

INTRACITY COMMUNICATION

December 10, 2009

REVISED (4)

Rhonda Clark – SPS

COFFEE CREEK CROSSING SECOND PLAT – ESR2006-00006**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)
8	G-G	1.46
9	G-G	1.46
8	Weir G1-G1	1.70
9	Weir G1-G1	1.70
9	Weir G2-G2	1.30
9	G3-G3	1.12
10	G3-G3	1.12
12	F-F	0.81
13	F-F	0.81
14	C-C	1.14
14	D-D	1.20
15	D-D	1.20
15	E-E	0.39
16	E-E	0.39
16	C-C	1.14

<u>LOT (con't)</u>	<u>SWALE</u>	<u>EGL DEPTH (FEET)</u>
17	A-A	0.55
17	B-B	1.85
18	A-A	0.55
26	H-H	0.51
29	H-H	0.51
30	H-H	0.51
31	H-H	0.51
32	I-I	0.57
33	I-I	0.57

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>LOT</u>	<u>MLO (All building Openings)</u>
1	944.8
2	944.8
8	962.7
9	962.7

BASEMENT FLOOR TO BE ELEVATED ABOVE THE FEMA BFE

The following lots have been removed from the FEMA Special Flood Hazard Area by placement of fill (see CLOMR case # 06-07-B030R) The engineer has set the minimum basement floor elevations at or above the FEMA BFE in order to ensure that these lots will conform to FEMA Technical Bulletin 10-01 without need for special foundation designs for seepage flows:

<u>LOT</u>	<u>MINIMUM BASEMENT FLOOR ELEV</u>
19	943.6
20	943.8

<u>LOT</u>	<u>MINIMUM BASEMENT FLOOR ELEV</u>
21	944.0
22	944.3
23	944.6
Tract C	944.6
26	945.5
32	945.1
33	945.1
34	945.3
35	945.7
36	946.0
37	946.3
38	946.7
39	947.3
40	948.0

POST CONSTRUCTION ELEVATION CERTIFICATE REQUIRED

The following lots are in areas removed from the FEMA Special Flood Hazard Area by placement of fill (See LOMA case #03-07-635A). These lots require submission and City approval of a post construction elevation certificate to verify that the as-constructed basement floor elevation meets the basement design requirements set forth by the design engineer and FEMA Technical Bulletin 10-01. The post construction elevation certificate must be approved prior to scheduling of a plumbing rough-in inspection.

LOT

1
19
20
21
22
23

Tract C

26
32
33
34
35
36
37
38
39
40

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>
32	Fill
33	Fill
34	Fill
35	Fill

If you have any questions, please contact me.

Berry Lutz, ETsr

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Coffee Creek Crossing - Second Plat
City website