



Lot Grading Certification

Basehor, Kansas

May 30, 2023

The City of Basehor requires that building lots or tracts be graded to meet the grading and minimum low opening (MLO) requirements of the approved plot plan and the grading plan(s) for the development and/or subdivision. Any lot or tract meeting any of the following criteria is required by the City of Basehor to supply "Lot Grading Certification" prior to the issuance of any occupancy permit:

- Building lots or tracts that have a Minimum Low Opening (MLO) requirement as noted on the final plat, final development plan, public improvement plans or engineering drawings for the subdivision or development.
- Building lots or tracts with regulated floodplain on or adjoining the property, or with recorded Drainage Easements on the property.
- Building lots or tracts for which grading is proposed to occur off the buildable lot onto adjacent lands or lots.

The following shall be considered the requirements, process and review criteria for an acceptable lot grading certification:

1. A State of Kansas Professional Land Surveyor (PLS) shall prepare and provide to the city an as-built plot plan showing the certified finish grade elevation (CFGE) and proposed finished (FGE) grades at:
 - a. Each building low opening. (1 minimum point)
 - b. All lot corners. (4 points)
 - c. Lot line midpoints. (2 minimum points)
 - d. Flowlines of swale at each property line and at mid-point between (3 points, if applicable)
 - e. Other key points as needed to show positive drainage such as high/low points, etc. (Varies)
2. All grades shall be gathered in the field prior to the placement of sod and prior to issuance of any Occupancy Permit. If the survey data on the perimeter grade certification is older than 45-days, the submittal will be rejected by the city until the surveyor verifies or recertifies that there have been no changes since original fieldwork was gathered.
3. All points shall match elevations on the approved plot plan within a permitted +/- 4-inch variation (+/- 2-inch variation when the location is within a designated swale).
4. The as-built plot plan shall be signed and sealed by a Kansas PLS and submitted to the Planning & Zoning Department for review and acceptance. The city will review the revised plot plan and if acceptable will note "ACCEPTED – LOT GRADING CERTIFICATION". A copy of the accepted revised plot plan will be emailed to the permit applicant.

NOTE: Positive lot drainage away from homes and directed towards receiving stormwater systems is the responsibility of the builder. Acceptance of the "Lot Grading Certification" in no way relieves the builder from this responsibility.