



06PL087

# CENTERLINE

## Design Memorandum

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TO: Growth Management  
FROM: Lawrence M. Kostaneski, PE  
DATE: June 6, 2006

**RE: PLM Subdivision Phase 2B – Enchanted Pines Dr and Stumer Road.**

CC: PLM, LLC

Message: Please reference included applications and Layout Plan.

The PLM Subdivision Phase 2B is approximately 25 acres located south of Minnesota Street. (N ½ NW ¼ 24-1-7 and the SW ¼ SW ¼ SW ¼ 13-1N-7E). The terrain is marked by relatively deep natural drainages separated by narrow ridges. Phase 2A included the grading for 2B and the extension of water and sewer, particularly the high pressure water main from Minnesota St south to Stumer Road.

Roadways: Enchanted Pines Dr and Stumer Road are 52' ROWs with 27 ft asphalt pavement, standard C&G and 5 foot curbside sidewalk.

Water: The water modeling was submitted with Phase 2A and 2A Addendum (11-6-19 review).

Sewer: Sewer is 8" PVC and is an extension of existing sewer.

Drainage: Inlets and storm are as shown on the included construction plans. Contributing areas are in the 5 ac range due to a ridgeline strategy that confines impervious surfaces to a narrow band adjacent to streets. Q<sub>10</sub> 10 cfs; Q<sub>100</sub> 23 cfs. 27 ft pavement w/ Type B66 C&G. Slope varies. See rating curve data.

Please call with questions. Thank you.

END