h m a n  
C o m p a n y , P . A .  
315 Ellis Street  
Wichita, Kansas 67203  
P 316.262.7271  
F 316.262.0149

**Trevor Kurth**

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**From:** Lindebak, Scott [SLindebak@wichita.gov]  
**Sent:** Wednesday, October 26, 2005 1:17 PM  
**To:** Trevor R. Kurth (E-mail); Phil Meyer (E-mail)  
**Cc:** Huang, Vicky ; Strahl, Neil  
**Subject:** Clifton Heights Addition - Drainage Plan Review  
**Sensitivity:** Private

Phil/Trevor:

We have reviewed the drainage plan that has been submitted for Clifton Heights Addition dated October 11, 2005 and have the following comments:

1. Offsite drainage easements or drainage right-of-way will need to be acquired to construct the proposed diversion to the River.
2. Permits will need to be acquired from the COE and DWR prior to construction.
3. Pond #3 shows fill being placed within the floodway, please submit hydraulic modeling that demonstrates no rise in the Arkansas River. The north bank is at an elevation of a 1365 and the existing grade is approximately an elevation 1256. A FEMA CLOMR and LOMR will be required.
4. Pond #2 & #3 contouring shows the pond's high bank above the existing grade. It appears the pond may block tributary drainage to the pond. Please provide a grading plan that addresses the offsite drainage.
5. Please submit a drainage exhibit that delineates that basins labeled in the Pondpack calculations.
6. The floodplain boundary should be delineated based on the site's natural grade in addition to the scaled location. Please provide an additional exhibit that delineates these boundaries and identifies every lot that lies below the BFE. Every lot below the BFE should be included in the minimum pad table.
7. A lot grading plan should be included that specifies the individual pad elevations for each lot. In addition, the grading plan should identify the lots that will require an approved LOMR before basement construction is allowed. Will all lots have basements??
8. What is identified on the drainage plan that bisects pond #3's western pool? Pipeline?
9. The ponds should be routed using a 100-year tailwater condition on the Arkansas River. A hydraulic model should be submitted that calculates the water surface elevations of the proposed ponds and channel.
10. The drainage plan should include the flow lines of the culverts located in the 55th Street ROW.
11. Will a culvert in Clifton be necessary for Lockwood road entrance? Size?
12. It appears the storage below a 1260 has been included in pond #1's calculation found on page 3.02. The narrative stated that pond starting water surface elevation is a 1260. The model notes 15.8 ac-ft of storage for the 2-year storm and only 5.22 ac-ft is available based on your table.
13. Pond #1's water surface elevation is a 1260, with a 48" RCP as the principal spillway. The pond's high bank is a 1263. Please explain how this system will work and have adequate cover? Is section BB located within reserve D? The location of the 50 foot overflow weir is not clear.

11/18/2005

14. The drainage plan identifies an area as Reserve "C" on page three of the drainage report. Is this off-site area currently the exception shown at the southeast corner of the plat?

15. Please include the stage/storage/discharge relationship in your calculations for the ponds.

16. The calculations and tributary area maps that supports the existing conditions peak flow rates should be included in the drainage report.

Please let me know if you are able to address these items for our support of the plat's drainage plan.  
Thanks.

Scott  
x4545

## **CLIFTON HEIGHTS ADDITION**

**Addition to the drainage plan per comments from Scott Lindebak, City of Wichita (10-26-05).**

1. Offsite easements will be obtained.
2. Permits will be obtained prior to construction in areas where needed.
3. The pond has been reconfigured to have no fill in the regulatory floodway. The overflow and drainage ditch section will still be located in the floodway, but will be cut only.
4. The offsite drainage will still follow existing topography and drain east into existing Clifton ditch. The ditch will continue to drain south and into the proposed pond system.
5. A drainage exhibit has been provided with the PondPack submittal.
6. This exhibit has been attached.
7. An overall site grading plan with pad elevations will be provided.
8. The lines identified on the plan sheet are an existing levee easement.
9. The pond system was modeled using the 100 year tailwater elevation on the Arkansas River. At this point in the river, the 10, 50, and 100-yr water surface elevations are equal. However, using Table 7-3 in HEC-22 (Federal Highway Administration, Circular 22) the 100-yr design for coincidental occurrence is based on area ratios of the drainage basins for the main stream and the tributaries. Therefore, using a ratio of 1000 to 1, the tailwater elevation of the main stream (Arkansas River) can be that of the 10 year storm.
10. Flow lines will be included.
11. A culvert will not be utilized under the Lockwood entrance. Drainage south of the entrance will continue to drain south in the existing ditch and any drainage north of the entrance will flow into the pond system.
12. The pond was modeled with a defined water surface elevation of a 1260. The model notes the static water surface lower than the 1260, but the calculations account for the defined starting water surface of the 1260. This is due to the outlet being at a 1260 and the static lower. The detention effect at any elevation lower than a 1260 is neglected in the model.
13. The pond outlet has been reconfigured to consist of 2-24" RCP. The outlet pipes will be next to a weir overflow which all drain to the existing ditch.
14. Yes, the area referred to as Reserve C is that which is in the southeast corner of the plat. This wording will be clarified and updated in the drainage report.
15. Stage/Storage/Discharge relationships will be provided.
16. Calculations are included in the PondPack data for the existing conditions and an area map can be provided.

CLOSURE

CLOSURE - CLIFTON HEIGHTS ADDITION

PT 01 North: 34813.9377 East : 64981.1387  
 Line Course: N 00-00-06 W Length: 1024.4000  
 PT 02 North: 35838.3377 East : 64981.1089  
 Line Course: N 89-59-54 E Length: 161.0000  
 PT 03 North: 35838.3424 East : 65142.1089  
 Line Course: N 68-41-23 E Length: 302.3600  
 PT 04 North: 35948.2255 East : 65423.7953  
 Line Course: S 89-23-22 E Length: 242.3300  
 PT 05 North: 35945.6433 East : 65666.1115  
 Line Course: N 45-18-16 E Length: 140.6600  
 PT 06 North: 36044.5750 East : 65766.1003  
 Line Course: N 00-00-06 W Length: 198.6300  
 PT 07 North: 36243.2050 East : 65766.0945  
 Line Course: S 89-17-18 E Length: 535.1900  
 PT 08 North: 36236.5576 East : 66301.2432  
 Curve Length: 1031.7324 Radius: 5804.6500  
 Delta: 10-11-02 Tangent: 517.2161  
 Chord: 1030.3500 Course: S 19-59-15 E  
 Course In: N 75-06-16 E Course Out: S 64-55-14 W  
 RP North: 37728.6884 East : 71910.8339  
 PT 09 End North: 35268.2452 East : 66653.4409  
 Line Course: S 25-04-46 E Length: 1060.0100  
 PT 10 North: 34308.1719 East : 67102.7521  
 Line Course: S 55-39-31 W Length: 83.8200  
 PT 11 North: 34260.8872 East : 67033.5427  
 Line Course: S 21-53-29 W Length: 161.8400  
 PT 12 North: 34110.7171 East : 66973.2009  
 Line Course: S 21-23-51 E Length: 228.9200  
 PT 13 North: 33897.5761 East : 67056.7192  
 Line Course: S 01-38-53 E Length: 132.7100  
 PT 14 North: 33764.9210 East : 67060.5360  
 Line Course: S 21-07-06 E Length: 80.0000  
 PT 15 North: 33690.2940 East : 67089.3596  
 Line Course: S 00-04-22 E Length: 60.0000  
 PT 16 North: 33630.2940 East : 67089.4358  
 Line Course: S 89-55-38 W Length: 786.6100  
 PT 17 North: 33629.2949 East : 66302.8264  
 Line Course: S 89-59-00 W Length: 766.5000  
 PT 18 North: 33629.0719 East : 65536.3265  
 Line Course: N 00-01-00 W Length: 177.1500  
 PT 19 North: 33806.2219 East : 65536.2749  
 Line Course: N 66-59-10 E Length: 158.0000  
 PT 20 North: 33867.9927 East : 65681.6997  
 Line Course: N 06-06-51 E Length: 362.2700  
 PT 21 North: 34228.2019 East : 65720.2851  
 Line Course: N 17-41-49 E Length: 234.6200  
 PT 22 North: 34451.7192 East : 65791.6054  
 Line Course: N 17-54-31 W Length: 288.3800  
 PT 23 North: 34726.1266 East : 65702.9287  
 Line Course: N 00-01-00 W Length: 88.0000  
 PT 24 North: 34814.1266 East : 65702.9031  
 Line Course: S 89-59-00 W Length: 721.7700  
 PT 01 North: 34813.9167 East : 64981.1331

**Lindebak, Scott**

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**From:** Ryn, Paul [pryn@sedgwick.gov]  
**Sent:** Tuesday, October 25, 2005 9:44 AM  
**To:** Lindebak, Scott  
**Subject:** FW: Clifton Heights Addition Drainage Plan (10-10-05)

-----Original Message-----

**From:** Trevor Kurth [mailto:tkurth@baughmanco.com]  
**Sent:** Monday, October 24, 2005 11:47 AM  
**To:** Ryn, Paul; Weber, Jim; 'Phil Meyer'; 'Brian Glenn'; 'Brent Wooten'; Spears, David C.  
**Cc:** Dietrich, Phillip; Moody, Janet; George, Robert; Taylor, Paul  
**Subject:** RE: Clifton Heights Addition Drainage Plan (10-10-05)

Paul,

I have reviewed your comments and offer the following:

The lots below the BFE will be filled to an elevation above the BFE, which we have shown with spot grades on the grading plan. The WSE of the channel just north does not have an overflow through Reserves 8,9,10. The contours are in 2 foot intervals, which is stated on the grading and drainage plans, and show elevations of 1386. A 1385 (which is not shown due to 2 foot intervals) is located between the 1384 and 1386 on Reserve 13. This is above the WSE shown on the drainage plan. Also, by checking the spot grades shown on the grading plan, the backyard elevations are above the WSE that you referenced. The only overflow for our plat for this channel would be the existing ditch along 55<sup>th</sup> Street.

We are aware of the change of datum for the Preliminary FIRM panels. However, the BFE's referenced are of the same datum as the topography (NVDG 29). As the note on the drainage and grading plan states, the scaled locations of the BFE's and Floodplain boundaries are from FEMA FIRM Panel 200321 0225A. After checking the preliminary panels that you referenced, the only change from the previous panels at the proposed area is for the change in datum. After the datum conversion, the BFE's shown are accurate compared to the Preliminary panels.

Thanks,  
Trevor Kurth, I.E.

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**From:** Ryn, Paul [mailto:pryn@sedgwick.gov]  
**Sent:** Monday, October 24, 2005 11:06 AM  
**To:** Tkurth@baughmanco.com; Weber, Jim  
**Cc:** Dietrich, Phillip; Moody, Janet; George, Robert; Taylor, Paul  
**Subject:** Clifton Heights Addition Drainage Plan (10-10-05)

Oct. 21, 2005

Trevor and Jim

We have reviewed the drainage plans dated 10-10-05. They do not address our comments of 9-28-05. We feel that all of the ponds need space between the top of the pond bank and the property lines, to allow equipment into the area for maintenance. Also there should be easements to get to the ponds. The properties should have minimum pad elevations that are two feet above the BFE (note that the BFE and plan contours have different datum elevations). The lots below BFE should be filled to an elevation above the BFE and submitted to FEMA for approval. From the WSE (1284.8) for the channel just north of the 55th Street Bridge there is an over flow through reserves 8,9, and 10. Also see comments for the plat review.

Paul Ryn  
Sedgwick County Public Works  
Stormwater Management  
1141 S Seneca  
Wichita, KS 67213  
phone 316-660-3065

10/25/2005



# TRANSMITTAL

TO:	FROM:
Vicky Huang / Scott Lindebak	Trevor Kurth
COMPANY:	DATE:
City of Wichita	10-12-05
ADDRESS:	PROJECT:
7 <sup>th</sup> Floor - Engineering	Clifton Heights Addition
CITY/STATE:	PROJECT NUMBER:
Wichita, KS	

RE:  
Clifton Heights Addition Drainage Plan

VIA: DELIVERY

We are sending you  ATTACHED  UNDER SEPARATE COVER

PLANS  PRINTS  SHOP DRAWINGS  SAMPLES  SPECS  
 COPY OF LETTER  CHANGE ORDER  DISK  OTHER

COPIES	DATE	DESCRIPTION
2	10-12-05	Clifton Heights Addition Drainage Plan

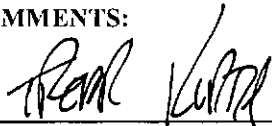
URGENT  FOR APPROVAL  FOR YOUR INFO  FOR REVIEW & COMMENT

APPROVED AS NOTED  REVISE AS NOTED  REVISE AND RETURN

AS REQUESTED  PLEASE REPLY  FOR BIDS DUE

ENGINEERING  
SURVEYING  
PLANNING  
LANDSCAPE  
ARCHITECTURE

NOTES/ COMMENTS:

SIGNED:   
Trevor R. Kurth, I.E.

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