

INTRACITY COMMUNICATION

March 11, 2016

Rhonda Clark – SPS

**COFFEE CREEK 3RD PLAT - PARTIAL RELEASE
ESR2014-00046**

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

NOTE 2: Hold lot 83 until sidewalk construction in common tracts is complete, any outstanding grading issues are resolved, and stabilization of Coffee Creek 4th Plat is accepted.

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>
58	L-L	0.31
59	K-K	0.24
60	K-K	0.24
64	K-K	0.24
65	K-K	0.24
66	L-L	0.31
67	M-M	0.40
73	I-I	0.74
74	H-H	0.67
75	G-G	0.54
76	F-F	0.44
77	E-E	0.32
78	E-E	0.32
86	C-C, D-D	0.40, 0.42
87	B-B, D-D	0.34, 0.42
88	A-A	0.37
89	A-A	0.37

97	A-A	0.37
98	B-B, C-C, P-P	0.34, 0.40, 0.87
99	C-C, P-P	0.40, 0.87
129	Q-Q	0.50

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>
67	971.50
68	971.20
69	969.92
70	696.92

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>
67	Slope
68	Slope
69	Slope
98	Fill, Drainage
99	Fill, Drainage
100	Fill, Drainage

If you have any questions, please contact me.



Jason Hussey, PE
Civil Engineer II

- c: Trevor Tast, P.E. - Olsson and Associates
- Tony Meyers, P.E. - Manager, Engineering Services
- David Miller, P.E. - Supervisory Civil Engineer
- Dan White - Construction Inspector, Sr.
- Joe Dulle - Price Brothers
- Subdivision Flood File
- City website