

INTRACITY COMMUNICATION

October 29, 2014

Rhonda Clark – SPS

**BLUESTEM – THIRD PLAT
ESR #2013-00038**

NOTE: Building Permits will not be issued until the applicant produces a Sanitary Sewer Connection Permit from Johnson County Wastewater.

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>
144	A-A	1.68
145	A-A	1.68
154	B-B	1.83
155	B-B	1.83

FEMA SPECIAL FLOOD HAZARD AREAS (SFHA)

The following lots are adjacent to FEMA Special Flood Hazard Areas and require submission of an engineered plot plan. The minimum low opening must be at least **2 feet** above the Base Flood Elevation (BFE) AND **1 foot** above the future (Planning) energy grade line as shown on the as-built grading plan as shown below:

<u>LOT</u>	<u>MLO (All Building Openings)</u>
120	1046.0
121	1046.0
122	1046.0
123	1047.1
124	1048.4
125	1050.3
126	1051.4
127	1051.9

128	1054.4
129	1056.5
149	1036.3
150	1036.3
151	1036.3
152	1036.3
153	1036.3
154	1036.3
155	1036.3
156	1036.3
157	1036.9
158	1037.8
159	1046.0

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

129
130

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.

LOT

142
142
155
156

CONDITION

Existing drainage path
Existing drainage path
Existing drainage path
Existing drainage path

LOT GRADING

The following lots require specific grading to ensure proper drainage paths between lots. An engineered plot plan is required for these lots which show the drainage paths based upon grading specified by the Engineer.

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Lot

130
131
132
133
134
135
136
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142
143
144

If you have any questions, please contact me.



Pam Fortun, P.E. CFM
Senior Stormwater Treatment Engineer

c: Tim Tucker, P.E., Phelps Engineering, Inc., 1270 N. Winchester, Olathe, KS 66061
David Miller, P.E. – Supervisory Engineer
Brandon Melius – Construction Inspector II
Frank Dean, Bluestem, LLC, 14819 West 95th Street, Lenexa, KS 66215
Bluestem Third Plat Flood File
City website