

INTRACITY COMMUNICATION

December 14, 2006

RHONDA CLARK - SPS

Blackthorne Estates, Fifth Plat - Partial Release - HOLD Lots 159, 160, 161, 171, 172 & 173- Lots 159, 171, 172 have to be regraded for slope. Hold Lots 160, 161 until the silt basin has to be removed and Storm sewer installed -BL/ACM (12/14/06)

SWALE GRADING

The following lots include, or are adjacent to engineered swales designed for purposes of stormwater conveyance. An engineered plot plan is required for these lots in conformance with City requirements.

Minimum Low Openings must be a minimum of 1 foot above the 100-year storm energy grade line as measured perpendicular to the swale.

<u>LOT</u>	<u>SWALE</u>	<u>EGL DEPTH</u> (FEET)
151	I - I	0.20
152	I - I	0.20
153	I - I	0.20
154	I - I	0.20
155	I - I	0.20
156	I - I	0.20
157	J - J	0.38
158	J - J	0.38
159	J - J	0.38
160	C - C	0.78
161	C - C	0.78

<u>LOT(con't)</u>	<u>SWALE</u>	<u>EGL DEPTH (FEET)</u>
162	G - G	0.67
163	F - F	0.40
163	G - G	0.67
164	E - E	0.29
169	D - D	0.25
170	D - D	0.25
175	B - B	0.17
176	B - B	0.17
179	A - A	0.15
180	A - A	0.15

MLO SET BY ENGINEER

The following lots are adjacent to large open stormwater conveyances which requires freeboard for all building openings and tops of foundation walls. An engineered plot plan is required for these lots which show the minimum low opening established on the subdivision as-built grading plan and actual proposed building openings and top of foundation wall elevations.

<u>Lots</u>	<u>MLO (All building Openings)</u>
163	911.7
164	911.7
170	919.4
171	919.4
175	919.4
176	919.4
178	925.6
179	925.6
180	925.6

FOUNDATION INVESTIGATION

The following lots are constructed over areas that require special foundation designs to minimize potential for geotechnical related problems. The foundation investigation must be submitted and approved prior to a footing inspection. An Engineered plot plan is NOT required for this condition.

<u>Lots</u>	<u>Condition</u>
166	Fill
167	Fill

If you have any questions, please contact me.

David Lutgen, CvE II

c: Design engineer – BHC – Saint P. Johnson, P.E.
Inspector – Dan White
Developer - Duggan Homes
Subdivision Flood File – Blackthorne Estates Fifth Plat
City website