

Davidson, Tim

From: Davidson, Tim
Sent: Monday, June 14, 2010 3:44 PM
To: 'Trevor Tast'
Subject: RE: Bay Country 2nd Addition
Attachments: Pages from FEMA_Countywide FIS Vol 3.pdf; FM20173C0330E[1].pdf

Trevor,

Thank you,

Some initial comments:

- Should have the 100-yr and static pool elevations for the reserves or floodplain that are on both sides of Hardtner.
- Show flow elevations for the box culvert under Hardtner, both upstream and downstream.
- Show flow elev. for end section on SWS that extends from cul de sac.
- Show flow elev. on the outfall of the pond on the north side of Hardtner.
- Show elevations along with "Match" label.
- I think lot 10 has less than 1% cross-lot slope for drainage.
- Does Lot 6 achieve the minimum 2% fall from back of house to low point in back yard?
- I think the north arrow is pointing to the west?
- The minimum pad table should have lowest openings that are 2' above BFE. Looking at the 2007 FEMA profiles, I did not think 143.1 was 2' above BFE.
- Would like to see an existing floodplain boundary delineated (label source).

I attached a couple docs I used for reference so you can check my checking.

Thanks,

Tim Davidson
Storm Water
Associate Engineer, EIT
316-268-4307
tdavidson@wichita.gov

From: Trevor Tast [mailto:ttast@baughmanco.com]
Sent: Monday, June 14, 2010 9:45 AM
To: Davidson, Tim
Subject: Bay Country 2nd Addition

Tim,

I sent the Subdivision Grading Plan up to you on May 15th for review. I was curious as to if you have completed your review of the plan or even if it needed a review prior to final submittal of the Grading Plan.

Trevor Tast, I.E.

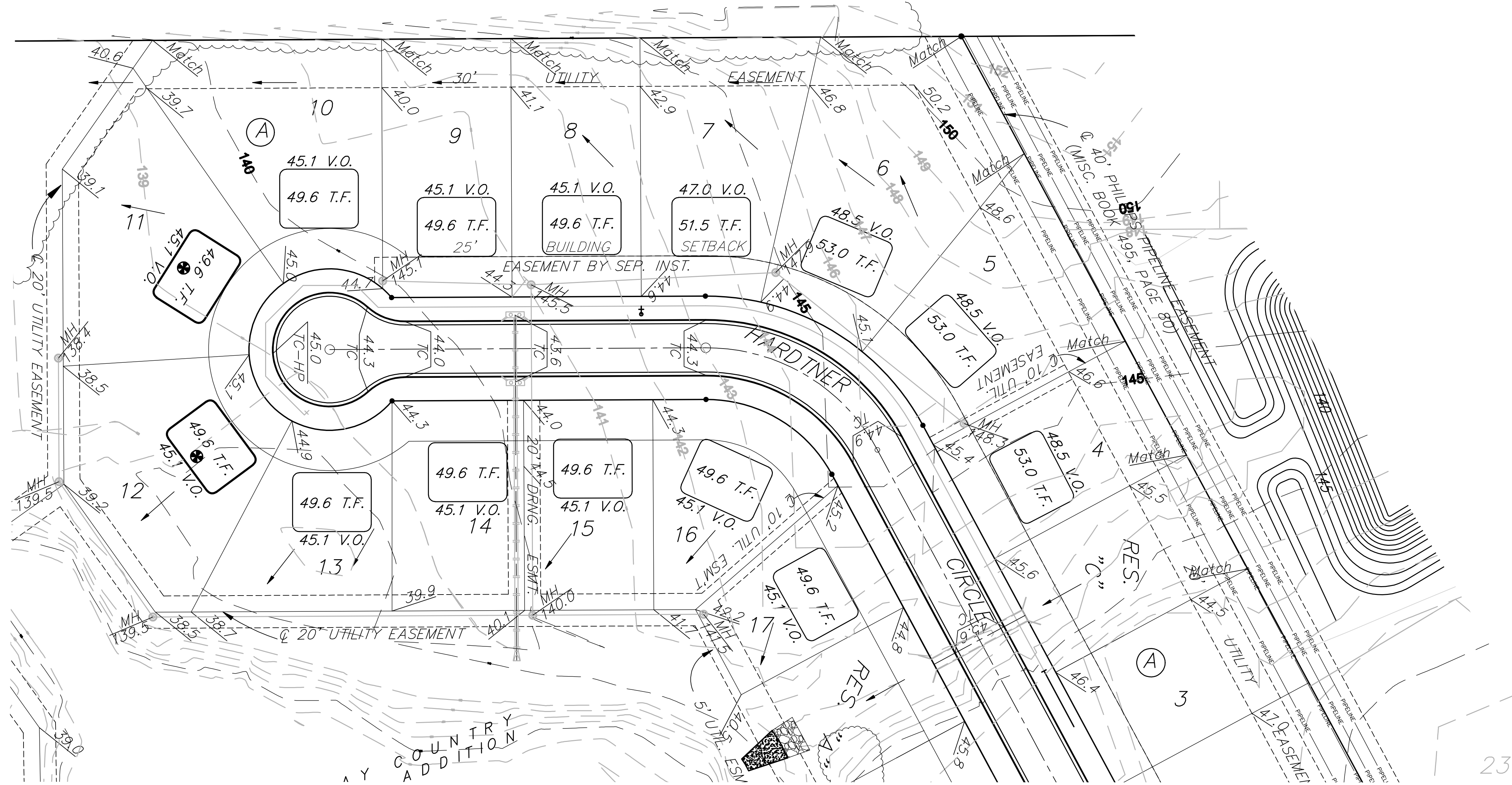
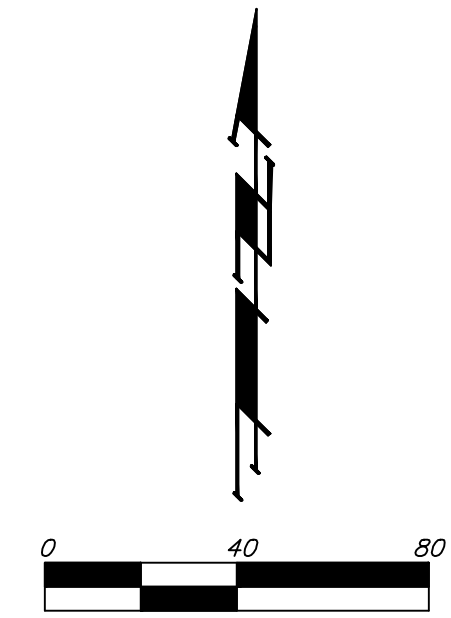
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BENCHMARKS:

BM #1: "□" Cut in South Side of Hardtner Cir., 40' East of end of Existing Pavement, or 10' East and 14.5' North of Northwest corner of Lot 18, Block A. Elev. = 145.85 City Datum

BM #2: "□" Cut in Top of Curb Adjacent to the Southeast Corner of Lot 1, Block A. Elev. = 147.34 City Datum



NOTES:

1. PROPOSED TOP OF FOUNDATION ELEVATIONS ARE SHOWN ON PLANS. CONTRACTOR TO SET FINISHED FLOOR AND GARAGE FLOOR ELEVATIONS. ALL STREET ELEVATIONS SHOWN ON PLANS ARE FOR TOP OF CURB (FULL-HEIGHT).

2. THIS GRADING PLAN IS DESIGNED WITH VIEW-OUTS AND WALK-OUTS. ELEVATIONS SHOWN AS XX.X V.O. DEPICT VIEW-OUT STRUCTURES. ELEVATIONS SHOWN AS XX.X W.O. DEPICT WALK-OUT STRUCTURES.

3. ALL LOTS SHALL MEET MINIMUM PAD REQUIREMENT AS SHOWN ON THE RECORDED PLAT.

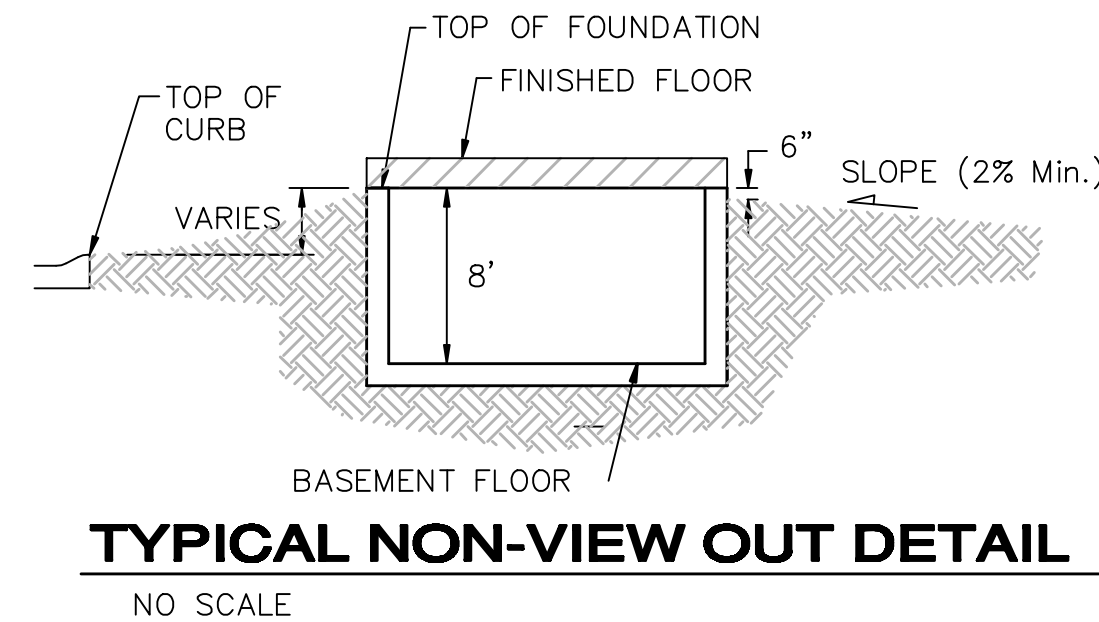
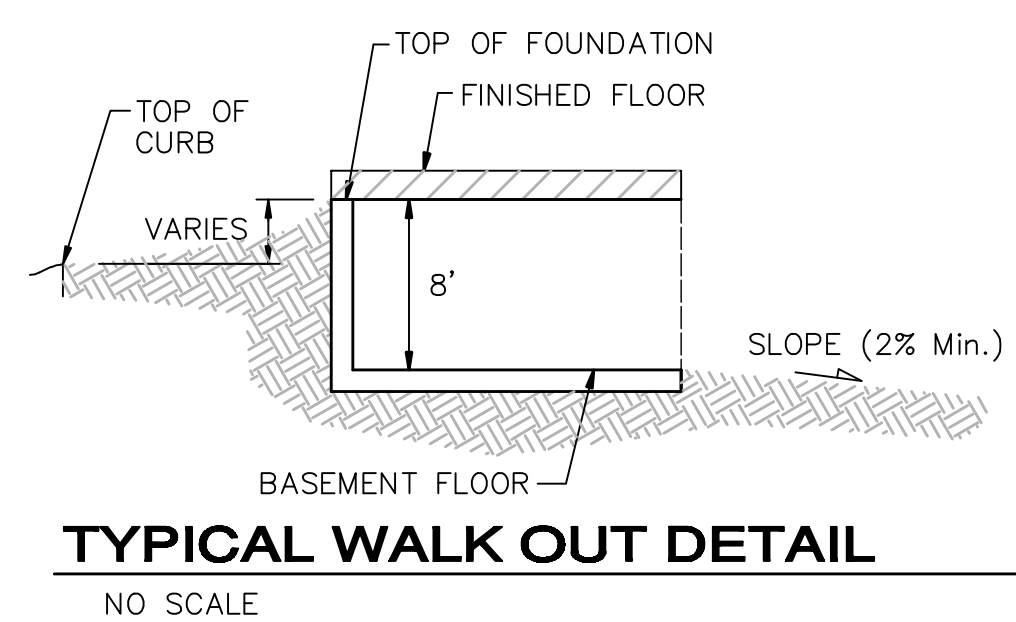
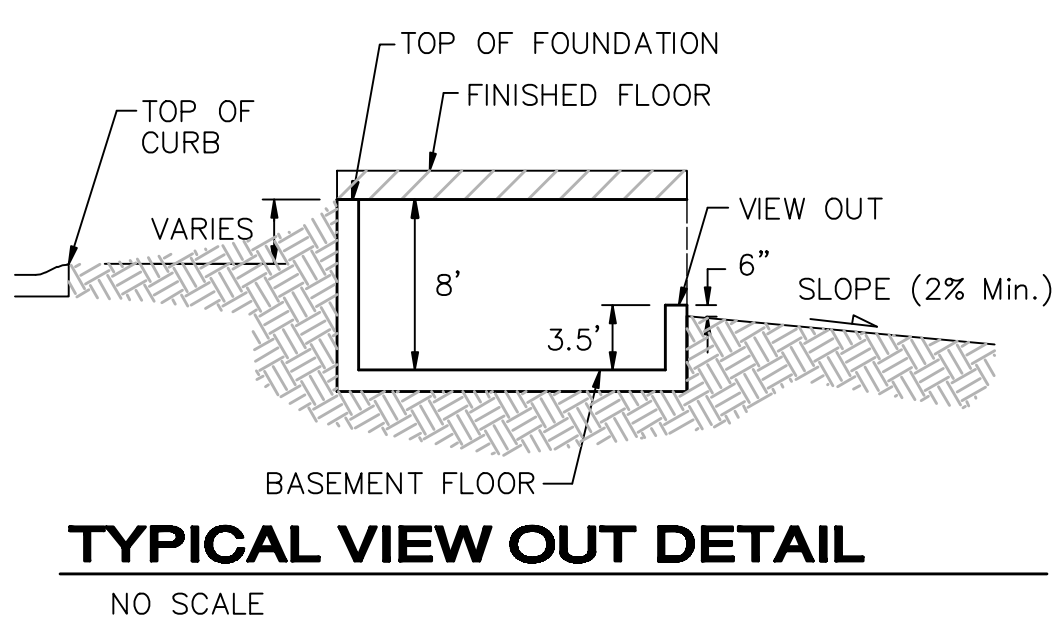
MINIMUM TOP OF FOUNDATION ELEVATIONS FOR THE LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION CITY DATUM
1-2	A	150.0
3-4	A	148.5
5-6	A	147.5
7	A	147.0
8-17	A	143.1

4. LOT DIMENSIONS HAVE BEEN OMITTED ON THIS PLAN. REFER TO THE RECORDED PLAT FOR FINAL DIMENSION, EASEMENT, & BUILDING SETBACK INFORMATION.

5. HOUSE PAD ELEVATIONS DEPICTED WITH BOLD OUTLINES AND NOTED WITH THIS SYMBOL ⊕ INDICATE THAT DEEP FOOTINGS OR DEEP FOUNDATIONS MAY BE REQUIRED.

6. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

7. ALL ELEVATIONS SHOWN ARE CITY DATUM.



--- 143 --- EXISTING CONTOUR

BAY COUNTRY 2ND ADDITION SUBDIVISION GRADING PLAN
WICHITA, SEDGWICK COUNTY, KS

Baughman Company, P.A. 313 8th St. Wichita, KS 67211 P 316.262.0249 F 316.262.0249
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER	DESIGN	DRAWN
REVISIONS:	NEW	TRT
	APPROVED	DATE
		05/17/2016
	SCALE	
	AS SHOWN	
	SHEET	
		1 OF 1