

## INTRACITY COMMUNICATION

October 5, 2015

Rhonda Clark - SPS

**Villas of Ironwoods**  
**ESR2015-00011**

**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>
8	C-C	0.25
27	A-A	0.19
28	A-A	0.19

**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>
None	

**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.

LOT

CONDITION

None

If you have any questions, please contact me.



David D. Miller, P.E.  
Supervisory Civil Engineer

- c: Phelps Engineering, Inc
- Tony Meyers, Manager Engineering Services
- Brandon Melius, Construction Inspector, Sr.
- Saul Ellis, Member - Ironwoods Development, LLC
- Mark Simpson, Member – Ironwoods Development, LLC
- Villas of Ironwoods file
- City website