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Shauna Bzdel
Town Manager
Town of White City
Box 220, Station Main
White City, SK
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Dear Ms. Bzdel:

RE: Garden of Eden Phase 1 Drainage Concerns

KGS Group is pleased to provide this letter report for the above project.

Scope

From discussions at the March 7, 2011 Council meeting and follow-up letter issued March 8, 2011 by the Town of White City, KGS Group has been asked to verify several key development issues at the Garden of Eden. This report will follow the same outline as the March 8th letter.

Phase 1 Drainage

KGS Group completed a survey of the existing Phase 1 drainage on July 19, 2011. From the results we compared ditch alignment, elevations and culvert locations to the subdivision design. From the comparison we noted several improvements from the survey done by Altus Geomatics in the fall of 2010. Ditch alignments have been corrected to follow design alignments throughout the Phase 1 portion of the subdivision. Culverts have been relocated closer to design locations. Although their positions are not exactly per design, we feel the performance should not be compromised. We also noted that the culverts seem to be a bit short. At the Community Centre, we noted a driveway approach that is interrupting the drainage run. We would recommend a culvert be installed to allow the passage of water along this route (see Figure 1). We also noted from the data collected that the elevations along the ditch centerline appear to be inconsistent when compared to design (see Figure 1). We would like to see some general grading improvements in this area to ensure water is being drained properly.

U-Channel (French Drain) Driveway Details

Completion of French drain driveway details was completed March 29, 2011 and was sent to Mr. Schwartz for comments and approval. Final signed issue was sent to Mr. Schwartz and the Town on April 5, 2011.

SaskPower Service Connections

On March 25, 2011, a meeting was held at the Town of White City Office to discuss SaskPower service boxes locations within Phase 1 of the Garden of Eden Subdivision. Present at the meeting were: Ernie Schwartz (Developer), Shauna Bzdel (Town), Kelly Erhardt (SaskPower) and Ken Vander Vinne (KGS). After some discussion regarding grading issues at the Garden of Eden Subdivision, Mr. Erhardt agreed that SaskPower would re-locate pedestals outside of the 1.5m design tolerance from property line. There are approximately 3 service boxes that are outside the SaskPower installation tolerance. These would be re-located after the grading and ditching was corrected by Mr. Schwartz. A letter dated March 30, 2011 was issued by Mr. Erhardt confirming this agreement.

Abandoned Water Service Connections

From April 8-11, 2011 abandoned water services were excavated and capped off by Double K Excavating. Verification was completed by KGS Group. Photos were taken for future reference and copies on CD have been provided to Mr. Schwartz and the Town. It should be noted that 3 service connections on tied lots were not installed due to installation taking place as part of Phase 2 construction. These service connections are: 29, 33 and 37 Paradise Circle.

Curb Stop Relocation

Curb stop relocation was noted for two addresses and a third needed to be located.

At 1 Paradise Circle, the curb stop was found and relocated during the abandoned water service connection excavation. This curb stop was adjusted to the correct property line location.

At 66 Paradise Road, due to curb stop being on private property, it was decided to pursue an easement as a solution to enable future Town access to it.

The curb stop at 5 Paradise Circle was found and surveyed by KGS on July 19, 2011. Its location is within design parameters and is located outside of the property line.

Conclusion

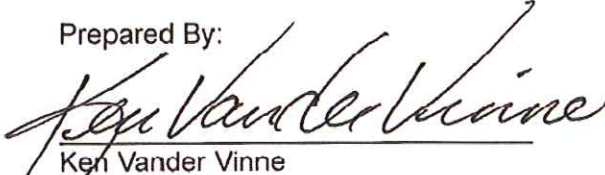
In conclusion, all of the items identified in the March 8, 2011 have been addressed by Mr. Schwartz. We note that 5 of 6 items have been remedied to our satisfaction. We would still like to see some grading improvements with the drainage however. The ditch elevations could use some smoothing and consistency improvements to ensure water flows correctly along the design drainage route. Proper ditch shaping could also use some improvements. Culverts could be a bit longer as well to aid in drainage, per design. Overall, Phase 1 of the Garden of Eden has shown great improvements. This concludes our drainage verification for Phase 1 of the Garden of Eden Subdivision.

Recommendations

To remedy the ditching problems, proper staking of elevations is necessary to ensure ditches have proper drainage routes for the subdivision. This is a critical issue to ensure water has a path away from residential areas in a potential flood situation.

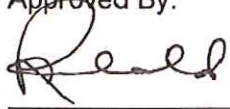
KGS Group appreciates the opportunity to have been of service on this project. Should you have questions or require additional information please do not hesitate to contact us.

Prepared By:



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Approved By:



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kdv/lf

