

CITY OF OVERLAND PARK PLANNING AND DEVELOPMENT SERVICES

INTRACITY COMMUNICATION

May 30, 2019

Rhonda Clark – SPS

**SUBDIVISION NAME – MISSION RANCH 1ST PLAT
PIP2015-00023**

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

NOTE: MLOs for Lots 14 and 15 were revised on 5/30/19

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> |
|-------------------|---------------------|--------------------------------|
| 13 | H-H | 1.49 |
| 14 | H-H | 1.49 |
| 14 | I-I | 0.63 |
| 15 | I-I | 0.63 |
| 15 | F-F | 1.45 |
| 16 | F-F | 1.45 |
| 17 | F-F | 1.45 |
| 18 | E-E | 0.52 |
| 19 | E-E | 0.52 |
| 22 | D-D | 0.66 |
| 23 | D-D | 0.66 |
| 24 | D-D | 0.66 |
| 25 | D-D | 0.66 |

| | | |
|----|-----|------|
| 44 | C-C | 0.75 |
| 45 | C-C | 0.75 |
| 46 | B-B | 0.67 |
| 47 | A-A | 0.62 |

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

35
36

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)

| | |
|----|-------|
| 14 | 959.3 |
| 15 | 959.3 |
| 46 | 983.2 |
| 47 | 983.2 |

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> |
|-------------------|-------------------------|
| 14 | Existing drainageway |
| 15 | Existing drainageway |

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
5
6
7
20
22
23
24
25
26
36
37
38
39
40
45
46
47

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If you have any questions, please contact me.

Stephanie Byard
Engineering Technician II

c: Tim Tucker, P.E. Phelps Engineering Inc.
Tony Meyers, P.E. Engineering Services Inspector Supervisor
Brandon Melius, Inspector
Jeff Hunt - Supervisor, Public Works Maintenance
Mission Road Partners, LLC
Mission Ranch 1st Plat - Subdivision Flood File
City website