

Lindebak, Scott

From: Alex Lane [alane@rbkansas.com]
Sent: Wednesday, April 27, 2011 5:09 PM
To: Lindebak, Scott
Subject: RE: Reeds Cove Medical Campus Addition

Scott,

I obviously won't be able to revise and submit the drainage report before tomorrow's subdivision meeting, but I wanted to give you a response. I don't see a major issue with complying to the majority of the comments. I will include an investigation of the existing storm sewer outlet in the final report to ensure the capacity is present. I plan on having the report revised and ready concurrent with the final sketch plat.

Thanks,
Alex

From: Lindebak, Scott [mailto:SLindebak@wichita.gov]
Sent: Wednesday, April 27, 2011 8:18 AM
To: Alex Lane
Cc: Chris Bohm; Davidson, Tim; Kallman, Julianne; Strahl, Neil; Batchman, Renee
Subject: Reeds Cove Medical Campus Addition

Alex,

I reviewed the Drainage Report for the above referenced subdivision and have the following comments and necessary revisions:

1. The report needs to be sealed, signed, and dated by the licensed professional engineer that developed the report.
2. A digital copy (pdf) needs to be provided for our permanent record.
3. Reeds Cove 4th Addition sized a pipe to collect the stormwater runoff from the west basin located in the north of Lot 5, block 1 of Reeds Cove 4th Addition. The west basin needs to provide detention to not exceed the capacity of the extended stormwater sewer and provide channel protection and water quality treatment prior to discharging the developed runoff offsite.
4. A 20' drainage easement needs to be extended from the existing stormwater sewer pipe located north of #12820 E Churchill St to serve the Lot 1 of Reeds Commercial Addition, and Lots 1 & 5, Blk 1 of Reeds Cove Medical Campus.
5. Either Reserve A needs to be widened or a 20' drainage easement placed around the top bank to provide adequate maintenance access for equipment.
6. Proposed flow arrows are not specific in the easterly portion of lot 3. I want to make sure that all drainage will be routed through the proposed channel protection detention pond, rather than draining to the south into Reeds Cove 4th Addition or east to Reeds Cove Addition
7. Will the proposed development maintain the existing berms located in the SE corner of the lot 3?
8. Based on the methodology shown in the calculations, the medical park and the out lots will NOT have more than 80% pervious cover. Be sure that the developer does not want a more intense building foot print.
9. The street as shown on the plat attached in the drainage report appears to be private, but platters text says differently.

Thanks!

Scott C. Lindebak, P.E., CFM
Stormwater Engineer

Public Works & Utilities
City of Wichita, KS