

INTRACITY COMMUNICATION

February 3, 2006

Rhonda Clark - SPS

REVISED**LAKESHORE ESTATES****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 (feet)</u>
12	D-D	0.39
13	D-D	0.39
18	B-B	0.26
19	B-B	0.26
25	B-B	0.26
26	B-B	0.26
27	B-B	0.26

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>
12	981.59
13	982.83
14	984.20
15	986.16
16	987.25

Lakeshore Estates

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Lots (con't)

MLO (All building Openings)

17	999.50
18	998.80
27	996.16
28	987.65
29	988.40
30	991.28
31	992.32
32	993.37
33	994.45
43	1002.70
44	1002.66

RIGHT-OF-WAY GRADING

The following lots are adjacent to an unimproved thoroughfare and require submission of an engineered plot plan. Grading of the lot frontage along the unimproved thoroughfare must match spot elevations indicated on the subdivision as-built grading plan.

LOT

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11

If you have any questions, please contact me.

Berry Lutz, ETsr

c:

Shane Creech, CvE II
Judd Claussen, P.E., Phelps Engineering Inc.
Mark Brady, Clsr
Developer: Lakeshore L.L.C., P.O. Box 24425, Shawnee Mission, KS 66283
Subdivision Flood File: Lakeshore Estates, First Plat
City website