

INTRACITY COMMUNICATION

July 3, 2013

Rhonda Clark – SPS

**COFFEE CREEK CROSSING, FOURTH PLAT
ESR #2012-00038
PIP #2012-00010**

NOTE: PARTIAL RELEASE

NOTE: MODEL HOMES ON LOTS 120, 121, 122, 123, & 125 ARE RELEASED FOR PERMIT.

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

NOTE: Lots 110 & 111 are not buildable until the sediment basin is removed.

NOTE: Lots 114, 124, and 128 are not buildable until the irrigation well is complete.

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>
103	G-G	1.06
104	G-G	1.06
110	D-D	0.80
111	D-D	0.80
117	B-B	0.53
118	B-B	0.53
118	C-C	0.53
119	C-C	0.53

123	F-F	0.51
124	F-F	0.51
125	E-E	0.59
126	E-E	0.59

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>
102	943.3
103	943.4
104	943.4
105	943.6
106	943.8
107	944.1
108	944.5
109	944.7
110	945.0
111	945.2
112	945.9
113	946.2
114	943.8
115	945.7

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>
110	Drainage
111	Drainage
126	Drainage
127	Drainage

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If you have any questions, please contact me at 913-895-6258.

Ernie Longoria, P.E.
Civil Engineer II

c: Tony Meyers, P.E. – Manager, Engineering Services
David Miller, P.E. - Engineering Services Inspector Supervisor
Dan White - Senior Construction Inspector
Coffee Creek Land Company, L.L.C.
Subdivision Flood File - Coffee Creek Crossing, Fourth Plat
City website