

CITY OF OVERLAND PARK PLANNING AND DEVELOPMENT SERVICES
INTRACITY COMMUNICATION

November 14, 2017

Rhonda Clark – SPS

MILLS RANCH, 1ST PLAT
ESR #2016-00032/PIP2016-00010

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

NOTE: Prior to the issuance of Building Permits for Lots 5 and 26, a revised As-Built will be submitted and approved which updates the retaining wall construction along Quivira Road.

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>
3	A-A	0.24
4	A-A	0.24
11	B-B	0.48
12	B-B	0.48
12	D-D	0.54
13	C-C	0.39

BERM GRADING

The following lots include berms designed to direct stormwater runoff. An engineered plot plan is required for these lots that show preserving or constructing berms as shown on the subdivision as-built grading plan.

LOT

12
13

MLO SET BY ENGINEER

The following lots are adjacent to large open stormwater conveyances which require 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.

LOT

MLO (All Building Openings)

4	973.8
5	975.7
6	975.7
7	967.4
8	964.4
11	961.7
12	966.1
15	988.2
20	989.4
21	986.0
22	983.3
23	983.3
24	983.3
25	983.3

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

26

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>LOT</u>	<u>CONDITION</u>
25	Slope/Fill
26	Slope/Fill

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.

Lot
28
29

If you have any questions, please contact me.



Stephanie Byard, Engineering Technician II

c: Tim Tucker, P.E., Phelps Engineering
David Miller, P.E., Review Engineer
Mark Zarda, Inspector
Jeff Hunt - Supervisor, Public Works Maintenance
Ruth Hamel, Planning and Development Services
Matt Adam, Developer
Subdivision Flood File
City website