

# CITY OF OVERLAND PARK PLANNING AND DEVELOPMENT SERVICES

## INTRACITY COMMUNICATION

April 23, 2019

Rhonda Clark – SPS

### TERRYBROOK FARMS, EIGHTH PLAT PIP2018-00008

**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>
227	A-A	0.39
228	A-A	0.39
223	B-B	0.40
224	B-B	0.40
248	D-D	0.37
249	D-D	0.37
250	D-D	0.37
216	E-E	0.60
217	E-E	0.60
252	F-F	0.67
253	F-F	0.67
234	H-H	0.18
235	H-H	0.18
239	H-H	0.18
240	H-H	0.18

### 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.

<u>LOT</u>	<u>MLO (All Building Openings)</u>
235	1019.8
236	1019.8

237	1019.8
239	1019.8

**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**

223  
228  
234  
236  
237  
240  
248  
250

**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 engineering plot plan is NOT required for this condition.

**LOT**

216  
217

**CONDITION**

Drainage  
Drainage

**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**

232

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233  
235  
236  
237  
238  
248  
249  
253

If you have any questions, please contact me.

*Stephanie Byard*

Stephanie Byard, Engineering Technician II.

c: Tim Tucker, P.E. - PEI, Inc.  
Tony Meyers, P.E. - Manager, Engineering Services  
Pam Fortun, P.E. - Supervisory Civil Engineer  
Mark Zarda - Construction Inspector, Sr.  
Jeff Hunt, Public Works  
Irina Idelson, Public Works  
Steve Campbell, Rodrock Homes  
Terrybrook Partners, LLC  
Terrybrook Farms, Eighth Plat Flood File  
City website