

City of Scottsbluff, Nebraska
Monday, November 10, 2014
Regular Meeting

Item NewBiz2

Final Plat

Final Plat: Premier Estates

Applicant: Paul Reed Construction

Owner(s): Judson & Susan Martin

Location: N of 56th St & 1/2 mile W of Ave I

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	R-1B
From:	Development Services Department	Property Size:	40.96 acres
Date:	September 8, 2014		
Subject:	Final Plat – Premier Estates Blocks 1 & 2		
Location:	N of W 56 th Street & W of Hwy 71		

Procedure

1. Open Public Hearing
2. Overview of petition by city staff
3. Presentation by applicant
4. Solicitation of public comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a decision (recommendation to the City Council)
8. Public Process: City Council determine final approval

Public Notice: This item was noticed in the paper and a notice was posted on the property

Background

The applicant(s), Paul Reed Construction, representing property owners Judson & Susan Martin, are requesting approval of a final plat for Lots 1-9, Block 2, and Lots 1-3, Block 2, Premier Estates. This area includes twelve lots which are approximately a little over three acres each. The property owners have recently re-zoned the property from Agricultural to R-1A - Rural Residential. These parcels are located north west of the Scottsbluff Country Club. Access onto the parcels will be from County Road H (56th St.) a private road serving the twelve proposed lots.

Analysis

Staff and the City Consultants have reviewed the final plat; the plat meets the requirements of the R-1A zoning district. The requested changes and additions from the preliminary plat include: the street meet City Streets and Standards, right of way widths and easements, curves and tangents, and a drainage requirements for the development. If a PUD – Planned Unit Development is planned a special use permit will need to be applied for and approved by the Planning Commission. A PUD allows waivers for some of these city standards.

Lot Sizes

The parcel size of these lots will meet requirements for the R-1B Rural Residential (three acres) the lots will be serviced with water wells and septic systems.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve final plat of Lots 1-9, Block 1 and Lots 1-3, Block 2, Premier Estates subject to the following condition(s):

1. **Approved Drainage Report.**
2. **Meet right of way and easements for City Standards of City subdivision code.**

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove final plat of Lots 1-9, Block 1 and Lots 1-3 Block 2, Premier Estates site approval for the following reason(s):

Table

Make the motion to TABLE the final plat of Lots 1-9, Block 1, and Lots 1-3, Block 2, Premier Estates approval for the following reason(s):

FINAL PLAT

LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, A SUBDIVISION OF A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

LEGAL DESCRIPTIONS:

TRACT 1:
A TRACT OF LAND SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THENCE, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, N02°09'14"E FOR A DISTANCE OF 1354.11 FEET; THENCE, N88°57'35"W TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER, BEING A DISTANCE OF 1317.47 FEET; THENCE, ALONG SAID WEST LINE, S02°02'23"W TO THE SOUTHWEST CORNER OF THE SAID EAST HALF, BEING A DISTANCE OF 1357.65 FEET; THENCE, ON THE SOUTH LINE OF SAID SECTION, S89°06'58"E FOR A DISTANCE OF 1314.84 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 40.96 ACRES, MORE OR LESS, OF WHICH 1.00 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

OWNER'S STATEMENT AND DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPLE MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING "LEGAL DESCRIPTION" AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, A SUBDIVISION OF A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING, LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS AND ALSO DEDICATE THE EASEMENTS AND RIGHT-OF-WAY TO THE BENEFIT OF THE PUBLIC AS SHOWN ON THE ACCOMPANYING PLAT.

SUSAN K. MARTIN, CO-TRUSTEE
SUSAN KAY MARTIN TRUST UNDER AGREEMENT
DATED APRIL 2, 2009, INCLUDING ANY
AMENDMENTS MADE THERTO

JUDSON C. MARTIN, CO-TRUSTEE
SUSAN KAY MARTIN TRUST UNDER AGREEMENT
DATED APRIL 2, 2009, INCLUDING ANY
AMENDMENTS MADE THERTO

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME SUSAN K. MARTIN AND JUDSON C. MARTIN, AS CO-TRUSTEES, OF THE SUSAN KAY MARTIN TRUST UNDER AGREEMENT DATED APRIL 2, 2009, INCLUDING ANY AMENDMENTS MADE THERTO, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNER'S STATEMENT AND DEDICATION" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS _____ DAY OF _____, 2014.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, A SUBDIVISION OF A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY,

NEBRASKA, BY RESOLUTION DATED THIS _____ DAY OF _____, 2014.

RANDY MEININGER, MAYOR

ATTEST:
CINDY DICKINSON, CITY CLERK

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME RANDY MEININGER, MAYOR OF THE CITY OF SCOTTSBLUFF, NEBRASKA, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "APPROVAL AND ACCEPTANCE" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS _____ DAY OF _____, 2014.

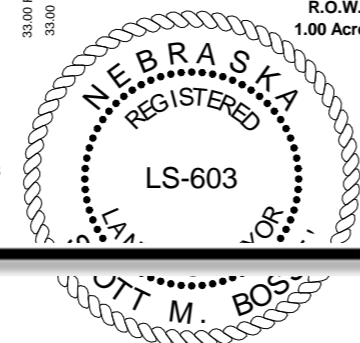
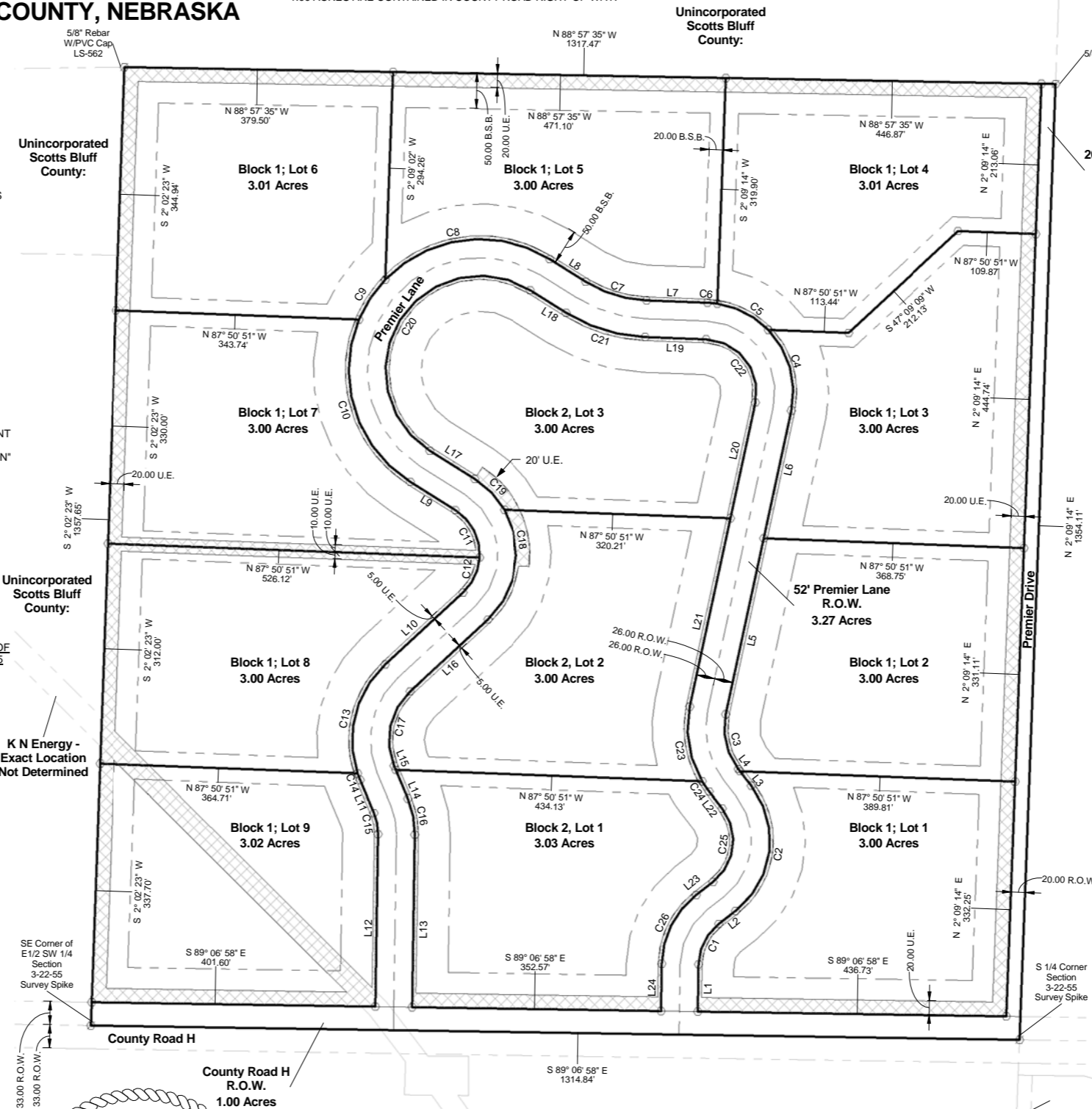
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HERBY CERTIFY THAT I HAVE SURVEYED THE TRACTS OF LAND DESCRIBED IN THE "LEGAL DESCRIPTIONS" AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 200 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARIES ARE DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2014

SCOTT M. BOSSE
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



Regular Meeting - 11/10/2014

Line Table				
Mark	N/S	Bearing	E/W	Chord Distance
L1	N	0° 53' 02"	E	67.00
L2	N	52° 09' 09"	E	30.00
L3	N	37° 50' 51"	W	25.86
L4	N	37° 50' 51"	W	4.14
L5	N	12° 09' 09"	E	255.07
L6	N	12° 09' 09"	E	184.93
L7	N	87° 50' 51"	W	86.00
L8	N	57° 50' 51"	W	60.00
L9	S	57° 50' 51"	E	75.00
L10	S	47° 09' 09"	W	150.00
L11	S	22° 50' 51"	E	50.00
L12	S	0° 53' 02"	W	244.48
L13	N	0° 53' 02"	E	244.48
L14	N	22° 50' 51"	W	43.86
L15	N	22° 50' 51"	W	6.14
L16	N	47° 09' 09"	E	150.00
L17	N	57° 50' 51"	W	75.00
L18	S	57° 50' 51"	E	60.00
L19	S	87° 50' 51"	E	86.00
L20	S	12° 09' 09"	W	167.05
L21	S	12° 09' 09"	W	272.95
L22	S	37° 50' 51"	E	30.00
L23	S	52° 09' 09"	W	30.00
L24	S	0° 53' 02"	W	67.00

Curve Table						
Mark	Radius	Arc Length	Chord Distance	N/S	Bearing	E/W
C1	74.00	66.22	64.03	N	26° 31' 06"	E
C2	126.00	197.92	178.19	N	7° 09' 09"	E
C3	94.00	82.03	79.45	N	12° 50' 51"	W
C4	126.00	123.30	118.44	N	15° 52' 54"	W
C5	126.00	82.62	81.17	N	62° 42' 19"	W
C6	126.00	13.99	13.98	N	84° 40' 01"	W
C7	174.00	91.11	90.07	N	72° 50' 51"	W
C8	186.00	254.51	235.11	S	82° 57' 09"	W
C9	186.00	68.17	67.79	S	33° 15' 08"	W
C10	186.00	261.65	240.60	S	17° 32' 52"	E
C11	74.00	79.39	75.63	S	27° 06' 54"	E
C12	74.00	56.23	54.88	S	25° 23' 06"	W
C13	146.00	168.12	158.98	S	14° 09' 54"	W
C14	146.00	10.26	10.25	S	20° 50' 06"	E
C15	74.00	30.65	30.43	S	10° 58' 54"	E
C16	126.00	52.19	51.82	N	10° 58' 54"	W
C17	94.00	114.84	107.83	N	12° 09' 09"	E
C18	126.00	169.69	157.15	N	8° 34' 15"	E
C19	126.00	61.22	60.62	N	43° 55' 45"	W
C20	134.00	420.97	268.00	N	32° 09' 09"	E
C21	226.00	188.33	116.99	S	72° 50' 51"	E
C22	74.00	129.15	113.37	S	37° 50' 51"	E
C23	146.00	109.95	107.37	S	9° 25' 21"	E
C24	146.00	17.45	17.44	S	34° 25' 21"	E
C25	74.00	116.24	104.65	S	7° 09' 09"	W
C26	126.00	112.75	109.02	S	26° 31' 06"	W



Developer:
Paul Reed Construction & Supply, Inc.
2970 N 10th Street
Gering, NE 69341
Phone: (308) 635-2213
Fax: (308) 635-0182
www.paulreedconstruction.com
Surveyor:
Accustar Surveying
30601 CR 17
Mitchell, NE 69357
Phone: (308) 631-0737
www.acustarsurveying.com

Project Address:
County Of Scottsbluff
Township: 22N Range: 55W
Section: 3 Quarter: SW
1/4 Quarter: SE
Latitude: 41° 54' 16"N
Longitude: 103° 41' 16"W
General Elevation: 3980 Feet

No.	Description	Date
1	Preliminary Plat	8/08/2014
2	Preliminary Plat Resubmit	9/02/2014
3	Final Plat	10/20/2014

Adam L. Reed
LOTS 1-9, BLOCK 1 AND
LOTS 1-3, BLOCK 2,
PREMIER ESTATES

FINAL PLAT

Project number XXXX-2014
Date 10/20/2014
Drawn by SJC
Checked by SJC

1.0
Page 3 / 5
Scale As indicated

SITE PLAN

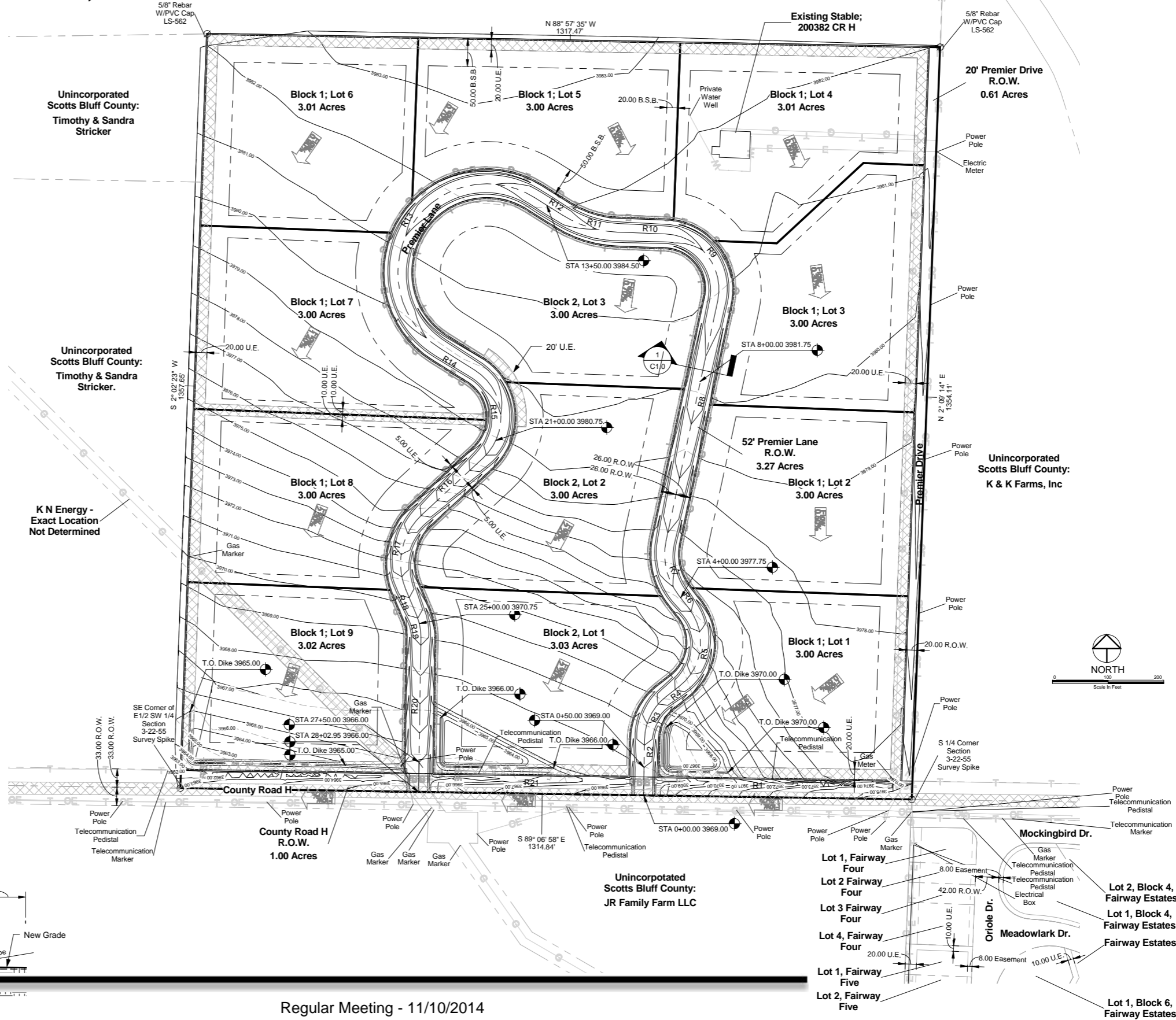
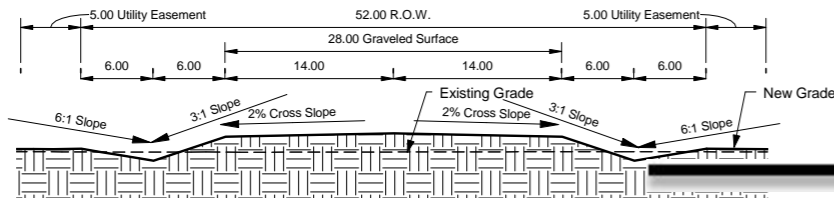
**LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES,
A SUBDIVISION OF A PART OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA**

NOTE: THE SCOPE OF THIS PROJECT IS TO REZONE AND DEVELOPE A TRACT OF LAND SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THENCE, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, N02°09'14"E FOR A DISTANCE OF 1354.11 FEET; THENCE, N88°57'35"W TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER, BEING A DISTANCE OF 1317.47 FEET; THENCE, ALONG SAID WEST LINE, S02°02'23"W TO THE SOUTHWEST CORNER OF THE SAID EAST HALF, BEING A DISTANCE OF 1357.65 FEET; THENCE, ON THE SOUTH LINE OF SAID SECTION, S89°06'58"E FOR A DISTANCE OF 1314.84 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 40.96 ACRES, MORE OR LESS, OF WHICH 1.00 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

SAID TRACT IS CURRENTLY LOCATED OUTSIDE OF THE CITY OF SCOTTSBLUFF CORPORATE LIMITS BUT IS WITHIN THE CITY OF SCOTTSBLUFF ZONING JURISDICTION. THE SAID TRACT IS CURRENTLY ZONED AGRICULTURAL BUT THE SCOPE OF THIS PROJECT IS TO REZONE SAID TRACT TO A RURAL RESIDENTIAL ESTATE ZONE AND SUBDIVIDE SAID TRACT INTO 12 LOTS. REZONING THIS AREA WILL ALLOW THE UNDEVELOPED PROPERTY TO BE DEVELOPED IN A MANNER CONSISTENT WITH ADJACENT PROPERTY, AS THERE IS A RESIDENTIAL ZONED AREA NEAR ONE CORNER. EACH DEVELOPED LOT TO HAVE A PRIVATE WATER WELL, SEPTIC TANK, AND DRAIN FIELD. PRE-DEVELOPED PEAK DISCHARGES FOR STORM WATER ON THIS 40.96 ACRES IS CALCULATED TO BE A Q(10) OF 27.9 CFS AND Q(25) OF 34.4 CFS ASSUMING A TIME OF CONCENTRATION OF 24 MINUTES AND A RUNOFF COEFFICIENT OF 0.24. THERE SHALL BE MINIMAL GRADING ON THE NEW RESIDENTIAL LOTS AND THE NEW ROAD SHALL BASICALLY FOLLOW EXISTING CONTOURS. POST-DEVELOPED PEAK DISCHARGES FOR STORM WATER ON THIS 40.96 ACRES IS CALCULATED TO BE A Q(10) OF 24.5 CFS AND Q(25) OF 28.4 CFS IF STORM WATER DISCHARGES ARE CONTROLLED USING DETENTION DIKES WITH DISCHARGE PIPES AS SHOWN. POST-DEVELOPED PEAK DISCHARGES ASSUME A TIME OF CONCENTRATION OF 16 MINUTES AND A RUNOFF COEFFICIENT OF 0.30.

Premier Lane Centerline								
Mark	Chord Distance	N/S	Bearing	E/W	L/R	Radius	Arc Length	Delta
R1	482.00	N	89° 06' 58"	W				
R2	100.00	N	0° 53' 02"	E				
R3	86.53	N	26° 31' 06"	E	L	100.00	89.48	51° 16' 07"
R4	30.00	N	52° 09' 09"	E				
R5	141.42	N	7° 09' 09"	E	R	100.00	157.08	90° 00' 00"
R6	30.00	N	37° 50' 51"	W				
R7	101.43	N	12° 50' 51"	W	L	120.00	104.72	50° 00' 00"
R8	440.00	N	12° 09' 09"	E				
R9	153.21	N	37° 50' 51"	W	R	100.00	174.53	100° 00' 00"
R10	86.00	N	87° 50' 51"	W				
R11	103.53	N	72° 50' 51"	W	L	200.00	104.72	30° 00' 00"
R12	60.00	N	57° 50' 51"	W				
R13	320.00	S	32° 09' 09"	W	R	160.00	502.65	180° 00' 00"
R14	75.00	S	57° 50' 51"	E				
R15	158.67	S	5° 20' 51"	E	L	100.00	183.26	105° 00' 00"
R16	150.00	S	47° 09' 09"	W				
R17	137.66	S	12° 09' 09"	W	R	120.00	146.61	70° 00' 00"
R18	50.00	S	22° 50' 51"	E				
R19	41.12	S	10° 58' 54"	E	L	100.00	41.42	23° 43' 53"
R20	277.48	N	0° 53' 02"	E				
R21	404.57	S	89° 06' 58"	E				



Developer:
Paul Reed Construction & Supply, Inc.
2970 N 10th Street
Gering, NE 69341
Phone: (308) 635-2213
Fax: (308) 635-0182
www.paulreedconstruction.com

Surveyor:
Acustar Surveying
30601 CR 17
Mitchell, NE 68357
Phone: (308) 831-0737
www.acustarsurveying.com

Project Address:
County Of Scottsbluff
Township: 22N Range: 55W
Section: 3 Quarter: SW
1/4 Quarter: SE
Latitude: 41° 54' 16"N
Longitude: 103° 41' 16"W
General Elevation: 3980 Feet

No.	Description	Date
1	Preliminary Plat	8/08/2014
2	Preliminary Plat Resubmit	9/02/2014
3	Final Plat	10/20/2014

No.	Description	Date
1	Preliminary Plat	8/08/2014
2	Preliminary Plat Resubmit	9/02/2014
3	Final Plat	10/20/2014

Adam L. Reed
LOTS 1-9, BLOCK 1 AND
LOTS 1-3, BLOCK 2,
PREMIER ESTATES

SITE PLAN

Project number: XXXX-2014
Date: 10/20/2014
Drawn by: SJC
Checked by: SJC

C1.0
Page 4 / 5
Scale: As indicated

DRAINAGE REPORT

LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES,
 A SUBDIVISION OF A PART OF THE EAST HALF OF THE SOUTHWEST
 QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
 THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA



Developer:
 Paul Reed Construction & Supply, Inc.
 2970 N 10th Street
 Gering, NE 69341
 Phone: (308) 635-2213
 Fax: (308) 635-0182
 www.paulreedconstruction.com

Surveyor:
 Accustar Surveying
 30601 CR 17
 Mitchell, NE 68357
 Phone: (308) 631-0737
 www.accustarsurveying.com

Project Address:
 County Of Scottsbluff
 Township: 22N Range: 55W
 Section: 3 Quarter: SW
 1/4 Quarter: SE
 Latitude: 41° 54' 16"N
 Longitude: 103° 41' 16"W
 General Elevation: 3980 Feet

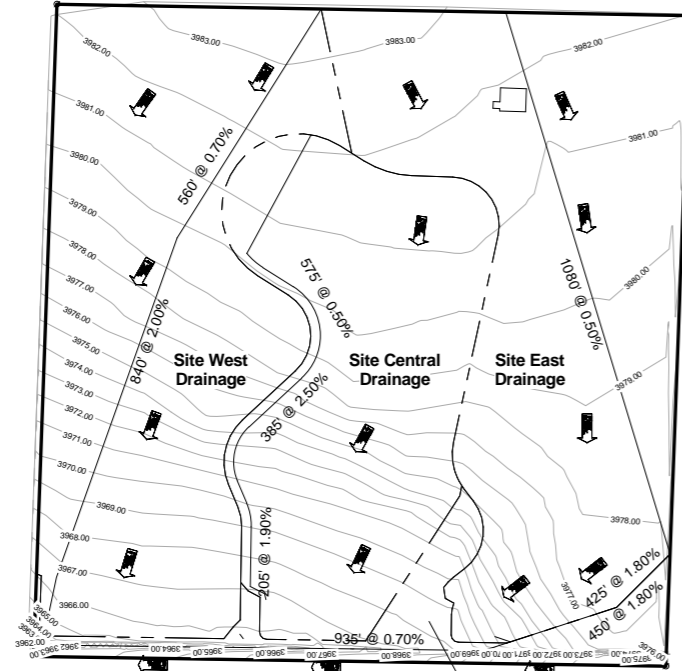
No.	Description	Date
1	Preliminary Plat	8/08/2014
2	Preliminary Plat Resubmit	9/02/2014
3	Final Plat	10/20/2014

Adam L. Reed
 LOTS 1-9, BLOCK 1 AND
 LOTS 1-3, BLOCK 2,
 PREMIER ESTATES

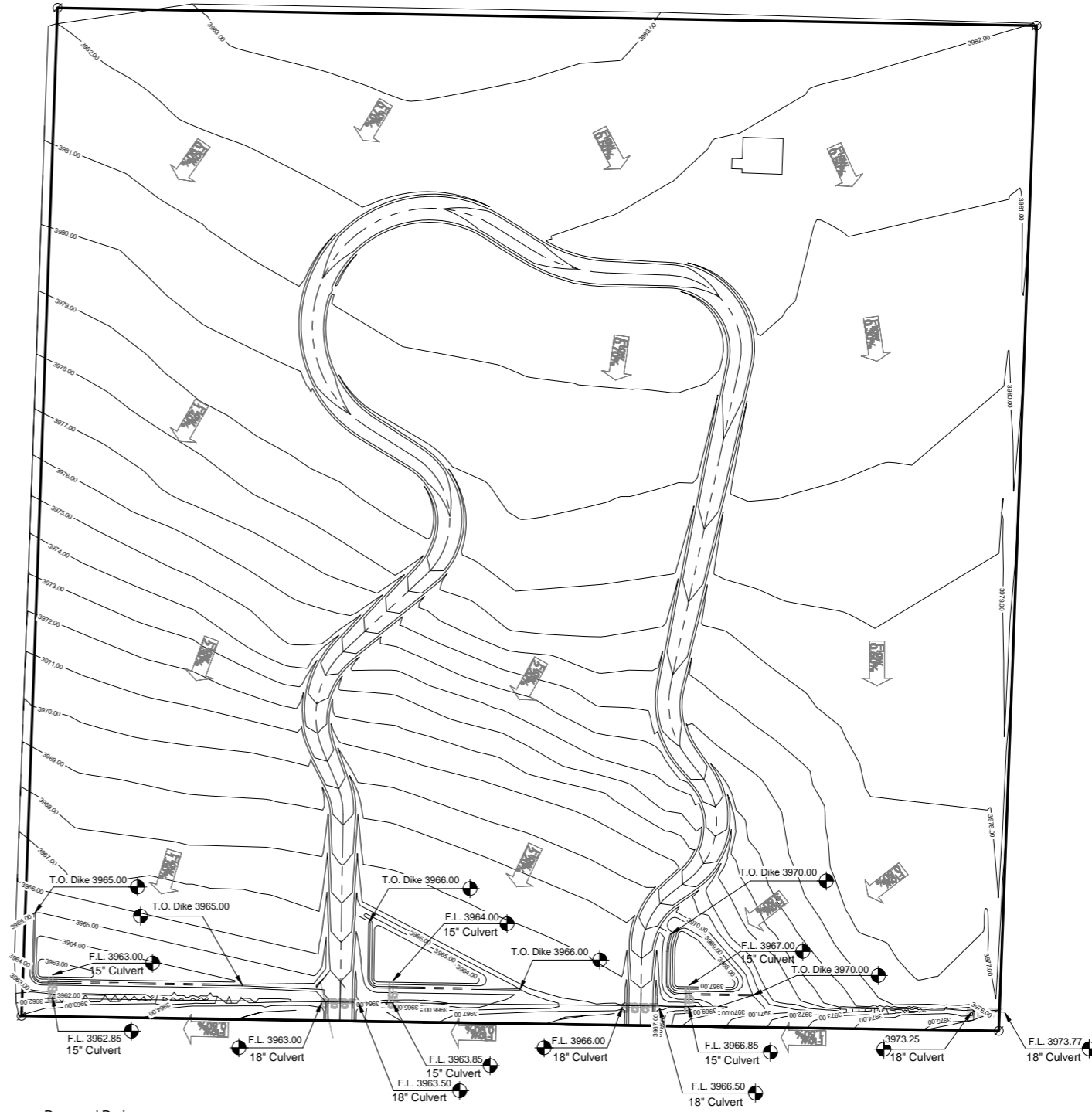
DRAINAGE REPORT

Project number: XXXX-2014
 Date: 10/20/2014
 Drawn by: SJC
 Checked by: SJC

Scale: **C2.0**
 Page 5 / 5
 As indicated



1 Existing Drainage
 1" = 200'-0"



2 Proposed Drainage
 1" = 100'-0"

Property Schedule Drainage						
Name	Area	Runoff Coefficient	Time of Concentration for Q10 (Minutes)	Intensity for Q10 (In./Hr.)	Q10 (cfs)	Q25 (cfs)
Existing Site	40.96 acres	0.24	24	2.81	27.9	34.4
Site Central Drainage	9.78 acres	0.3	16	3.57	10.56	13.16
Site East Drainage	14.55 acres	0.3	16	3.57	15.71	19.58
Site South Drainage	2.72 acres	0.3	16	3.57	2.94	3.67
Site West Drainage	13.90 acres	0.3	16	3.57	15.01	18.71

Property Schedule Ponds			
Name	Area	Volume (Cubic Feet)	
Center Dike Elevation 3964	6164 SF	0	
Center Dike Elevation 3965	8012 SF	7088	
Center Dike Elevation 3966	10585 SF	16386	
East Dike Elevation 3967	3885 SF	0	
East Dike Elevation 3968	5016 SF	4450	
East Dike Elevation 3969	6595 SF	10255	
East Dike Elevation 3970	8375 SF	17740	
West Dike Elevation 3963	1260 SF	0	
West Dike Elevation 3964	8191 SF	4725	
West Dike Elevation 3965	20113 SF	18877	

- Detention Pond Notes:**
- Provide A 15" HDPE Outlet Pipe At Each Dike With Rip Rap At Discharge.
 - Note That Central, East, And West Drainage Areas Shall Have Storm Water Detained Behind The Respective Dikes And That The South Drainage Area Is Designed To Drain Directly Into The Roadside Ditch.
 - Approximate Pond Depths, Discharges Rates, And Capacities:
 Center Dike; 10 Year Storm Shall Have A Maximum Depth Of 1.2' And A Maximum Discharge Rate Of 7.11 cfs.
 Center Dike; 25 Year Storm Shall Have A Maximum Depth Of 1.4' And A Maximum Discharge Rate Of 7.11 cfs.
 Center Dike; The Total Capacity Is 16,386 c.f., The Capacity Required To Hold The 25 Year Storm Is 9,940 c.f.
 East Dike; 10 Year Storm Shall Have A Maximum Depth Of 2.2' And A Maximum Discharge Rate Of 7.35 cfs.
 East Dike; 25 Year Storm Shall Have A Maximum Depth Of 2.7' And A Maximum Discharge Rate Of 8.45 cfs.
 East Dike; The Total Capacity Is 17,740 c.f., The Capacity Required To Hold The 25 Year Storm Is 15,491 c.f.
 West Dike; 10 Year Storm Shall Have A Maximum Depth Of 1.5' And A Maximum Discharge Rate Of 7.11 cfs.
 West Dike; 25 Year Storm Shall Have A Maximum Depth Of 1.7' And A Maximum Discharge Rate Of 7.11 cfs.
 West Dike; The Total Capacity Is 18,877 c.f., The Capacity Required To Hold The 25 Year Storm Is 14,514 c.f.
 - The Pre-Developed Peak Discharge Rate From The Entire Site For The 10 Year Storm Is Approximately 27.9 cfs.
 - The Post-Developed Peak Discharge Rate From The Entire Site For The 10 Year Storm Is Approximately 24.5 cfs.
 - The Pre-Developed Peak Discharge Rate From The Entire Site For The 25 Year Storm Is Approximately 34.4 cfs.
 - The Post-Developed Peak Discharge Rate From The Entire Site For The 25 Year Storm Is Approximately 26.34 cfs.
 - The Developed Drainage Analysis Allows For An Approximate 6500 sq. Foot Structure, A 13,000 sq. Foot Residential Yard, And A 6,500 sq. Foot Paved Driveway To Be Built On Each Lot Along With The Platted Gravel Road.
 - Any Off Site Storm Water Runoff Shall Be Limited To The Roadside Ditch And Is Not Include