

CITY OF OVERLAND PARK PLANNING AND DEVELOPMENT SERVICES

INTRACITY COMMUNICATION

January 6, 2003

RHONDA CLARK - SPSS

BROOKHIGHLAND – 2ND PLAT

SITE GRADING

Engineering Studies indicate the following lots will be adjacent to areas where storm water runoff will be concentrated during storms in excess of the 5-year design storm.

A site grading plan, sealed by a Kansas professional engineer, will be required for each lot and must include size, location and grades for overflow swales, elevations for openings around the perimeter of the house and contours indicating yard grading. Plot plans shall be designed such that all openings will be a minimum of **1 foot** above the 100-year energy grade line elevations. Site grading plans shall be approved by the Engineering Services Division prior to issuing building permits for these lots.

<u>LOT</u>	<u>SECTION</u>	<u>100-YEAR EGL DEPTH, FT.</u>
45	C-C	1.37
46	C-C	1.37
47	B-B	1.77
48	B-B	1.77
49	A-A	1.65
55	F-F	0.52
56	F-F	0.52
57	E-E	0.48

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62	E-E	0.48
<u>LOT (CON'T)</u>	<u>SECTION</u>	<u>100-YEAR EGL DEPTH, FT.</u>
64	G-G	0.96
65	G-G	0.96
75	H-H	2.27
76	H-H	2.27
77	H-H	2.27

FEMA FLOOD ELEVATIONS

The Tomahawk Creek Flood Study indicates that the following lot will be adjacent to the federal flood plain once the study is accepted and the expected PMR physical map revision) is completed. The Study has been submitted to FEMA and is under review at this time. The theoretical storm water elevation adjacent to the lot is shown below.

The minimum low opening of the foundation must be at least one foot above the theoretical 100-year ultimate stormwater elevation or two feet above the theoretical 100-year stormwater elevation (whichever is greater) for construction that is adjacent to the Flood Plain. Site grading plans for buildings adjacent to a Federal Flood Plain shall be approved by the Engineering Services Division prior to issuing building permits.

<u>LOT</u>	<u>MLO</u>
79	966.9
80	966.6
81	966.5
82	966.3
83	966.2

FOUNDATION INVESTIGATION

The following lots meet the requirement to have a special foundation investigation performed prior to footing inspection:

LOT

62
63
64

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65

66

If you have any questions, please contact me at 913-895-6182.

Berry Lutz
Senior Engineering Technician

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c: Phelps Engineering, Inc.
Brookwood Development, L.L.C.
Developer File - Flood Info.